

AREA  
10

WEST HOLLYWOOD VICINITY

## STUNNING 3+2 SPANISH CONTEMPORARY WITH OFFICE



OPEN TUESDAY, FEBRUARY 16TH FROM 11-2PM



465 Westmount Dr, West Hollywood

Offered at \$2,249,000

This Stunning Spanish Contemporary redesign is completely modernized yet retains its original authentic character details throughout, the indoor-outdoor flow of this semi-open plan is reflective of the thought that went into its design. A perfect entertainer's floor plan, featuring a beautifully designed cook's kitchen with granite counters, a wonderful master with spa-like bath and walk-in, skylit interiors, darkwood floors, exposed beamed and coved ceilings with new French doors and windows and a gorgeous blend of designer materials throughout enhance this majestic beauty. This 3 bedroom, 1.75 bath home sits on an large 5950+- square foot lot on one of the best streets in West Hollywood West. It is beautifully appointed with the highest quality of design sophistication that today's buyer would expected. All the systems have been recently updated. There is an additional office off the dining room, a small basement, a 2-car garage with direct access to the rear yard, a spa, and offers a courtyard entry with a large fountain and sitting area.

**BRIAN MAZURKIEWICZ**

Realtor®

310.386.9086 mobile

BrianM@aaroe.com

Westside-Lifestyle.com

**JOHN AAROE GROUP**Text **Brian42** to 85377Visit **465westmount.com**

# Sotheby's

INTERNATIONAL REALTY

## 2BR + 2.5BA MODERN WEST HOLLYWOOD CONDO SPACIOUS 1700 SQ FT APPROX.



**WEST HOLLYWOOD | 8121 NORTON AVENUE #102 | OFFERED AT \$1,150,000**

2BR & 2.5BA | INTERIOR APPROX. 1690 SQ FT

Located in West Hollywood's most coveted buildings, The Norton Villas. A modern luxury 2BR + 2.5BA architectural style condo. A spacious 1st floor corner unit with an extra-large open floor plan, 9' high ceilings and patio terrace. High-end designer amenities include Sub-Zero & Bosch appliances, bamboo floors and sleek Italian-Modern kitchens & baths. Fabulous Master Suite with walk-in closet. Located in West Hollywood's trendiest and most "walkable" neighborhood, near all the best shopping, clubs and restaurants



**Greg Moesser**  
CalBRE#: 0634345  
c: 310.770.9014  
e: greg@laclassicestates.com  
www.LAClassicEstates.com

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

AREA  
11

## Rooftop Happy Hour Sat, 2/20

VENICE



18 N VENICE #C  
February 20, 2016

Just Listed. Rare OCEAN VIEW opportunity. Steps from Venice Beach and local hot spots, this unique live/work space in a high foot traffic area is an opportunity you do not want to pass up. Unit C is a corner top floor 2 bedroom 1.75 bath condo. Purchase price includes separate 360 sf commercial store front w/96 sf storage room down hall. The unit comes w/sole access to a

2400 sf roof top deck w/amazing ocean & mountain views, with plans for a green roof.

Offered At **\$1,899,000**

THE **N**EWHOUSE GROUP, INC.  
REAL ESTATE BROKERS • ATTORNEYS • PROGRESSIVE DEVELOPERS  
WWW.THE<sup>N</sup>EWHOUSEGROUP.COM

Ruth Seroussi  
310.663.2510

1051 Harrison Ave  
www.thenewhousegroup.com

Sold as is. Buyer to check square footage, permits and due diligence.  
The Newhouse Group, Inc. is not a law firm; it does not, and will not, act as your attorney. For assistance with legal matters, consult independent legal counsel.

AREA  
15

fiora aston

PACIFIC PALISADES

open tuesday 11am - 2pm



17368 W. Sunset  
Blvd #401  
Pacific Palisades

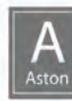


**2 bedroom | 2 bathroom** Totally remodeled in the Edgewater Towers. Newer kitchen with top of the line appliances, engineered wood flooring with state of the art sound dampening material, completely remodeled and upgraded bathrooms with quartz and onyx flooring, and commercial grade dual pane windows. The unit features serene canyon and mountain views.

**Listed at: \$929,000**



fiora aston | 310.480.3585  
fioraaston@me.com



Solutions by Collaboration



# Grow Your Visibility

Advertise in The MLS Broker Caravan™



## Take Advantage of our Money Saving Packages

**Agent Property Full-Page B&W & Showcase w/Color Photo**  
**\$129 (\$29 SAVINGS)**

**Agent Property Full-Page Color & Showcase w/Color Photo**  
**\$430 (\$44 SAVINGS)**

**Agent Property Full-Page Color & Agent Property Full-Page B&W**  
**\$479 (\$55 SAVINGS)**

**4,500 +**  
 Magazines  
 Delivered Weekly

Call a LIVE Customer Service Representative to find out more!  
 310-358-1833 or 760-459-8712



Open Tuesday 11am - 2pm & Twilight 5:30pm - 7:30pm



## Spectacular Single Story Architectural

742 N Orange Drive, Los Angeles, CA 90038

Single story architectural located on a beautiful Sycamore lined street, conveniently situated adjacent to Hancock Park and Hollywood. Built in 2010, this home epitomizes the Californian lifestyle with walls of glass, open floor plan and true indoor/outdoor design. Clearstory windows create a halo of light and a backdrop of the sky and trees to many views from the interior. The incredible kitchen is the heart of this home centered between two seating areas, both of which open directly out to the pool via disappearing sliding glass doors. The master suite at the rear of the property is spacious and also has direct access to the pool deck. Two additional bedrooms are located at the front for great separation. The finishes are all neutral, accented with rich oak custom cabinetry, neutral stone and tile making this the perfect home for an art lover to display their collection.



List Price \$2,250,000  
[www.742orange.com](http://www.742orange.com)

ROBERT GRANDINETTI  
CalBRE License #0137057  
310-497-6365  
[Robert@RobertGrandinetti.com](mailto:Robert@RobertGrandinetti.com)

AREA  
21

## ECHO PARK BUNGALOW

SILVER LAKE – ECHO PARK



1428 LAVETA TER  
**February 16th 11am - 2pm**

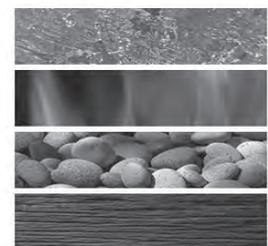
Nicely updated 3 bed 2 bath home with original character and detail. Open floor plan, great flow for entertaining. Bright living room. Large bedrooms & closets. Wide rear patio off of the kitchen allows for dining, fruit trees. Striking views of Downtown LA. The patio extends to a lower terraced garden. Drought

tolerant landscaping. Interior stairs lead down to the basement. Long driveway. Tree lined street. In close proximity to Echo Park's and Silverlake's top restaurants and shops.

Offered At **\$850,000**

jamie sher  
 323.304.2455

2841 Buzz Court  
 Los Angeles, CA  
[www.sherhomes.com](http://www.sherhomes.com)



# Hidden Woods Redesign

AREA  
72

SHERMAN OAKS



4938 MORSE AVE

**Friday, Feb 19: 11-2, Sunday, Feb 21: 1-4**

This reimagined craftsman-style home in the Hidden Woods has been lovingly upgraded while maintaining many of its unique characteristics. The foyer opens to an enlarged farmhouse-style kitchen/dining area. Beyond lies an inviting living room that retains its

charm with a stone fireplace and vaulted ceiling. An upstairs master features an en-suite bathroom, dressing room, walk-in closet, and sunlit study. The backyard is beautifully landscaped with a built-in BBQ, cedar hot tub, and deck.

Offered At **\$1,695,000**



**Susan K. Sanford**  
323-646-2422

9696 Wilshire Blvd.  
Beverly Hills, CA 90212  
[www.4938morse.com](http://www.4938morse.com)



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties



**Effective Online Marketing  
Strategies and Campaigns**



**Real Estate Best  
Practices for 2016**



**Tech to Win More Business  
and Make Your Life Easier**



## Where? When?

The MLS Technology Summit™

Thursday, March 31st

### Skirball Cultural Center

2701 N. Sepulveda Blvd.  
Los Angeles, CA 90049

#### Tickets:

**Early Bird Realtor: \$99\***

**Early Bird MLO: \$109\***

\*Parking, lunch,  
and beverages included!

For tickets and more information, go to...

[summit.themls.com](http://summit.themls.com)

Or Call The MLS™ Help Desk: (310) 358-1833



**Effective Online Marketing Strategies and Campaigns**



**Real Estate Best Practices for 2016**



**Tech to Win More Business and Make Your Life Easier**



## Where? When?

**The MLS Technology Summit™**

Thursday, March 31st

**Skirball Cultural Center**

2701 N. Sepulveda Blvd.  
Los Angeles, CA 90049

**Tickets:**

**Early Bird Realtor: \$99\***

**Early Bird MLO: \$109\***

\*Parking, lunch,  
and beverages included!

For tickets and more information, go to...

**[summit.themls.com](http://summit.themls.com)**

Or Call The MLS™ Help Desk: (310) 358-1833

 A REALTOR® Member Benefit

  
 The Source Of Real Time Real Estate™

# Stay Connected to Your Clients With Your Branded Version of the **homesnap pro™** app at no Charge!

## Branded Version of Homesnap for Your Clients and Contacts

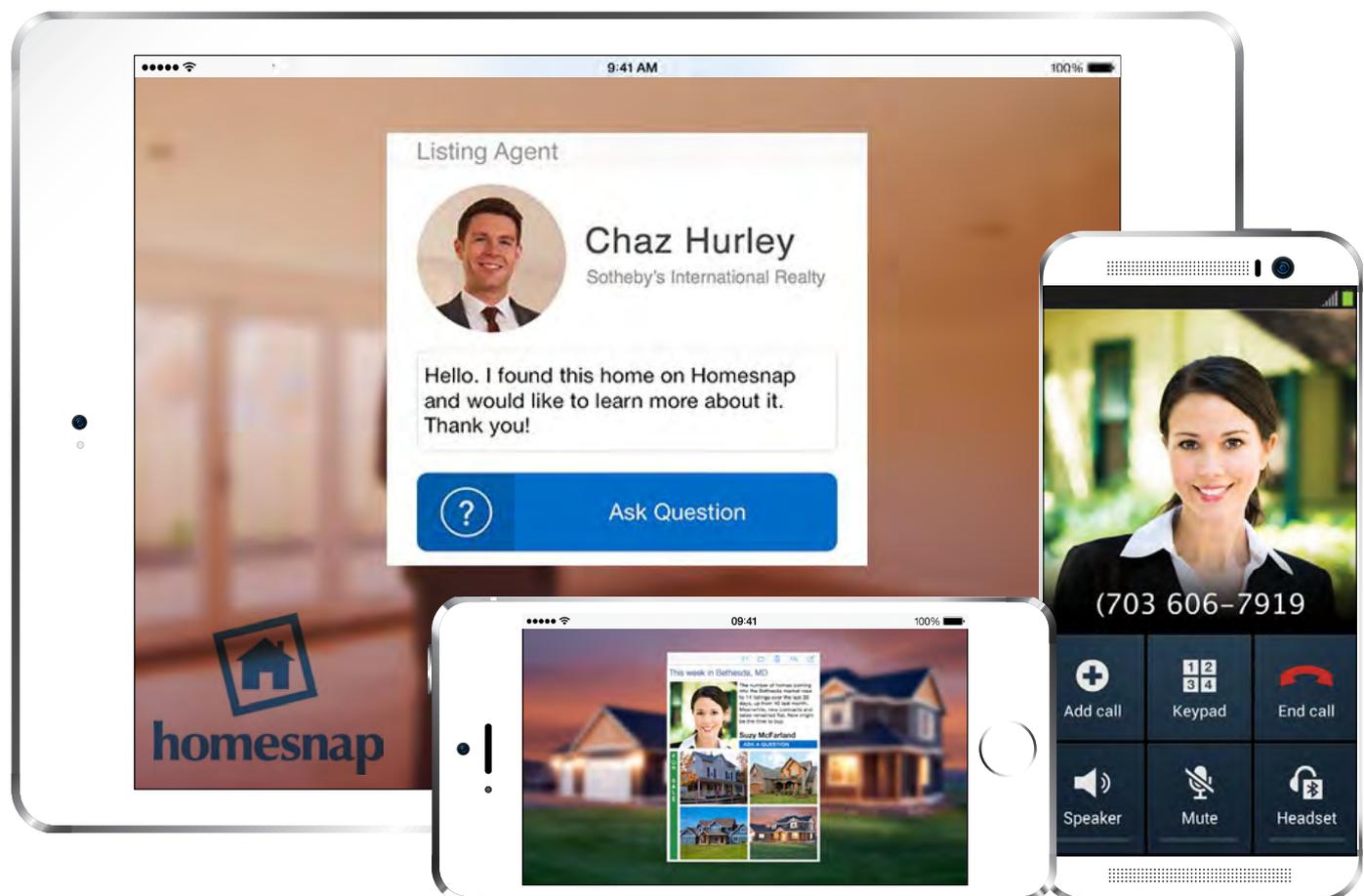
- You're the only agent your contacts ever see in Homesnap.
- Automatically track every home your clients snap, Favorite or Discuss
- Recommend homes to any client with a single tap

## Engage Your Entire Sphere, Not Just Active Buyers

- Connect with anyone, from the curious to the serious buyer.
- Homesnap is fun and addictive for anyone with even a passing interest in homes.

## Available Automatic Email Marketing to Your Sphere

- Every email includes your name, picture and an invitation to "ask a question"
- Weekly email shows new local listings, contracts and sales, customized for each client.
- Every client who engages becomes "yours" in Homesnap.





# www.TheMLS.com

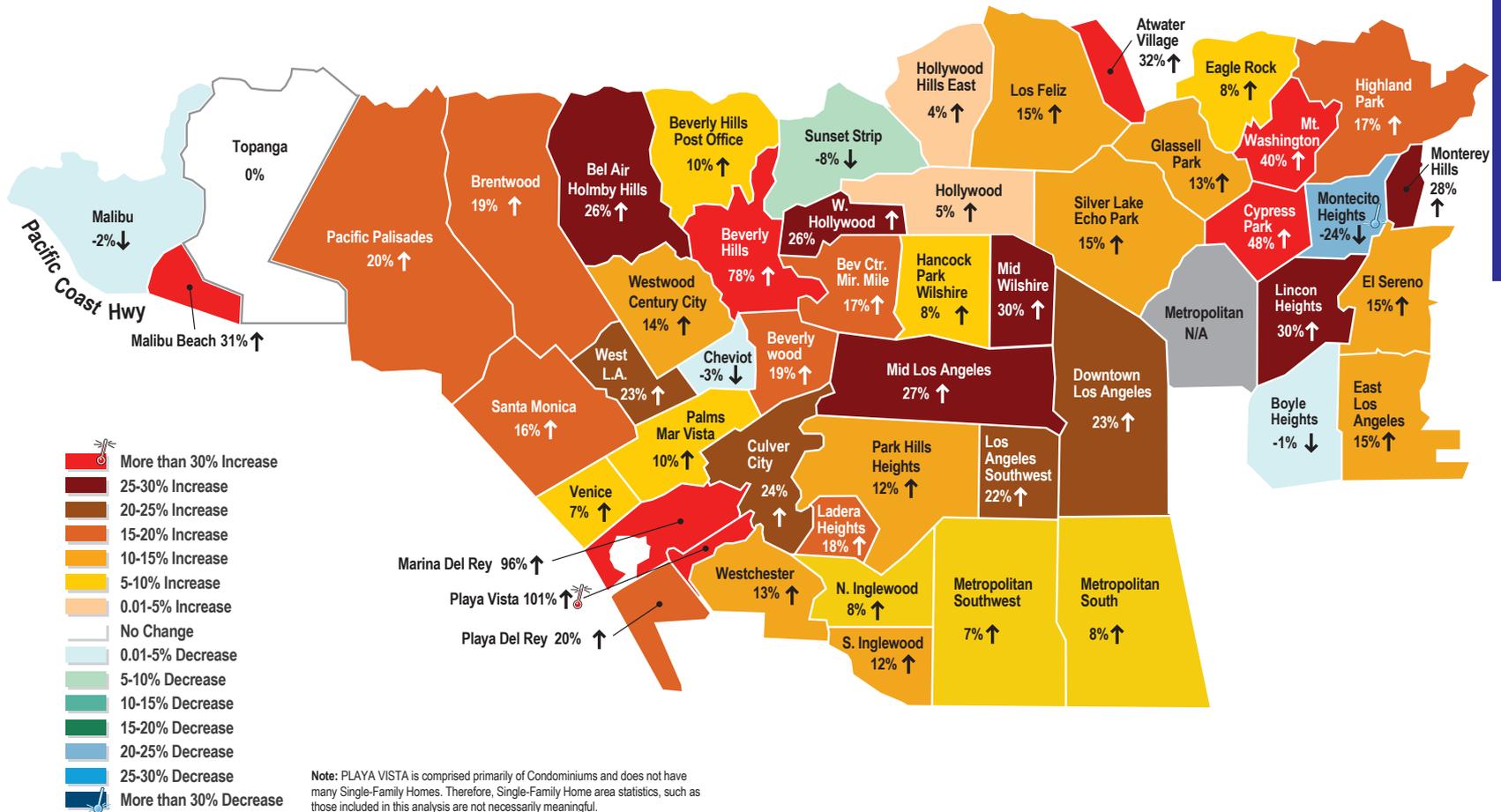
The Source Of Real Time Real Estate™

MARKET CLIMATE MAP SINGLE-FAMILY HOMES - MEDIAN SALES PRICE 4<sup>th</sup> Quarter 2015 vs. 2014 For The MLS™ Primary Areas

Interested in getting **REAL-TIME STATISTICS?**

Go to **TheMLS.com** Home Page and **CLICK**  **MLS™ STATISTICS CORNER**

STATISTICS CORNER



SINGLE-FAMILY HOMES MEDIAN SALES PRICE & SOLD LISTINGS					
AREA	Q4 - 2015		Q4 - 2014		% CHANGE
	MEDIAN SALES PRICE	SOLD LISTINGS	MEDIAN SALES PRICE	SOLD LISTINGS	
PLAYA VISTA	\$2,495,000	3	\$1,238,250	6	101%
MARINA DEL REY	\$1,830,000	11	\$932,500	12	96%
BEVERLY HILLS	\$5,491,250	30	\$3,080,000	35	78%
CYPRESS PARK	\$740,750	46	\$502,000	54	48%
MOUNT WASHINGTON	\$820,500	37	\$585,000	42	40%
ATWATER	\$777,500	18	\$587,500	18	32%
MALIBU BEACH	\$6,150,000	13	\$4,700,000	9	31%
LINCOLN HEIGHTS	\$458,750	10	\$353,500	12	30%
MID - WILSHIRE	\$725,000	10	\$558,750	14	30%
MONTEREY HILLS	\$815,000	2	\$637,000	6	28%
MID LOS ANGELES	\$568,000	90	\$447,750	98	27%
BEL AIR - HOLMBY HILLS	\$2,212,500	29	\$1,750,000	39	26%
WEST HOLLYWOOD	\$1,512,500	34	\$1,199,000	31	26%
CULVER CITY	\$1,050,000	60	\$847,500	54	24%
DOWNTOWN LOS ANGELES	\$302,392	64	\$245,000	73	23%
WEST LOS ANGELES	\$1,090,000	31	\$886,500	34	23%
LOS ANGELES SOUTHWEST	\$342,000	58	\$280,000	69	22%
PLAYA DEL REY	\$1,335,000	9	\$1,108,000	12	20%
PACIFIC PALISADES	\$2,630,000	60	\$2,200,000	55	20%
BRENTWOOD	\$2,890,000	53	\$2,420,000	70	19%
BEVERLYWOOD VICINITY	\$1,007,500	38	\$850,000	51	19%

SINGLE-FAMILY HOMES MEDIAN SALES PRICE & SOLD LISTINGS					
AREA	Q4 - 2015		Q4 - 2014		% CHANGE
	MEDIAN SALES PRICE	SOLD LISTINGS	MEDIAN SALES PRICE	SOLD LISTINGS	
LADERA HEIGHTS	\$950,000	17	\$804,500	22	18%
BEVERLY CENTER - MIRACLE MILE	\$1,546,250	40	\$1,322,000	50	17%
HIGHLAND PARK	\$635,000	61	\$545,000	92	17%
SANTA MONICA	\$2,547,500	50	\$2,192,050	68	16%
LOS FELIZ	\$1,554,000	41	\$1,345,800	59	15%
EL SERENO	\$449,900	59	\$390,000	55	15%
SILVER LAKE - ECHO PARK	\$862,750	102	\$750,500	88	15%
EAST LOS ANGELES	\$350,000	72	\$305,000	67	15%
WESTWOOD - CENTURY CITY	\$1,806,500	43	\$1,578,750	38	14%
GLASSELL PARK	\$665,000	39	\$587,000	36	13%
WESTCHESTER	\$938,350	69	\$832,000	77	13%
METROPOLITAN SOUTH	\$270,000	176	\$240,000	177	13%
PARK HILLS HEIGHTS	\$470,000	170	\$420,000	146	12%
SOUTH INGLEWOOD	\$430,000	23	\$385,000	16	12%
PALMS - MAR VISTA	\$1,268,000	85	\$1,155,145	99	10%
BEVERLY HILLS POST OFFICE	\$2,850,000	45	\$2,597,500	44	10%
HANCOCK PARK - WILSHIRE	\$1,353,000	66	\$1,255,000	77	8%
NORTH INGLEWOOD	\$421,500	32	\$391,000	41	8%
EAGLE ROCK	\$692,000	51	\$643,000	47	8%
METROPOLITAN SOUTHWEST	\$331,500	127	\$310,000	129	7%
VENICE	\$1,718,500	54	\$1,610,337	54	7%
HOLLYWOOD	\$842,000	18	\$800,000	35	5%
HOLLYWOOD HILLS EAST	\$1,200,000	37	\$1,155,000	37	4%
TOPANGA	\$945,000	18	\$945,000	23	0%
BOYLE HEIGHTS	\$305,000	24	\$308,950	24	-1%
MALIBU	\$2,310,000	49	\$2,352,500	46	-2%
CHEVIOT HILLS - RANCHO PARK	\$1,623,000	13	\$1,675,000	21	-3%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$1,692,500	116	\$1,842,037	104	-8%
MONTECITO HEIGHTS	\$420,000	9	\$554,000	10	-24%
METROPOLITAN	n/a	N/A	N/A	N/A	N/A

Information herein deemed reliable, but not guaranteed.

Questions regarding this information may be sent by e-mail to marketing@themls.com.



Introducing  
The MLS™ New Mobile App  
Now Available  
Download homesnap today!



TUESDAY

**01 Beverly Hills** Single Family

<b>1270 SHADOW HILL WAY</b>		Open 11-2	<b>NEW</b>
<b>\$32,000,000</b>	7+10	SPANISH	
<b>SPANISH ESTATE ON PRIVATE PROMONTORY</b>			
<p>Private promontory, breath-taking views from Ocean to Downtown &amp; captures pastoral views of Hills &amp; Franklin Canyon. Finest quality &amp; taste, excellent space &amp; scale, spectacular uses of marble finishes. Master w incredible views, sitting rm, dual baths/dressing rms. 3 additional bdrm suites on top floor. Lower level has kitchen w/ eating area, butler's, family rm, formal living &amp; dining rms, study, guest suite &amp; maids. GH w bdrm suite. 3-car garage. Grounds w/ shell shaped pool &amp; decks, w views.</p>			
MLS#16-980079			
J.Babajian/S.Shrassner RODEO REALTY - BH		310-623-8800	
<a href="http://www.1270ShadowHillWay.com">www.1270ShadowHillWay.com</a>			

<b>927 N REXFORD DR</b>		Lunch 11-2	<b>NEW</b>
<b>\$7,999,000</b>	5+7	COUNTRY ENGLISH	
<b>BH 5BR 7BA NORTH OF SUNSET ESTATE</b>			
<p>French Country Estate and Celebrity Home designed by renowned architects is a 5 BR 7 BA property fronting on one of Beverly Hills most distinguished streets. Spacious backyard with fountain, pool and extraordinary 2 story guest house/studio. The home has a center entry that leads to open floor plan connecting family, dining and living areas all of which flow into the expansive grounds. A state of the art kitchen will please the most serious cook. The beautifully landscaped lot is 16,180 sq ft.</p>			
MLS#16-978519			
Mary Brill JOHN AAROE GROUP		3107483764	
BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other			

<b>506 N BEDFORD DR</b>		Open 11-2	<b>NEW</b>
<b>\$5,500,000</b>	5+6	OTHER	
<b>WONDERFUL COUNTRY ENGLISH HOME IN BEVERLY HILLS FLATS</b>			
<p>Wonderful Country English home in Beverly Hills flats featuring spacious and over-sized rooms. Living/family room boasts high ceilings and a wet bar. Separate large den/library opens to the backyard with pool. Four generous family bedrooms all en-suite + expansive master with great closet and bath. Perfectly located home within walking distance to the best shopping and restaurants. This home is a must see!</p>			
MLS#15-947573			
J Hyland, S Levine HILTON & HYLAND		310.702.4509	
<a href="http://www.hiltonhyland.com">www.hiltonhyland.com</a>			

<b>1943 SAN YSIDRO DR</b>		Open 11-2	<b>NEW</b>
<b>\$5,250,000</b>	6+6		
<b>NEWLY REMODELED CONTEMPORARY</b>			
<p>Newly remodeled, contemporary 6 bedroom/6 bath located in sought after neighborhood in Beverly Hills. Situated on over 13,000 sq.ft lot perfectly designed for indoor/outdoor entertaining with fleetwood doors opening to a private pool, spa and built in covered barbecue area. Large master suite with huge walk-in closets, oversized marble shower and spa-like soaking tub. Also includes a 2-car garage, dining room, expansive climate controlled wine room, oversized laundry room and workout room.</p>			
D Cumming, M Beisel HILTON & HYLAND		310.819.5914	
<a href="http://www.cbluxuryre.com">www.cbluxuryre.com</a>			

<b>1706 ANGELO DR</b>		Refresh. 11-2	<b>NEW</b>
<b>\$4,899,995</b>	4+5	2sty-SPANISH	
<b>SPANISH FIXER IN BEVERLY HILLS PROPER BELOW MARKET VALUE !!!</b>			
<p>DELIGHTFUL 2 STORY ESTATE LOCATED ON FLAT LOT 2 BLKS N OF SUNSET &amp; NEAR THE BH HOTEL. CLASSIC 1928 ENTRANCE GUIDES YOU TO FORMAL LIVING &amp; DINING ROOMS &amp; MULTIPLE FAMILY ROOMS W WET BAR &amp; WINE CLOSET. BACKYARD W FULLY PERMITTED GUEST HOUSE INC KITCHEN. MASTER SUITE W MULTIPLE WALK IN CLOSETS, SPA &amp; BIDET, &amp; 2 SPACIOUS BEDROOMS + MAIDS QUARTERS W BUTLER STAIRS. VENETIAN FAUX FINISH. ENDLESS POSSIBILITIES ON A BEVERLY HILLS PROPER STREET. THIS WONDERFUL HOME CAN BE UPDATED/EXPANDED UP TO 6,000 SF.</p>			
Edward Makabi MAKABI ENTERPRISES		818-645-4160	

<b>454 EL CAMINO DR</b>		Lunch 11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+4	2sty-SPANISH	
<b>SPACIOUS 2STY MODERN SPANISH ON PREMIER QUIET ROAD</b>			
<p>1ST TIME FOR SALE IN DECADES! IMMACULATE, SPACIOUS, &amp; SUNLIT MODERN SPANISH ON LOVELY QUIET RD PROXIMATE TO ALL PREFERRED AMENITIES. PARTIAL CITY/HILLSIDE/MOUNTAIN VUS FROM VARIOUS RMS! OVERSIZED ENTRY LEADS TO HUGE BARREL-CEILING LIV RM W/PRIV CRTYRD &amp; MASSIVE FORMAL DINING RM. UPDATED CENTER-ISLE GRANITE KITCHEN CONNECTS TO LG FAM RM WHICH LEADS TO RESORT-LIKE GROUNDS W/PATIOS/BEAUT WATERFALL PL/SPA. 3BD UP &amp; 1BD DOWN. VOLUMINOUS HI CLNG MASTER STE W/BALCONY/CLOSETS GALORE/BIG LUXE BAVUS.</p>			
MLS#16-980759			
MICHAEL J. LIBOW CBRR - BH S		310-285-7509	
<a href="http://www.454ELCAMINO.COM">WWW.454ELCAMINO.COM</a>			

<b>312 EL CAMINO DR</b>		Open 11-2	<b>NEW</b>
<b>\$2,895,000</b>	3+4	1sty-MEDITERRANEAN	
<b>LOVELY SINGLE STORY REMODELED SPANISH</b>			
<p>Enter through a courtyard to discover this charming single-story three-bedroom home. A large step-down living rm includes a frplc &amp; French drs to the crtyrd. Formal dining rm opens to a chef's kitchen w/ breakfast nook, Viking appliances &amp; custom cabinets. Master ste w/ French drs to the bcktyrd has a bath w/ double sinks, designer tiles &amp; footed tub. 2 add'l bedrooms &amp; 1.5 baths complete the interior. Grounds include a GH w/ 1bd/1ba, plunge pool, waterfall, built-in BBQ, outdoor frplc.</p>			
MLS#16-980061			
Nancy Ross/ Laura Barton PT BEVERLY HILLS		310-500-3983	
<a href="http://www.312elcamino.com">www.312elcamino.com</a>			

<b>324 S CLARK DR</b>		Open 11-2 632/H3	<b>NEW</b>
<b>\$2,295,000</b>	4+2	1sty-SPANISH	
<b>GORGEOUS REMODELED COURTYARD SPANISH W/4BEDROOMS + 2 BATHS</b>			
<p>Beautiful, Remodeled, Old World Spanish w/amazing character, charm, &amp; attention to detail from the wall sconces, carved doors, beamed ceilings, leaded glass windows to the original details in the interior plaster.etc. Spacious rooms in this 2,282 sqft house, on a 6,250 sqft lot. 4 Bedrooms (or 3+Office) + 2 Baths. Large Living &amp; Formal Dining Rooms. Great kitchen w/granite counters and Viking Range. Hardwood floors, Central A/C High ceilings.</p>			
Steve Geller COLDWELL BANKER BH N		310 777-6237	
Spacious Rms, High Ceilings, Gourmet Kit			

<b>613 N SIERRA DR</b>		Open 11-2	<b>rev</b>
<b>\$5,495,000</b>	5+4.25	2sty-SPANISH	
<b>NEW PRICE !</b>			
<p>. Authentic 1930 Spanish in prime BH flats. One family owned, first time on the market.. Large living room, formal dining room,sunny breakfast room and library/den that opens to a grassy backyard with abundant fruit trees. Four bedrooms,three bathrooms with original tile upstairs, maids and 2 baths downstairs. Enhance and recreate the grandeur and maximum potential of this home with cosmetics and upgrades.</p>			
MLS#15-960689			
Julie Chandler GIBSON INTERNATIONAL		310 993-9086	
Dshwshr,Rng/Ovnr			

**01 Beverly Hills** Condo / Co-op

<b>143 N ARNAZ DR #105</b>		Open 11-2	<b>NEW</b>
<b>\$1,549,000</b>	2+2.5	CONTEMP MED	
<b>EXQUISITE LUXURY 2BD+2.5BA CONDO AT BEVERLY HILLS VILLAS</b>			
<p>Light &amp; bright luxurious 2BD+2.5BA+2200SF unit w/ an oversized open den &amp; living area feat. Brazilian Cherrywood floors &amp; tall 10' ceilings. Ultra-large master suite boasts an office, sitting area &amp; spacious California Closets walk-in closet. Kitchen features Italian tile floors, granite countertops, Italian wood cabinetry &amp; KitchenAid appliances. Extremely private w/ no neighbors on either side. Ideally located on a quiet tree-lined street in the heart of Beverly Hills just 1 mi. from Rodeo Dr.</p>			
MLS#16-980855			
ST.JAMES + CANTER BERKSHIRE HATHAWAY		310.704.4248	
<a href="http://WWW.143ARNAZ105.COM">WWW.143ARNAZ105.COM</a>			

TUESDAY

<b>450 S MAPLE DR #305</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,195,000</b>	2+3	1sty-TRADITIONAL		



**BEVERLY HILLS VIEW CONDO!**

Expansive front facing Beverly Hills condo with open floor plan, floor to ceiling glass and views from Century City to the Hollywood Hills. This extremely rare single level 2 Bedroom 2.5 Bath unit extends over 2,100 feet of light & bright living space. Grand master bedroom suite with walk-in closet and direct views to Downtown. Walk to Beverly Hills shops, restaurants, and houses of worship.

MLS#16-980657  
 Rochelle Maize 310-968-8828  
 NOURMAND & ASSOCIATE

www.BeverlyHillsViewCondo.com

<b>2500 BRIARCREST RD</b>		Open	2-6	<b>rev</b>
<b>\$7,500,000</b>	4+6	3sty-MODERN		



**SEE ZOLTAN PALI'S IMPORTANT WORK**

Above Beverly Hills on a wide private street, this meticulously designed steel framed residence by Zoltan Pali F. A. I. A is without peer. Carefully sited on 7/10s of an acre atop a lush, flat, grassy knoll, spectacular views of the San Gabriel Mtns, Griffith Observatory, downtown LA, Long Beach, the Getty, Santa Monica & the Pacific Ocean impart a top of the world feeling. Fleetwood window systems, micro finish floors, double baths & closets in the master bedroom are just a few of the amenities.

MLS#16-971323  
 Crosby Doe (310) 275-2222  
 CROSBY DOE ASSOCIATE

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>225 S HAMILTON DR #108</b>		Open	11-2	<b>rev</b>
<b>\$1,500,000</b>	3+3	CONTEMP MED		



**BUILT 2011 STUNNING 3BD TOWNHOUSE IN BH**

Located in the much sought after, Villa Hamilton Park, this gorgeous rear townhome unit features 3 bd, 2.5 ba, and almost 2,300 SqFt. Boasting a contemporary interior design with open living spaces, architectural flair providing natural light and a rear patio. The kitchen offers high end fixtures, European cabinetry & stainless steel appliances. Beautiful master bedroom with a spa-like bath. Building was built in 2011 and has a gym and gated parking with 3 side by side parking spaces.

MLS#16-971869  
 Milstein/Silver 310.867.5598  
 KELLER WILLIAMS BH

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

<b>2539 BENEDICT CANYON DR</b>		Open	12-2	592B2	<b>rev</b>
<b>\$5,395,000</b>	5+7	ARCHITECTURAL			



Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.

MLS#14-814107  
 Valerie Fitzgerald 310-285-7515  
 COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Elvtr,Grbg Disp

**02 Beverly Hills Post Office** Single Family

<b>1250 ANGELO DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$5,695,000</b>	4+5	ARCHITECTURAL		



**BEAUTIFUL CONTEMPORARY HOME COME SEE OUR NEW LOOK!!!**

A beautiful contemporary home. Open floor plan offers high ceilings, wide hallways, walls of glass that opens to a luxurious pool and views. Main level includes a large living room with a fireplace, aquarium. The formal dining room, open cook's kitchen with center island, breakfast area with an additional fireplace. The kitchen is completed -stainless steel finishing Large family room with built-ins and fireplace second level offers a huge media room with full bar and large balcony.

MLS#16-980509  
 Martin Halfon 310-344-4465  
 RODEO REALTY - BEVER

Cbl,Dshwshr,Grbg Disp,Hood Fan,Intrcm

<b>9705 MOORGATE RD</b>		Open	12-2	<b>rev</b>
<b>\$2,799,000</b>	5+4	2sty-TRADITIONAL		



**OPEN 12-2PM ONLY - UPDATED TRADITIONAL W/ POOL/ SPA**

Private,Secure Trad. on quiet cul-de-sac. Updated home on large sunny lot w/pool & spa. Enter from either the 2 story Foyer or 3 car attached garage to a floor plan w/ 4 bdms up & one bdrm down. Designer gourmet eat-in kitchen w/ center island--all open to Family Rm w/ FP & wet bar. High Vaulted ceiling in the Lvg rm w/ FP. FDR. Lg. Mstr w/ FP, terrace, & walk-in closet. Huge pool & spa, Lg. landscaped back yd w/ lawn, covered patio,built-in BBQ area & generous side yards. Move in!

MLS#16-973143  
 Ron Holliman 310-777-6216  
 COLDWELL BANKER BH

Benedict, Hutton, Deep Canyon, Wendover

**02 Beverly Hills Post Office** Lease

<b>9606 YOAKUM DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,275,000</b>	2+2	CONTEMPORARY		



**CHARMING CANYON HOME**

At the end of a cul-de-sac, surrounded by trees and canyons, this property is peaceful and private. The open floor plan features an en-suite bedroom and large master suite. The fabulous kitchen, dining room and spacious living room with fireplace, open to a serene covered porch. Beyond is a large terrace with spa and variety of cozy seating areas, perfect for entertaining.

MLS#16-980983  
 Joseph Babajian 310-623-8800  
 RODEO REALTY - BH

www.9606YoakumDrive.com

<b>9128 LEANDER PL</b>		Open	11-2	<b>NEW</b>
<b>\$13,900</b>	4+5	1sty-TRADITIONAL		



**LONG TERM BHPO LEASE WITH CITY, CANYON & OCEAN VIEWS!**

Updated light bright 4 bedroom 4.5 bath gated property sits on a quiet cul de sac with beautiful front courtyard. The home features gleaming hardwood floors, two sided fireplace adjoining living & dining room,office, large gourmet kitchen with stainless steel Viking range & 2 SubZeros. Private master includes walk in closet & built in drawers with three more ensuite bedrooms plus a bonus room. Elegant French doors and windows open to an entertainers paradise featuring a pool and lounge area.

MLS#16-978517  
 Rochelle Maize 310-968-8828  
 NOURMAND & ASSOCIATE

www.9128Leander.com

<b>1447 DONHILL DR</b>		Open	11-2	<b>red</b>
<b>\$4,795,000</b>	6+6	CONTEMPORARY		



**ELEGANT AND SPACIOUS 6 BEDROOMS AND 5 1/2BATHS**

This home offers grand living on a quiet cul-de-sac in one of the best streets in BHPO. Minutes to Rodeo Dr. & BH Hotel. Liv rm w/tp & bar. Master w/dual closet & adorable balcony. Open floorplan & French doors throughout allow easy access for indoor/outdoor entertaining. Kitchen has state of the art appliances & center island. Gorgeous waterfall in a beautiful pl w/spa. BBQ. Surround system all over, in & out. Some view & city lights from the 2nd flr. Completely remodeled in 2005.

MLS#16-974575  
 Roza Mehdizadeh 310.281.3638  
 COLDWELL BANKER RESI

Dshwshr,Rng/Ovn

**ATTENTION**

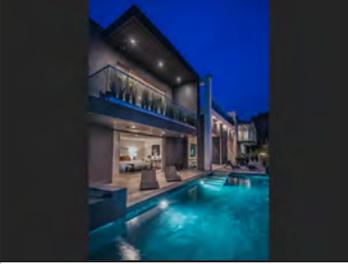
The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

**03 Sunset Strip - Hollywood Hills West** *Single Family*

<b>1489 STEBBINS TER</b>	Open	11-2	<b>NEW</b>
\$7,500,000	3+4	CONTEMPORARY	



Set on a cul-de-sac in the coveted enclave of Sunset Plaza, this architectural achievement was custom-built to artfully maximize its spectacular position and showcase sweeping views from all points of the property. Conceived by Melanie Mar Design, the final design is a unique, livable work of art whose lines and shape echo the natural contours of the hillside on which it sits. Although only minutes from Sunset Strip, it offers uncompromised privacy and seclusion.

MLS#16-976107  
 Aaron Kirman 4242497163  
 JOHN AAROE GROUP

Blf-Ins

<b>8515 HEDGES WAY</b>	Open	11-2	<b>NEW</b>
\$5,495,000	3+3	MODERN	



**EXPLOSIVE PANORAMIC VIEWS**

-The quintessential Hollywood Hills digs- Offering matchless/explosive panoramic unobstructed city to ocean views. Comfortable open floor plan w living,dining area, office/ bonus room. Private with room to convert additional rooms into office/parking/or bedrooms if desired.

MLS#16-979479  
 Dustin Nicholas 3107701847  
 NICHOLAS PROPERTY GR

Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

<b>1540 N CURSON AVE</b>	Open	11-2	<b>NEW</b>
\$3,990,000	5+6	MODERN	



Boasting jaw dropping scale with soaring ceilings and open floor plan this home is surely due to take your breath away. Enjoy today's most highly advanced electronics this modern masterpiece. Water features can be enjoyed from all areas of the house along with a rooftop terrace that provides views of the Downtown skyline and hills. Upgraded throughout and totally designer done this home offers the best in indoor/outdoor living. No expense was spared in re-imagining this truly incredible home.

MLS#16-979727  
 Yaselli / Payson  
 KELLER WILLIAMS BH

BBQ,Blf-Ins,Cbl,Clng Fan,Dshwshr,Other

<b>8291 PRESSON PL</b>	Open	11-2	<b>NEW</b>
\$2,995,000	4+4.5	TRADITIONAL	



**CHARLES DORIAN RETREAT ABOVE SUNSET STRIP**

Charles Dorian Residence- 1928. Built by the Oscar-winning director, this retreat is a minute above the Chateau Marmont on a quiet cul-de-sac. Formal entry w/ sweeping staircase, wrought iron railings & dramatic living room w/ fireplace, soaring vaulted ceiling & French doors that open to gardens. Chef's kitchen w/ Viking Appliances & La Cornue stove connects to formal dining room. Den w/ bar. Upstairs, a master suite w/ city light views & 2 more bedrooms. Guest house w/ private entry & bath.

MLS#16-978609  
 ST.JAMES + CANTER +SALIM 9174592664  
 BERKSHIRE HATHAWAY

www.8291PRESSON.COM

<b>2067 MOUNT OLYMPUS DR</b>	Open	11-2	<b>NEW</b>
\$2,995,000	4+3	VILLA	



**NEW LISTING! FANTASTIC MOUNT OLYMPUS OPPORTUNITY**

Beautifully remodeled Spanish Villa in Hollywood Hill's Mount Olympus. Enter through the foyer into the open floor plan w/ stunning wood beamed ceilings. Easy access to wraparound patio, leading to the spacious deck- complete w/ private pool/spa, outdoor kitchen & panoramic canyon views. Gourmet chef's kitchen features SS appliances & stone countertops. Luxurious master suite includes spa bathroom with separate shower & tub & access to private patio. This vibrant villa awaits you!

MLS#16-980021  
 J. Altman & P. Michael 314.496.0862  
 DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

<b>1751 SUNSET PLAZA DR</b>	Open	12-2	<b>NEW</b>
\$2,750,000	3+2	CONTEMPORARY	



**DEVELOPLERS DREAM**

\$500K REDUCTION!! Schematic drawings and set backs are done. Private tranquil street surrounded by lush greenery. Develop a true Sunset Plaza masterpiece. Approximate lot size is, 15,200 sq.ft. proposed home is approx. 8100 sq.ft. Tri-level stunner with approx. 4,000 sq.ft. of outdoor deck space + elevator, wine room, screening room, 5 car garage, gym and pool. Truly a one of a kind opportunity to develop an amazing marquee property in the heart of the city

MLS#16-969857  
 Cynthia Ann Festa 310-704-7152  
 GIBSON INTERNATIONAL

None

<b>1440 MILLER DR</b>	Open	11-2	<b>NEW</b>
\$2,395,000	4+4	3sty-CONTEMPORARY	



**SEE FULL PAGE AD**

Captivating city views just above the Sunset Strip. Private oasis completely walled, gated and hidden from the street. Escape into this resort-like Contemporary Villa with an open floor plan, high, sky-lit ceilings and flooded by natural light. Hardwood floors, surround sound and French doors throughout which open to wonderful terraces all oriented towards the spectacular views. Fantastic location just moments from Sunset Strip restaurants and night life.

HARRIS/PARNES/FEDIDA 310-733-8038  
 AGENCY/FEDIDA PROP.

<b>8769 SKYLINE DR</b>	Open	11-2	<b>NEW</b>
\$2,100,000	4+3	3sty-CONTEMPORARY	



**LUNCH SERVED**

Great house in the Hollywood Hills with 4 beds, 3 baths 3400 sq. ft and plenty of privacy.

Gene Bush 310-657-5050  
 SUNSET STRIP

range , stove, dishwasher, laundry, micr

<b>1643 N SIERRA BONITA AVE</b>	Open	11-2	<b>NEW</b>
\$1,249,000	3+3	1sty-CRAFTSMAN	



**ROMANTIC UPDATED CRAFTSMAN - HUGE YARD, POOL/SPA!**

This 3bd, 2.5ba is situated in Sunset Square, this quintessentially romantic & perfectly updated home has it all! The open floor plan is filled w/ richly detailed period finishes, built-ins & wood beamed ceilings. The light & bright living + dining room bursts with Craftsman charm. This 3bd, 2.5ba home offers a totally remodeled kitchen with SS appliances and a beautiful exposed brick wall. There is also a detached studio space that's perfect for a home office, art studio, or just extra space!

MLS#16-979703  
 Sally Forster Jones 310691-7888  
 JOHN AAROE GROUP

www.1643sierrabonita.com

<b>2360 MARISCAL LN</b>	Open	11-2	<b>NEW</b>
\$899,000	2+3	3sty-ARCHITECTURAL	



**GREAT OPPORTUNITY**

Located in prime Laurel Canyon, this architectural cosmetic fixer has loads of potential! Large master suite and guest suite are located on the first floor. An open floorplan upstairs includes a living room with fireplace, dining area and kitchen with french doors leading to an expansive private patio in a lush quiet setting.

MLS#16-980181  
 J.Crane/C.Blankenship 310-996-6451  
 DOUGLAS ELLIMAN

Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other

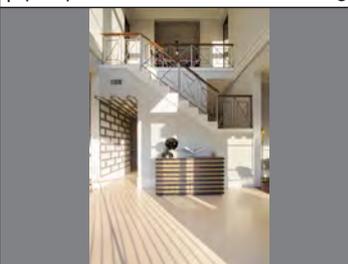
TUESDAY

<b>1369 BOBOLINK PL</b>	Open	11-2	<b>red</b>
<b>\$2,999,999</b>	3+3	TRADITIONAL	
On one of the bird streets, totally remodeled/rebuilt, open living area, formal dining rm. Cook's kitchen. Master bedrm suite . Grand master bathroom. A/C, 2-car garage. There is also a private studio.			
MLS#15-958809	Blt-Ins,Dshwshr,Dryer,Grbg Disp		
Faye Sarafian-Erdman		NELSON SHELTON	

<b>2757 LA CUESTA DR</b>	Open	11-2	<b>red</b>
<b>\$1,249,000</b>	3+3	CONTEMPORARY	
<b>GORGEOUS 3 BD+3 BATH HOME IN THE HOLLYWOOD HILLS</b>			
Gorgeous 3 bedroom, 2 1/2 bath Contemporary home nestled in the Hollywood Hills. Beautiful courtyard entry with high walls, mature trees and room for alfresco dining. Living room with hardwood floors, fireplace and walls of glass. Open kitchen with granite counters, and top of the line appliances. Dining area and wonderful family/media room with large balcony. Powder room. Spacious master suite with walk-in closet, sumptuous master bath with new frame-less shower and romantic balcony.			
			
MLS#15-953193			
Keith Scaduto	310-850-7992	Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg	
COLDWELL BANKER BHN			

<b>9279 SIERRA MAR DR</b>	Open	11-2	<b>rev</b>
<b>\$16,995,000</b>	7+7	TRADITIONAL	
<b>RARE DEVELOPMENT OPPORTUNITY WITH EXPLOSIVE CITY/OCEAN VIEWS</b>			
DEVELOPMENT OPPORTUNITY ON TWO PARCELS! (DO NOT CURB APPRAISE) On a unique promontory in the coveted "Bird Streets" with explosive views from downtown to the ocean sits an unparalleled opportunity to build the next world class estate. 320' of street frontage, an unobstructed flat pad, no CC & R's, no HOA height restrictions, total buildable square footage of 17,000+ sq feet and outstanding geology; you have all the makings of a perfect, one-of -kind site. (9301 Sierra Mar included in sale)			
			
MLS#15-962149			
Helbling / Perry	310-849-2485		
BERKSHIRE HATHAWAY			

<b>1514 BLUE JAY WAY</b>	Open	11-2	<b>rev</b>
<b>\$8,495,000</b>	4+4	CONTEMPORARY	
*REDUCED**! Shovel ready beautiful new construction project on world famous Blue Jay Way! All permits including haul route are approved, ready to issue.			
MLS#15-921727			
Albert Hughes	310-278-3311	ALBERT HUGHES	

<b>1901 SUNSET PLAZA DR</b>	Open	11-2	<b>rev</b>
<b>\$7,995,000</b>	5+6	CONTEMPORARY	
<b>CHIC VIEW ESTATE W/ OCEAN &amp; CITY VIEWS</b>			
Modern view estate overlooks ocean, canyon & city. Soaring volume & chic design treatments adorn this trophy home above Sunset Strip. Each Bedroom offers luxurious oversize baths. Guest House w/ Kit, Club Rm & Bath overlooks pool & dazzling vus. Enormous outdoor Dining Pavilion with Lounge. Extraordinary!			
			
MLS#16-976379			
Carswell/Pickett	310.345.7500	Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr	
TELES PROPERTIES			

<b>1289 SUNSET PLAZA DR</b>	Open	11-2	<b>rev</b>
<b>\$6,995,000</b>	3+5	TRADITIONAL	
<b>RENOVATED REGENCY IN SUNSET PLAZA</b>			
Situated in prime lower Sunset Plaza, the perfect Regency Style Traditional reinterpreted by Clements Design. Private & situated on a large flat lot. The main floor contains a formal entrance hall, living room, dining room, chefs kitchen & den. Downstairs rooms overlook the expansive rear lawn, pool and spa. A curved staircase leads to three en-suite bedrooms, all with city views. The master has a coved ceiling and large balcony. A screening room & wine storage are lower level. Stunning.			
			
MLS#15-962971			
Scott Segall	310.480.4823	www.1289sunsetplazadrive.com	
COMPASS CALIFORNIA			

<b>8440 HAROLD WAY</b>	Open	2-6	<b>rev</b>
<b>\$5,950,000</b>	4+5	3sty-SPANISH	
<b>CLASSIC PERIOD SPANISH, BEST VALUE ABOVE THE STRIP</b>			
Impeccably restored Spanish Revival Estate in hills above Sunset. City views from Griffith Observatory to downtown & ocean. Built in 1926 and designed by architect Robert Finkelhor, who designed houses for Bob Hope, Harpo Marx and Barbara Stanwyck, among other celebrities. Estate combines period architectural details with modern day amenities and infrastructure. Two-story turret entry, period wrought-iron, original light-fixtures, stained glass. Spacious step down living room w/ high ceilings.			
			
MLS#315010024IT			
Crosby Doe	(626) 825-2919		
CROSBY DOE ASSOCIATE			

<b>9306 WARBLER WAY</b>	Open	11-2	<b>rev</b>
<b>\$3,495,000</b>	3+3	ARCHITECTURAL	
<b>SEXY BIRD STREETS WITH VIEWS</b>			
This Architectural 3+3 home in the Bird Streets has panoramic views. Designed & overseen by a seasoned designer trained by Michael Smith. Custom kit w/high end appliances & center-island. The 2nd level is the master suite incl a bdrm w/prvt balc, walk-in closet & mstr ba w/soaking tub & dual shower heads. The indoor/outdoor flow leads to the multiple exterior living/entertaining areas. Complete w/Ann Sacks marble, custom cabinetry, hardware & Serge Mouille-inspired Italian lighting.			
			
MLS#16-975573			
Juliette Hohnen	323.422.7147		
DOUGLAS ELLIMAN		Co-listed with Kira Gould 310.963.9563	

<b>1803 BLUE HEIGHTS DR</b>	Open	11-2	<b>rev</b>
<b>\$3,395,000</b>	3+3	MODERN	
<b>1803 Blue Heights Dr. is a completely remodeled architectural contemporary located above the famous Sunset Strip.</b>			
This unique, chic property features panoramic views from downtown to the ocean & is very quiet, private & serene. This contemporary house has an open floor plan, an abundance of natural light, & great indoor/outdoor flow from an oversized family room to bright pool area. The master suite includes dual walk-in closets & a wide terrace connecting to a family room with fireplace			
			
MLS#15-963911			
Aaron Kirman	4242497163	Dshwshr,Frzr,Hood Fan,Rng/Ovn,Fridg	
JOHN AAROE GROUP			

**04 Bel Air - Holmby Hills** Single Family

<b>1714 STONE CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$19,900,000</b>	8+12	NEO	
<b>On a prime Bel-Air lot of nearly 4 acres, this classically-inspired 8BD/12BA property impressively features a grand entrance foyer with 30ft ceilings, elevator, versatile home theater room and a detached 2 bedroom, two-story guest house. Exquisite and tasteful finishes throughout include detail crown moldings, imported marble, fine hardwood floors, Corinthian columns, and rare stones in the bathrooms and counter tops, amongst others.</b>			
			
MLS#16-974371			
Aaron Kirman	4242497163	Blt-Ins,Dshwshr,Dryer,Hood Fan,Micro	
JOHN AAROE GROUP			

<b>1000 STRADELLA RD</b>	Open	11-2	<b>NEW</b>
<b>\$5,950,000</b>	3+3	1sty-CONTEMPORARY	
<b>AMAZING DEVELOPMENT OPPORTUNITY IN BEL AIR</b>			
This is the best development opportunity in all of Bel Air! An opportunity for developers and owner-users to build a contemporary dream home of approx. 11,500 sqft. This compound-like site of over one acre features breathtaking canyon, city and downtown Los Angeles views.			
			
MLS#15-962971			
Josh Flagg	310.720.3524	Range, Refrigerator, Fireplace	
RODEO REALTY BH			

TUESDAY

<b>1674 BEL AIR RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	2+2		



**FANTASTIC BEL-AIR DEVELOPMENT OPPORTUNITY**

Fantastic Bel-Air development opportunity with canyon views- first time on the market! This split-level ranch is full of potential with beautiful beamed ceilings, wood paneling and stone fireplace. Sliders open from main living spaces to the exterior for indoor/outdoor enjoyment. Features wrap around decks, private garden and attached 2-car garage. 2 bed, 2 bath.

Susan Perryman 310.261.1960  
HILTON & HYLAND

www.hiltonhyland.com

<b>10290 SEABURY LN</b>	Open	11-2	<b>rev</b>
<b>\$1,695,000</b>	2+3	2sty-COTTAGE	



**MAGICAL HOME AND SETTING**

Private, gated drive, lined with mature eucalyptus and oak trees, lies this magical site and residence. Like a vacation home in the mountains, among the trees, stars & wildlife, the residence, was originally built as a hunting lodge. Main house, with hrwd floors, knotty pine paneling & wood beamed ceiling is filled with warmth & charm rarely found and reminiscent of an easier time. A detached studio w/ bath, built for an artist would serve as wonderful guest quarters, an office or studio. Pool

MLS#16-968877  
M.Collins/D.Banchik 310-503-6436  
COLDWELL BANKER/BHHS

www.10290Seabury.com

<b>10307 VIRETTA LN</b>	Open	11-2	592	<b>NEW</b>
<b>\$1,395,000</b>	3+3	2sty-ARCHITECTURAL		



**INSPIRATIONAL CANYON ESCAPE**

Uniquely detailed and remodeled home bathed in natural light at the end of a country Lane St. in Beverly Glen. Surround yourself in this tree fueled oxygen tank of green. Every window looks out at beautiful and mature landscaping. Home features 3 beds and 3 baths with the Master Suite encompassing the entire top floor. Master bathroom and second bathroom have been remodeled. Grounds feature a Balinese tea deck and multiple outdoor seating areas. Charm and ambiance overflow in this private paradise.

Steven Foonberg 310-474-1013  
WESTSIDE REALTY GRP

www.StevenFoonberg.com

**04 Bel Air - Holmby Hills** Lease

<b>1743 STONE CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$13,000</b>	4+4	MID-CENTURY	



**INCREDIBLE RESERVOIR AND CANYON VIEWS!**

Beautifully remodeled and private Mid-Century home on Stone Canyon. Incredible reservoir and canyon views. 4 bedrooms and 4.5 baths. Chef's kitchen with quartz counter tops, marble floors, & Viking appliances. Master retreat has views, deck access and spa-like master bath with walk in shower, & jet tub. Outdoor features include fire pit, open areas for seating, and gorgeous pool with waterfall, great for entertaining. This light & bright, open floor plan home is a must see! Available now!

MLS#16-979209  
Joyce Harvey/T. Marquart 310-777-6375  
COLDWELL BANKER

www.1743StoneCanyon.com

<b>1410 STRADELLA RD</b>	Open	11-2	591J5	<b>red</b>
<b>\$3,260,000</b>	4+5	CONTEMPORARY		



**UNBELIEVABLE VIEWS IN BEL AIR | BRING ALL OFFERS**

Gated view estate - Recently remodeled contemporary home - 4bed/5bath - Master feat. luxe bath, French doors to view & fireplace - High ceilings, quality finishes, hardwood floors, recessed lighting - Sparkling pool, expansive deck and reservoir, city and mountain views - Gazebo with 2 refrigerators & built-in BBQ - Below deck landscaped with mature fruit trees and flower garden - Roscomare School District - Bel Air Shopping Center down the street for all your needs

MLS#15-956071  
Fariba Meskin 310.435.0529  
NOURMAND&ASSOCIATES

Aerial video & tour: 1410Stradella.com

<b>1020 MORAGA DR</b>	Refresh.	12-2	<b>red</b>
<b>\$7,450</b>	3+2	MODERN	

This newly built home offers 2 bedrooms, 2 baths and an extra large bonus room with a separate entrance. The home has a serene feel surrounded by trees, on a large lot with ample privacy.

MLS#16-972395  
David Norman 310-869-8610  
Dshwshr,Dryer,Wshr  
BOARDWALK RE

**05 Westwood - Century City** Single Family

<b>11782 SOUTHAMPTON CT</b>	Open	11-2	<b>rev</b>
<b>\$13,975,000</b>	8+12	MEDITERRANEAN	



**RENOVATED CONTEMPORARY MEDITERRANEAN**

This newly renovated Contemporary Mediterranean estate is located in the exclusive gated community. Up a long private driveway this home features a flowing open floor plan. Luxurious master suite with his and her bathrooms and huge closets and large balcony. French doors lead to outdoor pavilion and infinity pool with expansive canyon views. Lower level features billiard room, wine cellar room, home theater and staff quarters. Subterranean car gallery. Elevator, Security and extreme privacy.

MLS#15-959621  
Susan Smith 310.415.5175  
HILTON & HYLAND

www.susansmithrealty.com

<b>495 DALEHURST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	5+5.5	SPANISH	



**1932 LITTLE HOLMBY ESTATE RE-IMAGINED AND EXPANDED IN 2016**

Rebuilt on a raised corner in Little Holmby w/ views. 4 bed suites upstairs plus a landing/homework area. The master is a true work of art w/ 2 huge closets, views, fireplace, dressing area & luxury bath. 5th suite downstairs. Kitchen opens to an expansive great room w/ outdoor areas, & multiple indoor dining & playing areas. True gourmet kitchen. Huge beautiful liv. rm w/ period fireplace. Oversized formal dining rm w/ French doors opening to a lovely & private backyard w/ mature trees, & hedges.

Stearns/Smith 310.850.9284  
PARTNERS TRUST

Built-ins, grbg disp, rng oven, dishwshr

<b>2205 BEVERLY GLEN PL</b>	Open	11-2	592A3	<b>rev</b>
<b>\$2,395,000</b>	5+5	CONTEMPORARY		



**INSPIRED WARM CONTEMPORARY.**

Reduced! One of the most unique offerings in Beverly Glen, 5+5 warm contemporary has been creatively re-imagined. Expansive int. looks over Zen-like flat lot w/ flowing stream & mature trees. Soundproofed office/den space has sep. entry & bath perfect for artists. Could be great recording studio. Chefs kitchen. Entertainer's deck w/outdoor kitchen. Private & quiet retreat off main Rd on signaled street w/sidewalks. Roscomare school dist.

MLS#16-973701  
Elizabeth Welchman 310-666-9682  
TELES PROPERTIES

2205BeverlyGlenPlace.com

<b>10633 LE CONTE AVENUE</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+2.75	2sty-SPANISH	



**CHARMING SPANISH WITH ORIGINAL DETAILS**

Charming original Spanish home in prime Little Holmby. Same owners since 1972 & ready for the next owner to update & make it even more special. 4 beds, 3 baths w/ tons of character. Beautiful arched doorways, hardwood floors, & original tiled bathrooms. Covered patio, pool, spa, & addt'l side patio w/ fireplce. Ideal floorplan w/ 3 bedrooms upstairs + maids down plus study/office, separate over-sized formal dining & living rms & breakfast room. Views of the Hollywood Hills. Warner School District.

MLS#16-978837  
S. Moritz / B. Abisror 310-871-3636  
SOTHEY'S INT'L RLTY

<b>2210 SELBY AVE</b>	Open 11-2	<b>NEW</b>
\$2,885,000	5+5.5 CONTEMP MED	
	<b>NEW 2015 MEDITERRANEAN CONSTRUCTED CUSTOM 5 BED/5.5 BATH</b>	
Incredible open floor plan including formal entry & entertainers bar area opening to great rm w/ stone finished fireplace & inviting bi-fold dr opening to blt-in BBQ & paver tiled patio. Stunning gourmet kitchen w/ Calcutta Quartz countertops, stone backsplash, high end appliances, large island, custom pantry closet & sunny bfast area overlooking bkyd. Butler's pantry open to FDR w/sliding door to side yd. Tranquil master ste w/ walkin & wardrobe closets, balcony overlooking Century City views.		
MLS#16-980317		
Chad Lund 424-202-3295		
TELES PROPERTIES		
2210SelbyAvenue.com		

<b>1254 FAIRBURN AVE</b>	Open 11-2	<b>NEW</b>
\$2,600,000	3+3 ARCHITECTURAL	
	<b>SPECTACULAR ARCHITECTURAL MASTERPIECE BY LORCAN O'HERLIHY</b>	
Spectacular architectural masterpiece by Lorcan O'Herlihy. This tranquil retreat features an open floorplan with lots of dramatic lighting, walls of glass and varied use of stone and woods throughout. Spacious cook's kitchen with top of the line stainless appliances opens to a great room. Luxurious master suite with walls of windows, enclosed bamboo garden and polished concrete floors. The cozy outdoor space includes built-in bbq and outdoor dining table in a lush setting.		
MLS#16-980425		
Alla Furman 310.403.5800		
HILTON & HYLAND		
www.allafurman.com		

<b>2128 BENECIA AVE</b>	Open 11-2	<b>NEW</b>
\$1,495,000	3+2 COUNTRY ENGLISH	
	<b>1929 COUNTRY ENGLISH IN PRIME WESTWOOD LOCATION!</b>	
Wonderful Country English 3 bedroom, 1 3/4 bath home sited on a corner lot in the lovely Westwood neighborhood. Much of the charming traditional architectural details are intact throughout; wood & diamond paned windows, delightful built-ins, insets, bookcases, etc., moldings, & dark wood floors. The large living room features a vaulted beamed ceiling, central fireplace and big windows providing an abundance of sunlight. There's a bright kitchen with ample cabinet space and a breakfast nook.		
MLS#15-959663		
J Pinckert / L Young 310-500-1411		
PT BW / BHHS		
Blf-Ins,Dshwshr,Rng/Ovn		

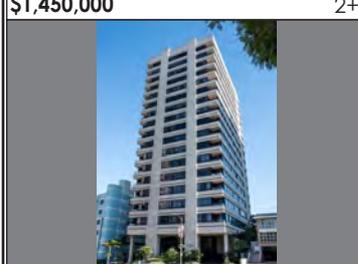
<b>2128 BENECIA AVE</b>	Open 11-2	<b>NEW</b>
\$1,495,000	3+2 COUNTRY ENGLISH	
	<b>SWEET COUNTRY ENGLISH</b>	
Wonderful Country English sited on a corner lot. Charming traditional architectural details are intact; wood & diamond pane windows, delightful built-ins, insets, bookcases, etc., moldings, & dark wood floors. The living room features a vaulted beamed ceiling, fireplace & big windows providing an abundance of sunlight. The formal dining room opens onto a patio. Bright kitchen with ample cabinet space and a breakfast nook. Laundry room. Detached garage. Private grassy backyard. Fairburn School.		
MLS#15-959663		
L Young/J Pinckert 310.777.2879		
BHHS/PARTNERS TRUST		
www.2128Benecia.com		

<b>771 HOLMBY AVE</b>	Open 11-2	<b>red</b>
\$5,450,000	7+7 TRADITIONAL	
	<b>REDUCED \$1,000,000 OFF OF ORIGINAL LISTING PRICE!</b>	
Little Holmby gem! Beautifully appointed rooms. Incredible master suite with walk in closets & expansive master bath with temperature controlled bathtub & steam shower. Large formal living room and the formal dining room opens to cook's kitchen and spacious family room. Bottom floor boasts rec room w bar, dark room, staff bedroom & bath, craft room/bedroom and bath. Outdoor oasis with saltwater pool & spa, covered patio with television, fireplace, & built in bbq.		
MLS#15-950307		
Sara Zommick 310-990-9183		
TELES PROPERTIES		
771holmbyavenue.com		

<b>05 Westwood - Century City</b>	Open 11-2	<b>NEW</b>
10116 EMPYREAN WAY, UNIT 302	2+2.5 1sty-FRENCH	
\$1,899,000	<b>STUNNING TOP FLOOR CONDO AT LE PARC! AN OASIS IN THE CITY.</b>	
	Spectacular completely updated top floor unit in the coveted Le Parc Complex! Soaring 12' ceilings. Spacious living room/dining room accented by gas fp, dark wood floors, wall & ceiling moldings, French doors opening to large balcony. Powder room. Incredible master suite w/ two walk-in closets, bath w/ modern claw foot tub, marble floors & counters, separate shower. Convertible den/2nd BR with attached remodeled bath. Gourmet kitchen w/ SS appl. Breakfast rm opens to second balcony. 2 car SxS pkg	
Pat Cornog 310-463-3733		
POWER BROKERS INTL.		
High Ceilings, 2 Balconies, Renovated!		

<b>10110 EMPYREAN WAY #301</b>	Refresh. 11-2	<b>NEW</b>
\$1,595,000	2+3 FRENCH	
	<b>ELEGANT PENTHOUSE CONDO AT LE PARC WITH VIEWS</b>	
ELEGANT PENTHOUSE PIED-A-TERRER IN THE BEAUTIFUL FRENCH COMPLEX OF LE PARC. STUNNING ENTRY LEADS TO VOLUMINOUS OPEN LIVING/DINING AREA WITH HIGH CEILINGS AND FIREPLACE LARGE TERRACE WITH CITY & POOL VIEWS. MASTER SUITE W/ 2 WALK IN CLOSETS OPENS TO TERRACE. 2nd BDRM SUITE COULD ALSO BE OFFICE/DEN. LG EAT IN KITCHEN WITH GRANITE COUNTER TOPS & BREAKFAST w/ PATIO. FRESHLY PAINTED WITH NEW FLOORING THROUGHOUT. VERY OPEN & BRIGHT WITH LOTS OF SUNLIGHT. 24 HOUR GUARD GATED SECURITY, POOLS, GYM TENNIS		
MLS#16-980995		
Lori Hashman Berris 310-880-3061		
SOTHEBY'S INT REALTY		
Blf-Ins,Cbl,CIng Fan,Dshwshr,Dryer,Other		

<b>10724 WILSHIRE BLVD #307</b>	Open 11-2	<b>NEW</b>
\$1,499,000	3+4 CONTEMPORARY	
	Amazing chic and stylish unit in the Wilshire Corridor's most desirable full service building the prestigious Park Wilshire. A beautiful entry with guest closet and powder room leads to the spacious open floor plan. Living room, dining room and balcony are a perfect trio for entertaining. Park Wilshire offers all the amenities of luxury living on the Wilshire Corridor resort style pool/spa, pool lounge, exercise room, banquet room, library, community room, valet, door man and receptionist.	
MLS#16-978201		
Fariba Bolour 310.666.2216		
SOTHEBY'S INTERNATIO		
Blf-Ins,Dshwshr,Rng/Ovn,Fridg		

<b>10350 WILSHIRE #804</b>	Open 11-2	<b>NEW</b>
\$1,450,000	2+2.5 CONTEMPORARY	
	<b>THE DIPLOMAT SOUTH FACING 2BED.+DEN W/. SENSATIONAL VIEWS!</b>	
Rare & Unique South facing Condominium Residence in the exclusive Diplomat, a highly reputable high-rise w/. full services & amenities on Wilshire Corridor. A highly sought-after 2Bed. + Separate Den/ Potential 3rd Bed. unit, in extremely desirable SW corner of the building w/. sensational city & ocean views. Formal entrance, bright & spacious Living & Dining rooms w/. balcony, great custom remodeled kitchen, large master suite with his/hers walk-in closets, 2nd. en suite bed./bth .		
MLS#16-980153		
Mazda Hoghoughi 310-271-4040		
ELITE PROPERTIES REA		
Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		

<b>10336 WILSHIRE #302</b>	Refresh. 11-2	<b>NEW</b>
\$849,000	3+2.5 3sty-CONTEMPORARY	
	<b>SOPHISTICATED 3 BEDROOM WILSHIRE LOW RISE!</b>	
Located on the famed Wilshire Corridor, this rare 3 bedroom/2.5 bathroom remodeled condominium features beautiful Bamboo Mahogany flooring, crown moldings, plantation shutters, designer paint colors throughout, newer carpet, and a faux cement faced fireplace. Huge eat-in kitchen with granite counters, new ceramic tile floors, new LG refrigerator and new front IRed LG washer/dryer. Smaller low rise 18-unit building with 2-car tandem gated parking, storage room and IHOA dues, \$600.		
MLS#16-979221		
Gwen Fritzing 3107498821		
GIBSON INTERNATIONAL		

TUESDAY

<b>2112 CENTURY PARK LN, UNIT 112</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	2+2		

Great opportunity to own in this complex. This exclusive residence includes 2BD & 2BA with amazing amenities. 2 side by sides parking spots.Walk to the mall, shopping and major entertainment places.

Rae Lord	310-947-1667	COLDWELL BANKER
----------	--------------	-----------------

<b>2101 S BEVERLY GLEN #203</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	2+3	MEDITERRANEAN	

**OPEN TUESDAY 11-2**



Fabulous 2007 Westwood condo centrally located and priced to sell! Formal entry w/ powder room, gourmet kitchen w/ stainless Jenn Air appliances and excellent storage/counter space, bamboo hardwood, dining area/living room with a stone mantle fireplace. Lovely patio overlooking the rear garden and trees. Master Suite and bath w/ large walk-in closet and 2nd patio overlooking the rear garden and trees. En-suite guest bedroom/bath. Washer and dryer in unit. 2 parking w/ storage cabinets. EQ Ins.

MLS#16-979119  
Hayward Hamrick 3109938536  
COLDWELL BANKER RESI

Dshwshr,Dryer,Elvtr,Grbg Disp,Micro

<b>10640 WILKINS AVE #102</b>	Refresh.	11-2	<b>NEW</b>
<b>\$770,000</b>	2+3	CAPE COD	

**IMMACULATE & LARGE CONDO IN THE HEART OF WESTWOOD**



Spacious, front, single level condo located on one of the best streets of Westwood ngrhd. Nice foyer to a Large living + dining leads to balcony. 2 large bedroom suite, 2 full bathrooms + guest bathroom. High ceilings,recessed lightings, crown moldings.Gourmet kitchen w/ brkfst nook granit counter tops & S/S appliances. Other features 2 fireplace, washer, dryer, xtra storage, pool, low HOA & guest parking and more. Close to UCLA Campus, W/W village, shops & rstrnts. Fairburn school. A must see!

MLS#16-980967  
Linda K Moreh 3104902626  
NELSON SHELTON & ASS

Blf-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

<b>2015 S BEVERLY GLEN BLV, UNIT 301</b>	Refresh.	11-2	<b>NEW</b>
<b>\$710,000</b>	2+2.5		

**CHIC AND STYLISH CONDO**



Chic, stylish and upgraded condominium in the heart of the city . This beautiful light and bright front corner unit features an open concept living and dining area enhanced by a fireplace, new hardwood floors, and coffered ceilings all leading to a spacious balcony making this a perfect place for entertaining. Updated kitchen with quartz countertops, new cabinetry, stainless steel appliances and an eat in kitchen which opens to a balcony. Retreat to the large master suite.

MLS#16-976151  
Vangelis Korasidis 310.247.1500  
COLDWELL BANKER RES

Mona Cohen 310-466-6675  
RODEO REALTY BRENT

<b>10750 WILSHIRE BLV, UNIT 404</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2		

**LUXURY LIVING ON THE WILSHIRE CORRIDOR**



Spacious 2 bd 2 ba condo in the full service Westford. 24 hour valet, concierge. There are many closets and wonderful storage through out the unit with extra storage in the garage. Separate laundry room with in the unit. Lovely South East views from most of the rooms as well as the balcony. The building has great amenities, including pool/spa, gym and a recreation room with kitchen. Close to Westwood village and UCLA

MLS#16-976151  
Vangelis Korasidis 310.247.1500  
COLDWELL BANKER RES

Nancy Powell Eisenstadt 310 259-7244  
PARTNERS TRUST

<b>1410 S BENTLEY AVE #305</b>	Refresh.	11-2	<b>NEW</b>
<b>\$538,000</b>	2+2	CONTEMPORARY	

**WELCOME HOME**



THIS STYLISH 2 BED/2 BATH CONDO IS AN END UNIT ON THE TOP FLR PROVIDING A GREAT AMOUNT OF PRIVACY & LIGHT. AMAZING VALUE IN A MOST DESIRABLE LOCATION CLOSE TO UCLA, WESTWOOD VILLAGE & CENTURY CITY. FEATURES INCLUDE AN UPDATED KITCHEN w/STAINLESS STEEL APPLIANCES & CAESAR STONE COUNTER-TOPS, NEWER TILED FLOORING w/ADJACENT DINING AREA. THE LIVING RM HAS SLIDING DOORS TO A PVT PATIO. MASTER HAS LARGE CLOSETS & PRIVATE BATHROOM. SMALL, WELL MAINTAINED COMPLEX w/POOL. HOA DUES INCLUDE EQ INSURANCE.

MLS#16-977363  
Laura Anderson 323.646.6569  
KELLER WILLIAMS LARC

Dshwshr,Grbg Disp,Intrcm,Micro,Rng/Ovn

<b>1 W CENTURY DR #36A</b>	Open	11-2	<b>rev</b>
<b>\$16,995,000</b>	3+5	CONTEMPORARY	

**LUXURIOUS PENTHOUSE IN PRESTIGIOUS FULL-SERVICE TOWER**



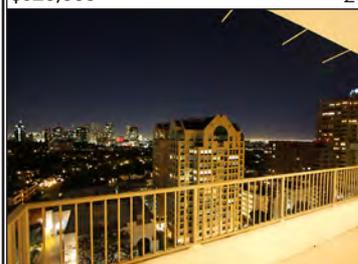
RSVP REQUIRED. Email at EA@TheAgencyRE.com. Located at the top of LA's premier 24-hr full-service building known as The Century, Penthouse 36A offers the luxury of a five-star hotel within an exquisite residence boasting spectacular 270-degree city-to-ocean views. Designed by Joan Behnke, highlights include a magnificent 1,850 sq.ft. living room, formal dining room and sumptuous master suite. Crestron, a wine cellar, hardwood floors, soaring ceilings and explosive views.

MLS#15-964037  
Mauricio Umansky 424-230-3701  
THE AGENCY

Blf-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

<b>10501 WILSHIRE BLVD #1608</b>	Refresh.	11-2	<b>rev</b>
<b>\$620,000</b>	2+2	16sty-CONTEMPORARY	

**ROMANTIC 180 DEGREE VIEWS**



Full service renovated building featuring a stunning lobby, concierge, valet, gym, pool, spa, banquet facilities and sundeck. Enjoy sweeping, romantic city views from the 16th floor in a remodeled unit that has a spacious open floor plan perfect for entertaining! Grand living room and dining area w handsome hardwood flooring leads to a modern kitchen with stainless steel appliances. Spacious master bedroom suite w luxurious bathroom and a second bedroom/den with separate full remodeled bathroom.

MLS#16-976151  
Vangelis Korasidis 310.247.1500  
COLDWELL BANKER RES

Amazing 180 degree views

**06 Brentwood** Single Family

<b>12026 BENMORE TER</b>	Lunch	11-2	<b>NEW</b>
<b>\$29,500,000</b>	5+5	ARCHITECTURAL	

**\*LOT VALUE PRICING + SHOVEL READY PLANS FOR ARCHITECTURAL\***



Exceptional lot with ocean views, privacy and shovel ready plans by award winning architect, Hagy Belzberg, FAIA. Prime Brentwood location between Saltair and Lower Tigertail. Design a new view home on an excellent piece of land or begin construction immediately with RTI and approved plans. Current design articulates an apprx 5700sf architectural property with 5BR/5BA, rec room, gym, and infinity edge pool with views of tree tops and ocean over Santa Monica.

MLS#16-976151  
Vangelis Korasidis 310.247.1500  
COLDWELL BANKER RES

Simon Salloom 3107498686  
COLDWELL BANKER RESI

**Questions? Need Assistance?  
Contact our Help Desk Department!**

Please call 310.358.1833  
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



TUESDAY

<b>16677 STONE OAK PAR</b>	Open 11-2	<b>NEW</b>
<b>\$4,999,000</b>	5+6 2sty-MEDITERRANEAN	
	<b>MAGNIFICENT TUSCAN TENNIS COURT ESTATE</b>	
<p>Located in an exclusive gated enclave on a private cul-de-sac shared by only 2 other homes. The property is perfectly sited with beautiful pastoral and city light views with gated access to a very exclusive 10-acre park-like space perfect for hiking, running and walking the dogs! A 2-story grand entry hall with sweeping staircase welcomes you to the most elegant of homes featuring high ceilings, spacious rooms and high-end details throughout.</p>		
Jana Jones & Fred Holley COLDWELL BANKER BH-S	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	

<b>12336 RIDGE CIR</b>	Open 11-2	<b>NEW</b>
<b>\$2,198,000</b>	3+3 2sty-CONTEMPORARY	
	<b>ONLY BROKERS OPEN HOUSE. THE RIDGE IN MOUNTAINGATE.</b>	
<p>24HR guard-gated Security. Stunning Contemporary showplace. See today's full page ad. Extensively expanded, redesigned &amp; remodeled with the finest finishes. Huge park-like backyard. Bright dramatic interior with 3800sqft, 3BR's, Office, Library, 3BA's. Hardwood flrs, fabulous new designer kitchen, gorgeous Master Suite with new bath and tons of closets. PRIVATE ELEVATOR! Must see, truly special!</p>		
Tania Ferris COLDWELL BANKER	MLS#16-980639 310-713-8234	www.12336Ridge.com

<b>235 S WESTGATE AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$3,895,000</b>	4+5 SPANISH	
	<b>CLASSIC TWO STORY GATED SPANISH HOME IN BRENTWOOD FLATS</b>	
<p>Large private lot over 12,000 +. Detached Guest house, living room feat. vaulted ceilings, hardwood floors &amp; fireplace. Gourmet kitchen w/center island, stainless steel appliances &amp; eat in breakfast area. Formal dining rm, French doors, all rooms open to lovely courtyard &amp; patios. Sumptuous Master suite is highlighted by a fireplace &amp; two large closets. Spa master bath has separate tub and shower. Lush mature landscaping, swimmer's pool and guest house offers the perfect indoor/outdoor lifestyle.</p>		
Myra N & Nicole C NORMAND&ASSOCIATES	MLS#16-976481 310.888.3333	Lunch Served

<b>1407 ALLENFORD AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+3 RANCH	
	<b>STYLISH COUNTRY RANCCH</b>	
<p>Stylish country ranch home on a large flat lot w/ park like setting. Enter through the elegant foyer to find wood floors, vaulted wood beam ceilings with sky lights, French doors, &amp; 2 wood burning fireplaces. Chef's kitchen features a wood burning fireplace, and a spacious dining room which opens to a family room. Large master suite. 2 additional bedrooms, 2 bathrooms and a bonus room. Lg private backyard. Minutes to the Brentwood Country Mart, restaurants, hiking trails and beach. A must see.</p>		
Steve Sawai COLDWELL BANKER RESI	MLS#16-980631 310-899-3588	Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg

<b>3044 ELVILL DR</b>	Refresh. 11-2	<b>NEW</b>
<b>\$3,395,000</b>	0+0	
	<b>4 BDRM 4 BA HOUSE W/ PANORAMIC VIEWS ALMOST 4000 SQFT+ POOL</b>	
<p>EXCEPTIONAL RANCH W/ SPECTACULAR PANORAMIC VIEWS! AN ENTERTAINERS' DREAM WITH A HIGH CEILING FOYER THAT OPENS UP TO A GORGEOUS LIVING ROOM FULL OF NATURAL LIGHT LEADING TO A SPACIOUS FORMAL DINNING ROOM, BRKFST RM KITCHEN &amp; FAMILY ROOM ALL OVERLOOKING CITY &amp; MOUNTAIN VIEWS. BEAUTIFUL BACKYARD WITH HEATED POOL &amp; FIREPI! HUGE KITCHEN W/ GRANITE &amp; SS APPLIANCES MAIDS ROOM MASTER SUITE W/ FP &amp; VIEWS. NEAR THE BEST PUBLIC &amp; PRIVATE SCHOOLS CONVENIENT ACCESS TO THE WESTSIDE, VALLEY &amp; 405 &amp; 101 FWYS.</p>		
Shiva Niku NELSON SHELTON ASSOC	310-713-9356	ALARM SYSTEM FP BUILTINS WASHER DRYER

<b>13755 BAYLISS RD</b>	Open 11-2	<b>rev</b>
<b>\$4,495,000</b>	5+7 CAPE COD	
	<b>BRENTWOOD HILLS HAMPTONS ESTATE</b>	
<p>Estate home offers a wooded setting with expansive views all the way to the Pacific. With 5 spacious bedrooms, all ensuite, and 7 bathroomse. The kitchen is truly spectacular with handsome custom white cabinetry, gleaming Carrera marble counters and a full complement of high end stainless appliances. Step out to the expansive rear grounds and you are greeted with a true "resort" feel, beautiful infinity edge pool and spa and a charming pool cabana that will captivate you.</p>		
Ron Wynn COLDWELL BANKER RESI	MLS#16-978709 310-621-1772	Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Rng

<b>1064 HANLEY AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+3 ARCHITECTURAL	
	<b>NEW LISTING IN CRESTWOOD HILLS!</b>	
<p>Crestwood Hills warm Architectural w/ beautiful cyn views. This 3bd/3ba truly embraces the California indoor/outdoor experience. Liv, din and fam rooms all open to the lushly landscaped yard through glass doors, allowing an abundance of natural light. Custom Douglas Fir woodwork &amp; tasteful finishes found throughout. Center island cooks kit. Bookcases surround the fam room/den, which could serve as a 4th bedroom. Master suite enjoys serene cyn vus, large bath, 2 walk-in closets, fireplace &amp; balc.</p>		
Dan Urbach BERKSHIRE HATHAWAY	310.230.3757	www.ExclusiveRealtor.com

<b>11920 BRENTWOOD GROVE DR</b>	Open 11-2	<b>rev</b>
<b>\$3,625,000</b>	5+5 MEDITERRANEAN	
	<b>MAGNIFICENT MEDITERRANEAN ESTATE</b>	
<p>MAGNIFICENT MEDITERRANEAN ESTATE WALLED AND GATED ON A LARGE 18,500 SQ. FT. VERY PRIVATE LOT. 3-STORY HOME WITH GORGEOUS POOL, LARGE ENTERTAINMENT AREA, 3 CAR GARAGE, LARGE MOTOR COURT EXOTIC MATURED LANDSCAPING.5 BEDROOMS TOTAL, MASTER WITH LARGE WALK IN CLOSETS, SPA TUB, AND SEPARATE STEAM SHOWER WITH PRIVATE WATER CLOSET. THAT HAS LEADED GLASS FRENCH DOORS OPENING TO THE LARGE MOTOR COURT WITH EXOTIC LANDSCAPING. VERY PRIVATE. BUYER TO VERIFY SQUARE FOOTAGE.</p>		
Wayne Pridgen HILTON & HYLAND	MLS#15-913941 310.301.6523	www.waynepridgen.com

<b>820 NORWAY LN</b>	Open 11-2	<b>NEW</b>
<b>\$2,575,000</b>	3+3 COTTAGE	
	<b>THE KIND OF HOUSE THAT DREAMS ARE MADE OF...</b>	
<p>Gracefully sited on a raised knoll of more than 1/2 acre, this stunning stone clad cottage, by renowned designer Kelly Harmon, will tug at your heartstrings. Vaulted beamed ceilings, stone and hardwood floors, French doors leading from all rooms to a garden paradise and hand-tooled ironwork. Three lovely bedrooms, exquisite living room, eat-in kitchen, and dramatic artist's studio with pitched being ceiling. Private paths and secret seclusion in the heart of prime Brentwood.</p>		
Ron de Salvo CB BH NORTH	310-560-9388	Built-ins

<b>2298 CANYONBACK RD</b>	Open 11-2	<b>rev</b>
<b>\$2,795,000</b>	5+7 MEDITERRANEAN	
	<b>BEAUTIFUL MEDITERRANEAN IN MOUNTAINGATE COMMUNITY</b>	
<ul style="list-style-type: none"> <li>- 5 bedrooms/7 bathrooms</li> <li>- 5027 sq ft</li> <li>- Over-sized master bedroom with sitting area, 2 bathrooms, 2 walk in closets, sauna , office room &amp; balcony</li> <li>- Private yard with breathtaking views * community pool, spa and clubhouse of Mountaingate community</li> <li>- 5 en-suit bedrooms + library room</li> <li>- Gourmet kitchen with center island, granite counter tops &amp; stainless steel appliances</li> <li>- Marble floor hallway with spiral staircase</li> <li>- Spacious living &amp; family rooms with 2 double glass doors</li> </ul>		
Anya Denisova RODEO REALTY INC.	MLS#16-976557 323-717-1879	

TUESDAY

**06 Brentwood** Condo / Co-op

<b>11690 MONTANA AVE #303</b> Open 11-2 \$1,169,000 2+3 CONTEMPORARY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>STUNNING REMODELED PENTHOUSE</b></p> <p>Remodeled penthouse in "Villa Monet". Spacious living room with 18' ceilings, fireplace &amp; huge windows. Open kitch with quartz counters, custom cabinets and Fisher &amp; Paykel appl. Great bar/conversation area off LR. Master bed suite with huge windows, fireplace, vanity area &amp; walk-in closet. Master bath with dual sinks, spa tub &amp; walk in shower. Second bed/loft with en-suite bath. Huge private rooftop patio. Gorgeous wood floors. Full laundry room. Additional storage. Indoor pool &amp; fitness center.</p>	
<p>MLS#16-980287                  Gavin Fleminger 310-850-8053                  NOURMAND &amp; ASSOC</p> <p style="text-align: right; font-size: 0.8em;">Dshwshr,Grbg Disp,Hood Fan,Intrcm,Micro</p>	

<b>11820 MAYFIELD AVE, UNIT 321</b> Open 11-2 \$999,000 3+3 CONTEMPORARY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>CONTEMPORARY HIGH-END 3 BED/2.75 BA LUXURY PENTHOUSE</b></p> <p>Completely remodeled w/ cutting edge finishes this well designed condo boasts a large&amp;functional open flr plan, gourmet kitchen w/ quartz countertops&amp;new high-end appliances, a stepped down living/dining rm leading to huge glass sliding doors&amp;balcony. Stunning master bed w/ french doors to balcony&amp;mountain views w/custom walk in closet&amp;spa style master bath Large 2nd bed w/en-suite bath with soaking tub&amp;marble finishes, Convertible 3rd bed/den &amp; stylish barn dr. In-unit stacked laundry &amp; sink.</p>	
<p>ChadLund / Patty Best 310-801-2641                  TELES PROPERTIES</p> <p style="text-align: right; font-size: 0.8em;">Built-Ins, Dishwasher, Garbage Disposal,</p>	

<b>11646 CHENAULT ST #22</b> Refresh. 11-2 \$699,000 2+2 CONTEMPORARY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>PERFECT 2+2 IN PRIME BW LOCATION!</b></p> <p>Charming &amp; quiet contemporary 2 bedroom 2 bath condo in Prime Brentwood location! Features include an open dining and living room to a private balcony with green belt views. Beautiful hardwood floors, crown moldings, stainless steel appliances and kitchen w/granite counter tops. Private laundry in unit. Gated 2 tandem parking with extra storage space. Building features pool, fitness center &amp; ample guest parking. Minutes to Brentwood's shops, restaurants &amp; Farmer's Market!</p>	
<p>MLS#16-977987                  Angela Chen 626-922-7836                  TELES PROPERTIES</p> <p style="text-align: right; font-size: 0.8em;">Cng Fan,Dshwshr,Dryer,Elvtr,Micro,Other</p>	

**06 Brentwood** Lease

<b>421 N ROBINWOOD DR</b> Refresh. 11-2 \$17,000 5+5.5 2sty-CONTEMP MED	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>EXCEPTIONAL LEASE OPPERTUNITY</b></p> <p>Newer architectural Mediterranean. Great volume and natural light throughout. Impressive two story foyer. Living room and family room open to large flat back yard with black bottom pool, patio and entertainment area with fire pit. Spacious cooks kitchen with center island and breakfast area. Formal dining. Master bedroom retreat w/ vaulted barrel ceiling, spacious master bath, HUGE closet and balcony.Wonderful junior master +3 additional bedrooms. Views of the canyon, hills and ocean beyond!</p>	
<p>Anne Leeds (310) 487-0733                  GIBSON INTERNATIONAL</p>	

<b>1332 ALLENFORD AVE</b> Open 11-2 \$7,980 3+2 MID-CENTURY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>BEAUTIFUL MID-CENTURY IN THE HEART OF BRENTWOOD</b></p> <p>Inviting living space and master suite with a wall of windows and large sliders leading to the outdoor entertaining area with heated pool, fountain, and lush landscaping, a garden oasis! Gourmet chef's kitchen with island plus a bonus room, playroom, or office. Set back from street on large lot. Walking distance to Brentwood Country Mart, great shopping and restaurants. A true gem!</p>	
<p>MLS#16-970869                  Nicole Contreras 310.614.4952                  NOURMAND&amp;ASSOCIATES</p> <p style="text-align: right; font-size: 0.8em;">Also Available for Sale</p>	

**07 West L.A.** Condo / Co-op

<b>1415 BUTLER AVE #3</b> Open 11-2 \$1,049,000 3+4 ARCHITECTURAL	<span style="font-size: 2em; color: green; font-weight: bold;">rev</span>
<p style="text-align: center;"><b>NEWER 2011 3BR ONE BLOCK SOUTH WILSHIRE BRENTWOOD ADJACENT</b></p> <p>Newer 2011 construction townhouse, stoutly built from steel and concrete with high quality finishes, fixtures and Thermador appliances. Built and designed with some of the best quality materials and construction methods you will find on the Westside. Choice location, just a block South of Wilshire, Brentwood adjacent, close to UCLA and premium shopping and dining spots. Graciously proportioned with every major modern convenience for the most demanding contemporary homebuyers.</p>	
<p>MLS#16-972095                  Simon Salloom 424-278-6967                  COLDWELL BANKER BHN</p> <p style="text-align: right; font-size: 0.8em;">Other</p>	

<b>1415 BUTLER AVE #3</b> Open 11-2 \$1,049,000 3+4 ARCHITECTURAL	<span style="font-size: 2em; color: green; font-weight: bold;">rev</span>
<p style="text-align: center;"><b>NEWER 2011 3BR ONE BLOCK SOUTH WILSHIRE BRENTWOOD ADJACENT</b></p> <p>One of the best new listings of 2016, Back On Market! Newer 2011 construction townhouse, stoutly built from steel and concrete with high quality finishes, fixtures and Thermador appliances. Built and designed with some of the best quality materials and construction methods you will find on the Westside. Choice location, just a block South of Wilshire, Brentwood adjacent.</p>	
<p>MLS#16-972095                  Simon Salloom 424-278-6967                  COLDWELL BANKER BHN</p> <p style="text-align: right; font-size: 0.8em;">Other</p>	

**08 Cheviot Hills - Rancho Park** Single Family

<b>10513 NORTHVALE RD</b> Open 11-2 \$1,989,000 6+5 MEDITERRANEAN	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>GORGEOUS CHEVIOT 5 BED HOME W/ POOL &amp; GUESTHOUSE</b></p> <p>CHEVIOT HILLS BEAUTY, 5 BEDROOM, 3 BATH UPDATED HOME, DETACHED GARAGE WITH ABOVE REMODELED GUESTHOUSE, SALT WATER POOL, DELIGHTFUL RESORT TYPE PROPERTY IN OVERLAND SCHOOL DISTRICT.</p>	
<p>MLS#16-980419                  Karen Ogron 310-650-2112                  KELLER WILLIAMS BEVE</p> <p style="text-align: right; font-size: 0.8em;">Dshwshr,Grbg Disp,Rng/Ovn</p>	

Do **RIGHT** by Your Sellers  
Put their Property in the **MLS**

Listings in the MLS Get More Exposure  
More Offers & More Money

TUESDAY

<b>2833 WIGTOWN RD</b>	Open 11-2	<b>rev</b>
\$3,895,000	5+6 CONTEMP MED	
	<b>FABULOUS &amp; PRIVATE 2009 BUILT MEDITERRANEAN</b>	
Fabulous 2009 built Mediterranean. Private and beautifully set back from the street in prime "old" Cheviot Hills with great curb appeal. First floor features formal living room, dining room, family room open to kitchen with separate office or playroom/w doors inside and out to the yard. Wonderful large kitchen with eating area with Viking stove, Thermador professional double ovens, 2 Bosch dishwashers and more. 2nd floor with beautiful master with fireplace.		
MLS#15-965009		
Ginger Glass 310-927-9307	www.2833wigtown.com	
COLDWELL BANKER BHN		

<b>1138 S ELM DR</b>	Refresh. 12-2 632G3	<b>rev</b>
\$1,549,000	3+3 TRADITIONAL	
	<b>TASTEFULLY REMODELED BEVERLYWOOD HOME   OPEN TODAY 11-2</b>	
Tastefully remodeled 3BD / 3BA + Study a stone-throw from Beverly Hills! Bright & inviting home w/ open floor plan, gourmet eat-in kitchen, contemporary dining room, entertainer's living room & 2 en-suite baths. Spacious Master suite w/ sumptuous bathroom & walk-in-closet. Home has 3 designer bathrooms, new roof, new HVAC, new tank less water heater & new distressed wood floors. Centrally located 1 block east of Beverly Drive. Don't Wait- This Home Looks Great In Photos & Even Better In Person!		
MLS#16-970847		
Joel Cooper 310-968-2401	www.1138ELM.com	
BERKSHIRE HATHAWAY		

<b>3226 SHELBY DR</b>	Open 11:30-1:30	<b>rev</b>
\$1,500,000	3+3 MID-CENTURY	
	<b>GREAT MID CENTURY SPLIT-LEVEL W/ CITY VIEWS.</b>	
One of a kind mid-century home. Charming 3 bedroom/3 bath home with spectacular views to downtown. Large living room with beautiful fireplace. Dining area and breakfast area. Warm family room with fireplace leading to private lush multi-level yard.		
MLS#15-967151		
Rona Kaufman 310-962-8797	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Oven	
TELES PROPERTIES		

**09 Beverlywood Vicinity** Condo / Co-op

<b>1112 S BEDFORD DRIVE DR #201</b>	Refresh. 11-2	<b>NEW</b>
\$899,000	2+2 FRENCH	
	<b>Overflowing with Natural Light from South West exposure, this unit is Stunning! Turn-Key 2 bed, 2 bath condo located in Roxbury Plaza's charming French Regency style building. Three doors from Beverly Hills and less than 2 blocks from Roxbury Park. Oversized Master bedroom suite with huge walk-in closet and "Spa-Like" bathroom with frameless shower and Spa Tub, Double vanity sinks, Grand Living/ Dining areas, Large Gourmet kitchen with Sizable eating area. 2nd bedroom feels like suite.</b>	
MLS#16-979403		
Lori Goldsmith 310-880-0183	Elvtr	
RODEO REALTY - BEVER		

**09 Beverlywood Vicinity** Single Family

<b>9335 KINCARDINE AVE</b>	Open 11-2	<b>NEW</b>
\$1,095,000	3+2 1sty-TRADITIONAL	
	<b>CHARMING TRADITIONAL 3 BEDROOM 2 BATHROOM FAMILY HOME</b>	
CHARMING TRADITIONAL FAMILY HOME LOCATED IN DESIRABLE BEVERLYWOOD ADJACENT NEIGHBORHOOD. THIS 3 BEDROOM, 2 BATH HOME FEATURES AN ELEGANT FORMAL DINING ROOM AND A SPACIOUS OPEN LIVING ROOM WITH A WOOD BURING FIREPLACE, RECESSED LIGHTS AND HIGH CEILING. REMODELED GOURMET KITCHEN FEATURES NEW CABINETS AND TOP OF THE LINE STAINLESS STEEL APPLIANCES. 2 SPACIOUS FAMILY BEDROOMS SHARE A FULL REMODELED BATH.		
MLS#16-979993		
Bellet/Grakal Group 310-770-1124	Cng Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn	
KW BEVERLY HILLS		

**10 West Hollywood Vicinity** Single Family

<b>465 WESTMOUNT DR</b>	Open 11-2 592J7	<b>rev</b>
\$2,249,000	3+2 1sty-MEDITERRANEAN	
	<b>RENOVATED 3 BEDROOM CONTEMPORARY SPANISH</b>	
Stunning 3 bedroom, 2 bath Spanish Contemporary exquisitely renovated with designer finishes. Features include a beautifully designed cook's kitchen, a formal entry, sky lit interior, a majestic wood-burning fireplace, soaring ceilings with exposed beams, fantastic master with spa-like bath and walk-in, French doors & windows, a den or office, character details and hardwood floors throughout.		
MLS#16-972613		
Brian Mazurkiewicz 310-386-9086	See full page ad	
JOHN AAROE GROUP		

**9402 HARGIS ST** **NEW**

<b>9402 HARGIS ST</b>	Open 11-2	<b>NEW</b>
\$1,095,000	3+1 TRADITIONAL	
	<b>UTTERLY CHEERFUL HOUSE ON A CORNER LOT</b>	
Castle Heights 3 BR/1.5 BA. Amenities include hardwood floors, crown molding, Quartz countertops, brick fireplace, built-in shelves in the living room, a formal dining room and a breakfast nook. Outside you'll find a private fenced-in yard, 2 car garage, mature fruit trees plus patio and grassy area. Additional features include recessed lighting, central AC/heat, security system, tankless water heater, updated electrical panel, new paint and copper pipes. In the Castle Heights school district.		
MLS#16-980385		
Benjamin S. Lee 310-858-5489	Built-Ins,Dishwasher,Range/Oven,Fridge	
COLDWELL BANKER RES		

**10 West Hollywood Vicinity** Condo / Co-op

<b>8121 NORTON AVE, UNIT 102</b>	Open 11-2	<b>NEW</b>
\$1,150,000	2+2.5 1sty-CONTEMPORARY	
	Located in West Hollywood's most coveted buildings, The Norton Villas. A modern luxury 2BR + 2.5BA architectural style condo. A spacious 1st floor corner unit with an extra-large open floor plan, 9' high ceilings and patio terrace. High-end designer amenities include Sub-Zero & Bosch appliances, bamboo floors and sleek Italian-Modern kitchens & baths. Fabulous Master Suite with walk-in closet. Located in West Hollywood's trendiest and most "walkable" neighborhood.	
Greg Moesser 310-770-9014	Also available for lease \$5,200.	
SOTHEY'S BH		

**5932 W LUNA PARK** **NEW**

<b>5932 W LUNA PARK</b>	Open 11-5	<b>NEW</b>
\$1,079,000	3+3.5 3sty-CONTEMP MED	
	<b>RARE OPENING AT FAIRCREST COLLECTION - PARK IN GARAGE!</b>	
Rare opening in The Faircrest Collection, one of only 10 homes on a gated, private street. This Contemporary Spanish-style home features 3 spacious bedrooms + an office & 3.5 baths, an open floor plan & high end finishes! Built with the finest materials including designer kitchen & baths w/custom cabinetry, hardwood floors, approx 10' ceilings, large windows & abundant natural light. Spacious bedrooms, tiled baths, solar ready, controlled access, wired for home automation. Incredible location!		
Grant Linscott 323-300-1174	stove, fridge, microwave, dishwasher	
KELLER WILLIAMS RLTY		

**Why Advertise? Large Distribution Area**

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

TUESDAY

<b>1152 N LA CIENEGA #203</b>	Refresh.	11-2	<b>NEW</b>
<b>\$999,000</b>	2+3	ARCHITECTURAL	



**STUNNING ARCHITECTURAL LOFT IN WEST HOLLYWOOD**

Stunning architectural loft in the best part of West Hollywood, walking distance to the Sunset Strip and Santa Monica Blvd. Open kitchen with granite counter-tops, Viking appliances, eat-in bar, 15 foot exposed ceilings, fully wired speakers, and concrete floors. Massive roll-up garage door opens up to the deck space with city views and al fresco dining. Laundry in unit. Incredibly rare and unique, designed head to toe with style and taste. Newer building, built in 2007.

MLS#16-980415  
D. Lester/R. Gerner (818) 915-0163  
SOTHEBY'S SUNSET

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

<b>1152 N LA CIENEGA BLVD #103</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	2+3	ARCHITECTURAL	



**HIGH END DESIGNER LOFT!**

Exquisite loft with high ceilings & a motorized glass door that opens to a tiled patio with verdant garden views. Its ideal location at the rear of the building allows for complete privacy & tranquility. The unit features polished concrete floors, built in custom cabinetry and lighting & a Carrera marble fireplace. There are opaque sliding glass doors separating the 2 in-suite bedrooms. The Master features motorized Roman blackout shades & a beautiful custom closet system.

MLS#16-980649  
Eric Lowry 213-507-0950  
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Grbg Disp,,Micro,Other

<b>950 N KINGS RD #208</b>	Open	11-2	<b>NEW</b>
<b>\$589,500</b>	2+2		



**WEST HOLLYWOOD'S RESORT STYLE COMPLEX**

Located in West Hollywood's most sought after resort style complex, this incredible light & bright condo features 2 bedrooms and 2 bathrooms, hardwood floors, a open kitchen, living and dining experience with a breakfast bar. Fireplace in the living room as well as a private West facing balcony. Designer finishes throughout with newer appliances and plenty of storage space and closets throughout.

MLS#16-975317  
Brian Ades 310-503-8080  
SOTHEBY'S

www.Kings208.com

<b>1140 N FORMOSA AVE #6</b>	Open	11-2	<b>rev</b>
<b>\$995,000</b>	2+2.5	2sty-ARCHITECTURAL	



**SPACIOUS, ARCHITECTURAL 2BD+2.5BA + PATIO TOWNHOUSE**

Rare & modern townhouse in award-winning Lorcan O'Herlihy 11-unit architectural building. The This rear corner 2BD+2.5BA+1,700SF showcase home features a dramatic loft-like two-level environment w/ high ceilings, metal & wood staircase, & spectacular downstairs open floor plan w/ windows that frame exterior greenspaces to bring light into the living & dining area, chef's kitchen & office/den. 2 bedroom suites & private outdoor terrace. Side x side parking, in unit laundry.

MLS#16-973883  
ST.JAMES + CANTER 3107044248  
BERKSHIRE HATHAWAY

WWW.1140FORMOSA6.COM

**10 West Hollywood Vicinity** Lease

<b>1100 ALTA LOMA RD #1106</b>	Open	11-2	<b>NEW</b>
<b>\$8,900</b>	2+3	CONTEMPORARY	



**BRAND NEW 2 BD. 2.5 BA. SOUTH CITY VIEWS CLEAR TO CATALINA**

EMPIRE WEST FULL SERVICE BUILDING. SOUTH CITY VIEWS CLEAR TO CATALINA. THIS 2 BEDROOMS 2.5 BATH HAS JUST BEEN COMPLETED WITH NO EXPENSE SPARED. HARDWOOD FLOORS, SPA LIKE MASTER BATH WITH STEAM SHOWER, KITCHEN WITH TOP OF LINE STAINLESS APPLIANCES, TELESCOPIC THERMO PANE WINDOWS, HUGE ENTERTAINING TERRACE, AUDIO/VIDEO, WASHER DRYER IN CONDO, FITTED CLOSETS & MORE. RESIDENT & GUEST VALET PKG.,CONCIERGE,TENNIS COURT, GYM, ROOFTOP POOL & BANQUET ROOM, DOG RUN. 1 BLOCK TO SUNSET STRIP SHOPS & REST.

MLS#16-978157  
Guy Fedele 310-770-4444  
GOLD STAR REALTY

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

<b>11 Venice</b>	Single Family		<b>NEW</b>
<b>633 SANTA CLARA AVE</b>	Lunch	11-2	
<b>\$5,250,000</b>	2+2	ARCHITECTURAL	



**VENICE MODERN MEETS ELEGANT NY LOFT LIVING**

Large open floor-plan that offers flexibility to meet the needs of all Buyers. Featuring 17' ceilings, a flowing layout over 3 levels. The mezzanine has 2 perfectly-sized bedrooms that share a beautifully designed bathroom. The top is saturated with natural light where you can enjoy a combination of living, dining, and relaxation. Chef's kitchen has high-end SS appliances, plus there's an over-the-top master bedroom that looks out to an oversized outdoor area. This hideaway is a rare gem!

Tamra (Tami) Pardee  
PARDEE PROPERTIES

<b>2037 LOUELLA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,399,000</b>	4+4.5	2sty-CONTEMPORARY	



**BRAND NEW CONTEMPORARY HOME**

Brand new Architectural/Contemporary custom home. 4 Bd/4.5Ba + open upstairs den or family room. Dramatic entryway (foyer) with 20' ceiling. Family room, Dining area, Powder room. Huge Chef's kitchen with center island and Thermador appliances. Master bedroom suite with fireplace, his and her wardrobe closets and terrace. Grass yard, BBQ area and fire pit. Laundry room with sink and cabinets. Property is gated with controlled access, 2 car attached garage with direct entry.

Steve Mirman 310-351-3666  
MIRMAN & COMPANY

Built-Ins, Cable, BBQ, Speakers

<b>806 WOODLAWN AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,695,000</b>	2+1	1sty-CALIFORNIA BUNGALOW	



**PEACEFUL OASIS STEPS FROM ABBOT KINNEY**

Lovingly restored bungalow with original details is a private, peaceful oasis off Abbot Kinney Boulevard in Venice. The 2 bedroom, 1 bathroom home features open rooms with lots of light, fireplace in living room, French doors from bedroom to beautiful gardens, redone period style bath, large kitchen with original built-ins, hardwood floors, garage converted to wonderful garden room, professionally landscaped grounds, alley access with large double gates.

Tami Pardee (310) 907-6517  
PARDEE PROPERTIES

Range, stove, dishwasher, refrigerator

<b>2334 CLOY AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,595,000</b>	2+1	1sty-MID-CENTURY	



**SILVER TRIANGLE GEM**

Starter Home in "Silver Triangle" area of Venice, near beach, marina, Historic Venice Canals, and Abbot Kinney Blvd. 2 Bedroom, 1 Bath, built in 1953, Situated on approx. 3,600 sq ft lot. There are Hardwood floors in the Living Room, Dining Area and Bedrooms. Built-in Kitchen. Vaulted ceilings, Ceiling fan. Separate Laundry room. Enclosed rear yard. This property is perfect for someone who wants to remodel or for the developer who wants to tear down and build. . Coeur d'Alene School District.

MLS#16-979237  
Terry Ballentine 310-351-9743  
RE/MAX ESTATE PROPER

TerryBallentine.com

<b>912 ROSE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,595,000</b>	4+2	TRADITIONAL	



**BEAUTIFULLY UPDATED & DESIGNED WITH VENICE CHARISMA**

Sweet traditional home combining sleek but simple style w/mid-century flair on a peaceful stretch of blossoming Rose Ave across from Penmar Golf Course greenery. This 4bd 2ba abode includes just under 2,000sqft of living, sun soaked spaces providing a light & bright setting, double case Anderson windows throughout, inviting family room w/stone fireplace, new French doors & vaulted ceilings. Enjoy ample outdoor space perfect for entertaining on a large 6,250sqft lot w/full sized 2 car garage.

Tamra (Tami) Pardee 310.907.6517  
PARDEE PROPERTIES

TUESDAY

<b>X 824 VENICE</b>	Lunch	11-2	634C5	<b>NEW</b>
<b>\$1,590,000</b>	3+3	CAPE COD		
	<b>LUNCH FROM JOAN'S ON 3RD</b>			
Great family home & Coeur d' Alene school district! This craftsman contemporary features open plan living room, stainless steel kitchen, stone flring & first flr powder room. Next to the kitchen is a direct entry garage that offers a long driveway (for extra parking ) w/expansive backyard & gated alley access. Upstairs features 3 spacious & bright bedrooms, including master suite w/travertine spa tub & glass shower. Just blocks to the ocean. One of the best family beach values west of Lincoln.				
MLS#16-979035				
Winston Cenac 310-963-9300 BULLDOG REALTORS INC Clng Fan,Dshwshr,Dryer,Grbg Disp,Micro				

<b>1031 MARCO PL</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,479,999</b>	3+1	1sty-TRADITIONAL	
	<b>HOT NEW VENICE 3+1, OPPORTUNITY KNOCKING!</b>		
Fab Venice 1947 Traditional with 3 bedrooms and 1 full bathroom, with separate shower and tub. Stunning original refurbished dark wood flooring and a wood burning living room fireplace. Charming Kitchen, with sunny dining area. The 3rd bedroom steps out to the private back yard with mature trees and a 2 car detached garage. Walk to new restaurants and shops on Lincoln Bl. and bike to beaches, all just minutes away. Don't miss this amazing opportunity!!			
MLS#16-980881			
Janet Jung 310.720.4165 REMAX ABBOT KINNEY Rng/Ovn			

<b>X 1220 CABRILLO AVE</b>	Lunch	11-2	<b>red</b>
<b>\$3,875,000</b>	3+3	ARCHITECTURAL	
	<b>VENICE ARCHITECTURAL</b>		
When entering the house one is immediately awed w/volume & light created by the open two story floor-plan.The main level includes a modern kitchen that opens to the formal dining area.The second story introduces two bedroom suites connected by a comfortable communal area.The upper level is dedicated to the spacious master suite which flows into an impressive outdoor garden environment.The generous dressing area leads to a lavish bath.Above it all as an unexpected bonus rooftop deck/garden views.			
MLS#15-951457			
Frank Langen 3109633891 DEASY PENNER & PARTN Dshwshr,Grbg Disp,Rng/Ovn			

<b>679 WASHINGTON BLVD</b>	Open	11-2	671J6	<b>red</b>
<b>\$1,899,000</b>	3+3	CONTEMPORARY		
	<b>MAGNIFICENT MODERN HOME</b>			
HUGE price reduction! An immaculate 3 bed/3 bath home you must see to believe the attention to detail throughout this pristine property with endless features including 4 car garage & rooftop deck.				
MLS#15-952223				
Alison Belts 323-309-3976 TELES PROPERTIES 679washingtonblvd.com				

<b>1257 PALMS BLVD</b>	Open	11-2	<b>rev</b>
<b>\$3,950,000</b>	4+5	MODERN	
	<b>NEW ARCHITECTURLA HOME IN VENICE</b>		
This 4 bedroom, 4 1/2 bathroom with a loft-like ground floor features an open floor plan with 10-foot ceilings and a wall of sliding glass doors. Large sliding doors create a nearly seamless transition from the kitchen and dining area to the yard. Upstairs, a lounge balcony space, master suite, two additional bedrooms with en-suite bathrooms, remote controlled skylights. A careful balance of simplicity and luxury, the house fosters a simple, modern lifestyle that embraces sophistication.			
MLS#16-978761			
Ron Wynn 310-591-9172 COLDWELL BANKER RESI Blt-In,Dshwshr,Grbg Disp,Hood Fan,Intrcm			

<b>11 Venice</b>	<i>Condo / Co-op</i>		
<b>1121 ABBOT KINNEY BLV, UNIT 4</b>	Open	11-2	<b>NEW</b>
<b>\$2,395,000</b>	2+2.5	2sty-ARCHITECTURAL	
	<b>ICONIC LIVE/WORK SPACE ON THE FAMED ABBOT KINNEY BLVD</b>		
Own one of the most sought after live/work spaces on the famed Abbot Kinney Blvd by Architect Michael Sant. Unique indoor-outdoor layout, contemporary California design, flexible space w/ 2 structures joined by a courtyard & succulent garden, a bright studio, a separate guest suite w/ full bath, & an open plan master suite opening to an ocean-facing patio w/ fireplace. Complete w/ 2 car sxs parking, surround sound, custom built-in vanities, & 2 storage units.			
Mark Kitching 3109020221 PARTNERS TRUST			

<b>1046 PRINCETON DR #205</b>	Open	11-2	672A6	<b>rev</b>
<b>\$1,895,000</b>	0+1	ARCHITECTURAL		
	<b>SELLER FINANCING AVAILABLE WORK/LIVE LOFT</b>			
1 Loft left,BANK or SELLER FINANCING Available with as little as 10% down payment,Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, SS Appliances,Italian Cabinets,Marble Counter Tops,9'-20' Bow Truss Ceilings,Large Windows & Doors,Skylights,Steel Beams,Large Balcony. Final CofO issued 2010,rentable sf includes the int & ext space. Pictures are of Model units, Marina Del Rey post office				
MLS#16-968229				
Lee Johnson 310-892-2244 SOTHEBY'S INTERNATIO Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth				

<b>11 Venice</b>	<i>Income</i>		
<b>453 RIALTO AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,495,000</b>	Duplex	OTHER	
	<b>CHARMING VENETIAN ORIGINAL DUOLEX</b>		
Charming Venetian Original just blocks from the Venice Boardwalk & Abbot Kinney! This fully restored, Islamo-Byzantine style duplex 4 bed & 3 bath home & a remodeled 1 bed, 1 bath guesthouse. The front house features original hardwood floors, leaded & stained glass windows and original period architectural detail throughout Both units share a fabulous roof deck with 360 views of Venice. There is also an attached Laundry room and three car garage.			
MLS#16-972361			
Tamra (Tami) Pardee 310-907-6517 PARDEE PROPERTIES, I Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr			

<b>12 Marina Del Rey</b>	<i>Condo / Co-op</i>			
<b>25 NORTHSTAR ST #2</b>	Open	12-2	701J1	<b>red</b>
<b>\$1,250,000</b>	3+3	1sty-CONTEMPORARY		
	<b>SELLERS MOVED OUT, READY FOR BUYERS</b>			
Reduced \$50K. Large 3bd/3ba condo in the heart of Marina del Rey. Living room, dining room and kitchen merge seamlessly to create a large open space, perfect for entertaining. Renovated with granite counters, Viking stove and Electrolux fridge. Large bedrooms. 2 balconies. Gas fireplace. The building also has been renovated which includes lush landscaping with communal deck. Close to bike path, waves, restaurants and farmer's market.				
MLS#15-952785				
Abe Sassoon 310-795-4367 BULLDOG REALTORS, IN Dshwshr,Dryer,Washer,Hood Fan,Rng/Ovn				



**The Source Of Real Time Real Estate™**

TUESDAY

**12 Marina Del Rey** Income

<b>4 PRIVATEER ST</b>	Open 11-2	<b>NEW</b>	
<b>\$8,495,000</b>	CONTEMPORARY		
		<p><b>BEACHFRONT MULTI-UNIT WITH DEAD-ON OCEAN VIEWS</b></p> <p>This beachfront multi-unit sits on the corner lot on one of the best walk streets in prime Marina del Rey location. Enjoy spectacular dead-on ocean views from the front unit which features 2 bedrooms and 3.5 baths. The upstairs is dedicated to the master suite that is filled with natural light. The back unit offers 2 bedrooms and 2 baths. A 2-car garage and 2 designated parking spots complete this property. End each day with beautiful sunsets. This little bit of heaven will be your best investment!</p>	
<p>MLS#16-980209</p> <p>Santiago Arana 424-231-2400 THE AGENCY</p>			

<b>3621 1/2 S CENTINELA AVE</b>	Refresh. 11-2	<b>rev</b>	
<b>\$1,350,000</b>	3+3.5 3sty-ARCHITECTURAL		
		<p><b>AMAZING NEW CONSTRUCTION W/ VIEWS!!</b></p> <p>Sensational SFR in Mar Vista with spectacular views. The 3 bed /2,300+ sq ft home has 3 1/2 bathrooms and copious cost-efficient aspects: LED lighting, tankless hot water heater, solar panel ready. This lot exclusively features built in closet systems and pre-paid ADT security. Caesarstone countertops and a 5-burner gas stove amp up the kitchen. The roof deck can support a spa tub and has a gas BBQ connection. Minutes from the Penmar golf course and Venice beach boardwalk - a true must-have.</p>	
<p>MLS#16-971431</p> <p>Tamra (Tami) Pardee 310-907-6517 PARDEE PROPERTIES, I</p>		<p>Dshwshr,Grbg Disp, Micro, Rng/Ovn, Fridg</p>	

**13 Palms - Mar Vista** Single Family

<b>3295 MOUNTAIN VIEW AVE</b>	Open 11-2	<b>NEW</b>	
<b>\$1,249,000</b>	3+1		
		<p><b>CORNER LOT - PRICED AT LAND VALUE</b></p> <p>As-is trust sale on one of the best streets in Mar Vista. Mountain View Ave has long been coveted for the view potential, Mar Vista Elementary School, ocean breeze and sunset views. Offer guidelines for the trust sale should be followed. There is no court confirmation. Act quickly and decisively or this opportunity will pass you by.</p>	
<p>MLS#16-980029</p> <p>Sherri Noel 3109948721 KELLER WILLIAMS - SM</p>			

**13 Palms - Mar Vista** Condo / Co-op

<b>11440 NATIONAL BLVD #13</b>	Refresh. 11-2	<b>NEW</b>	
<b>\$825,000</b>	2+2.5 1sty-CONTEMP MED		
		<p><b>DESIGNER DONE IN PRIME WESTSIDE VILLAGE</b></p> <p>Highly upgraded rear facing top floor unit. Large formal entry with elegant oversized cast iron front door. Huge chef's kitchen with granite counters, custom backsplash, six burner Viking stove and matching Viking refrigerator, dishwasher and microwave. The formal dining area with a built-in desk leads into the living room with a gas fireplace and two private balconies looking out to lush tree top views. Two master suites are located on opposite sides of the unit for privacy. Spa-like bathrooms.</p>	
<p>MLS#16-980029</p> <p>Emory Donelson 310-801-4023 RE/MAX ESTATE PROPER</p>		<p>www.JohnEmory.com</p>	

**12600 BROOKLAKE ST** Open 11-2

<b>\$1,075,000</b>	2+1	<b>NEW</b>	
	TRADITIONAL		
		<p><b>MAR VISTA HILL FIXER</b></p> <p>Location, Location, Location! Everyone loves this beautiful street. North of Palms, West of Centinela. Mar Vista Hill area. Originally a 3 bedroom/1 bath home. Fixer upper or build new. No remodeling has been done. The only change to this home is the wall was removed between the dining room and one bedroom creating a large family size dining room. House is now 2 bedrooms. Carpeted hardwood floors. Private backyard. Lots of remodeling and new construction in the neighborhood. Trust sale.</p>	
<p>MLS#16-980887</p> <p>Ron Wynn 310-621-1772 COLDWELL BANKER RESI</p>			

**14 Santa Monica** Single Family

<b>792 SAN LORENZO ST</b>	Open 11-2	<b>NEW</b>	
<b>\$14,500,000</b>	6+7 2sty-VILLA		
		<p><b>FORE! STUNNING, REDONE, CONTEMPORARY VILLA!</b></p> <p>View to Riviera's 6th hole! And on other side the beautifully re-designed home looks out to a lovely private yard w/pool. Set on approx 30,000 sqft, this stunning entertainment, family home has a chic modern chef's kitchen, 5 bedrooms up w/en suite baths all having been brought up to today's expectations this past year. Master w/vaulted ceiling, fireplace, balcony opening to golf course view and exquisite marble bath. Family room w/large stone fireplace&amp;bar. Gym, wine cellar, shared tennis court.</p>	
<p>Deedee Howard 310-780-7676 THE AGENCY</p>		<p>www.theagencyre.com/agent/deedee-howard</p>	

**12420 BARBARA AVE** Open 11-2 672C4

<b>\$999,000</b>	3+2	<b>NEW</b>	
	1sty-CALIFORNIA BUNGALOW		
		<p><b>SUNSCREEN REQUIRED!</b></p> <p>Say goodbye to old man winter, don your best bikini or hippest trunks and dive in, the water is fine. The fun continues with backyard bbq's, stargazing, late night chats w/ friends. Crisp, clean, bright open kitchen-living-dining-concept, wood floors thru-out, quartz countertops, updated baths, large detached flex space w/ lots of storage. Close to Marina del Rey, Culver City, Venice &amp; all the new trendy cafes, shops, movie theaters, etc. Come find your bliss in this soulful retreat.</p>	
<p>MLS#16-980787</p> <p>Laurie Woolner 310-458-4024 POWER BROKERS INTERN</p>		<p>Dshwshr, Rng/Ovn, Fridg</p>	

**902 25TH ST** Open 11-2

<b>\$4,599,000</b>	5+5	<b>NEW</b>	
	OTHER		
		<p><b>NEW EAST COAST TRADITIONAL IN FRANKLIN SCHOOL DISTRICT!</b></p> <p>Stunning new construction on a corner lot of almost 8,000 sf. Spacious 5bd &amp; 5ba w/interior space of more than 4,600 sf. This home has an ideal flr plan w/4bd up &amp; 1bd down, huge family rm, den, large breakfast room, kitchen w/Viking appliances &amp; oversized island. It features hardwood flrs &amp; wainscoting thruout, smart home control, Lutron lighting sys, wine cellar. Beautiful details &amp; fantastic indoor &amp; outdoor flow. Spacious backyrd w/plenty of room for pool &amp; spa. Franklin School Dist.</p>	
<p>John Hathorn 310-458-4024 PARNTERS TRUST SM</p>		<p>Built-ins</p>	

**THE MLS .COM** Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.



TUESDAY

<b>528 14TH ST</b>	Open 11-2	<b>NEW</b>
<b>\$4,095,000</b>	5+5.5 2sty-SPANISH	
	<b>BEAUTIFUL &amp; SOPHISTICATED SPANISH HOME</b>	
Come see the fresh new look of a classically beautiful & sophisticated 5bdrm + 5.5ba Spanish style home with nearly 4,000sqft of living space. Perfect floor plan with one guest suite down & 4 en-suite bedrooms upstairs. 2-story foyer with skylight, high ceilings, archways & dark stained hardwood floors thru-out. Private backyard surrounded by hedges, grassy lawn & outdoor fireplace. Plenty of room for a pool & spa. Excellent spaces with an ideal layout!		
John Hathorn PARTNERS TRUST SM	310-458-4024	Built-ins

<b>211 PACIFIC ST #211</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,775,000</b>	2+1 CALIFORNIA BUNGALOW	
	<b>SANTA MONICA VINTAGE BEACH COTTAGE</b>	
1920's gated Beach Bungalows'is a Matchless 2+1 standalone in a compound of five. This home features an open floor plan, French doors, soaring ceiling, hardwood floors, fireplace, several private out door decks w/shower, lush garden w/pond and parking. The master bedrm is tranquil looking out at greenery and the loft room with dramatic cathedral window is a perfectly versatile space. Just around the corner from Yogaworks, boutiques, eateries, Urth Cafe, Dog Park. Farmers market and the beach		
MLS#16-980637 Golda Savage BULLDOG REALTORS INC	3107704490	dishwasher/washer/dryer/stove

<b>2523 3RD ST</b>	Open 11-2	<b>NEW</b>
<b>\$3,795,000</b>	4+5 MEDITERRANEAN	
	<b>MERLE NORMAN HOUSE, 1935</b>	
Only Divine Intervention could have brought together renown architect Ellis Martin & the lavish budget of cosmetics magnate Merle Norman to create this Santa Monica Registered Landmark & Mills Act designated property. A striking example of Mediterranean Revival w/overlays of Depression Era Moderne & 30s Streamline design. Ms. Norman commissioned her dream on a choice lot, rising above 3rd St. Enter a courtyard through the porte cochere, traverse the one-of-a-kind sweeping stairway to...		
MLS#16-975151 T. Rustad P. Maurice RODEO REALTY - BEVER	310-623-8825	2523thirdstreet.com

<b>2416 29TH ST</b>	Open 11-2	<b>NEW</b>
<b>\$1,349,000</b>	2+2 COTTAGE	
	<b>SANTA MONICA BEACH COTTAGE</b>	
This lush oasis is gated & private. It will charm you the minute you arrive. Enter into the bright LR w/decorative fireplace that leads into the formal DR. This home features 2 beds & 2 baths both w/direct access to the lovely backyard & deck. The master has an attached bath & bonus room that makes a great office/den. Survey the backyard & enjoy avocado & various citrus trees. The 2-car detached garage has plenty of storage. This is your chance to have your own secret garden in Sunset Park.		
Sherri Noel KELLER WILLIAMS - SM	310.994.8721	Fridge,Dshwshr,Oven,Wshr,Dryr

<b>2528 32ND ST</b>	Open 11-2	<b>NEW</b>
<b>\$3,795,000</b>	5+7 CAPE COD	
	<b>SUNSET PARK MINI ESTATE</b>	
Prime Sunset Park location. This newly constructed Cape Cod traditional estate on a 9,000 foot lot is truly a masterpiece with "New England" architecture and attention to detail. This spectacular home offers an airy and open floor plan with 5 spacious bedrooms, all ensuite, charming study and den downstairs, a loft upstairs and 7 bathrooms. Step out to the expansive resort style backyard and you are greeted with a sparkling swimming pool, spa and outdoor entertaining area.		
MLS#16-980539 Ron Wynn COLDWELL BANKER RESI	310-621-1772	BBQ,Blf-Ins,Dshwshr,Micr,Rng/Ovn,Other

<b>509 17TH ST</b>	Open 11-2	<b>red</b>
<b>\$3,580,000</b>	4+4 SPANISH	
	<b>REDUCED!!!!</b>	
Beaut rem 4BR, 4BA home w/loads of character in Franklin sch dist! Entails large eat in kit, opens to fam rm. Lrge liv rm w/ FP, high ceil, hw flrs! 1BR suite dwn, yard w/brand new pool & hot tub.		
MLS#15-967143 Susan Kasner PARTNERS TRUST SANTA	310-382-8555	Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>710 19TH ST</b>	Open 11-2	<b>NEW</b>
<b>\$3,495,000</b>	3+1.75 SPANISH	
	<b>PRIME GILLETTE LOT- CHARMING SPANISH IN FRANKLIN SCHOOL DIST</b>	
Prime Gillette lot with original Spanish. Perfect for builders and end users. One block north of Montana. Charming single story 3 bedrooms, 1.75 baths with hardwood floors and crown moldings. Lovely living room with fireplace, formal dining room looking out to private front courtyard. Nicely landscaped backyard with fruit trees. Franklin School District. Great opportunity- 60ft Lot!		
Charles Pence PARTNERS TRUST SM	310-458-4024	Built-ins

<b>2404 HILL ST</b>	Open 11-2	<b>red</b>
<b>\$2,895,000</b>	4+5 2sty-CAPE COD	
	<b>NEW HAMPTON CAPE COD IN SUNSET PARK!</b>	
Over 3,900 sf of living space. Features high ceil, recessed lighting, white Oak plank flrs thruout. Lots of natural light. Chef's kitchen w/granite countertops, top-of-the-line appliances, butler's pantry w/wine fridge. Kitchen opens to family rm w/frplce & bar alcove. Amazing flr plan w/3bd+3ba up, 1bd+1.5ba down. Luxurious master suite w/coved ceil, sitting area/ office, large balcony. Master bath w/dble sinks, brushed nickel fixtures, separate spa tub & shower. Beaut front & back landscaping.		
MLS#15-953145 Charles Pence PARTNERS TRUST SM	310-458-4024	Built-ins

<b>723 OZONE ST</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,995,000</b>	2+3 ARCHITECTURAL	
	<b>AMAZING ARCHITECTURAL IN SANTA MONICA'S BELOVED OCEAN PARK</b>	
Sleek lines of steel & an abundance of glass pouring in beams of natural light make this home a striking residence & a colorful conversation piece. Comprised of 2bd+3ba, a convertible garage currently staged as a bonus rm, a multi-purpose loft, beautiful concrete & custom hrwd flrs & flexible outdoor space perfect for play or relaxation. One of the city's only single loaded streets w/a greenbelt park across the way. Finished w/a spacious rooftop deck capturing cool ocean breezes & views.		
Tamra (Tami) Pardee PARDEE PROPERTIES	310.907.6517	

<b>911 22ND ST</b>	Open 11-2	<b>rev</b>
<b>\$4,495,000</b>	5+6 TRADITIONAL	
	<b>rev</b>	
Stylish, well appointed newly built traditional. This home features a formal living room w/ fireplace, dining room, 4 en-suite bedrooms, stunning master suite & bath w/ spa tub/steam shower. Gorgeous kitchen w/ top of the line appliances and family room that flows to the grassy oversized yard w/ pool/spa. In addition there is an office and a temperature controlled wine cellar. This home has a 2 car garage, is wired for the latest technology. A timeless but modern home for the discerning buyer.		
MLS#16-976327 Flora Aston COLDWELL BANKER RESI	310.480.3585	Blf-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp

TUESDAY

**14 Santa Monica** Condo / Co-op

<b>2336 28TH ST #A</b>	Open	12-2	<b>NEW</b>
<b>\$949,000</b>	2+3	POST MODERN	
Loft-like sun-filled home in the intimate and stylish 6-unit Putnam Place Townhomes is shown in "Architecture in LA" as "A perfect model of Post-Modernism."			
MLS#16-97707			
Aaron Mirsky	310-622-7427	GIBSON INTERNATIONAL	

<b>757 OCEAN AVE, UNIT 214</b>	Open	11-2	<b>NEW</b>
<b>\$729,000</b>	1+1	CONTEMPORARY	
<b>BEST VALUE ON OCEAN AVE</b>			
It doesn't get any better than this! Great, spacious 1-bedroom, 1-bath unit on the 2nd floor of this charming Ocean Ave building. Steps to Palisades Park and minutes to Montana and Ocean Ave shops, restaurants, etc. Wood floors, crown moldings. Smaller complex with center courtyard pool and patio.			
			
Michael Edlen	310-230-7373	CB PAC PAL	

<b>2222 NEILSON WAY PH 302</b>	Open	11-2	<b>rev</b>
<b>\$2,288,000</b>	2+3	3sty-CONTEMPORARY	
<b>MESMERIZING OCN VUS: AIRY TOP FLR BY THE BEACH, PVT ROOFDECK</b>			
Sparkling from sunset to sunrise and in moonlight, this 1-level PH is spacious & sophisticated, a RARE opportunity to acquire a unique beach property. 2BR+ poten. 3rd gstrm, now an ofc, incl. glorious Mstr suite w/romantic balc w/views and lge BA w/Jacuzzi. Renovated chef's kitch has centr isLnd, eat-in area. Amazing pvt roof deck w / mesmerizing ocn vus for al fresco dining, twilight cocktails. Wide plank Swedish HW flr and Hi ceilings thruout. 3 pkg in sec gar+gstr pkg, A block to the shore.			
			
MLS#16-977917			
Ruth Shari	COLDWELL BANKER BW		
Blf-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp			

**14 Santa Monica** Income

<b>1024 MAPLE ST</b>	Open	11-2	<b>red</b>
<b>\$2,950,000</b>			
<b>RARE TROPHY INCOME PROPERTY, NOW REDUCED \$150K!</b>			
Exceptional & close to lifestyle of Ocean Park & Main Street! Main building features (4) 2 BR/1.75 BA units w/remodeled kitchens & baths, tankless water heaters, wd flrs, in-unit W/D & huge balconies/patios that extend living space. 5th unit is a detached, 2 BR, 1.75 BA non-conforming converted "house" w/ priv. patio & garage. Units are separately metered for electric & gas. 2 units PLUS "back house" can be delivered vacant at escrow for immediate upside potential!			
			
MLS#15-924033			
Trepany & Krull	310-210-6533	1024maple.com	
TELES PROPERTIES			

**15 Pacific Palisades** Single Family

<b>1271 RIMMER AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$6,495,000</b>	5+6	SPANISH	
<b>LUNCH SERVED ON THE TERRACE! ALSO OPEN FOR TWILIGHT 5-6:30PM</b>			
This exquisitely crafted villa rests above the Palisades Vig w/views of ocean, canyon & mountains. A courtyard entry welcomes you to this Montecito style retreat. Entry level w/ open LR & DR w/French drs to view balcony, a guest suite, den w/full bath & gourmet kitchen. Upstairs has a luxurious Master Ste, 2 family BR w/shared bath & a play room. The magical grounds have a myriad of spaces for entertaining or contemplation. Also open for twilight 5-6:30.			
			
MLS#16-977225			
Ellen McCormick	310-230-3707	www.1271Rimmer.com	
BERKSHIRE HATHAWAY H			

<b>1201 CORSICA DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,995,000</b>	5+5	1sty-CONTEMPORARY	
<b>CAPTIVATING CONTEMPORARY GEM</b>			
Dramatic, remod 1 sty warm Contemp on picturesque Corsica Drive in Palisades Riviera. Living rm, dining area, fam rm & master BR all open thru folding glass walls to bluestone entertaining patios & expansive grassy yd for ideal indr-outdr lifestyle. Fab cook's kitchen w/ every amenity, remod baths, hrdwd flrs & soaring, vaulted ceilings thru-out. Circular drive lined w/ towering trees, direct access garage & built-in bbq. An imaginative & exciting environment in desirable Westside neighborhood!			
			
MLS#16-981025			
David Offer	310-820-9341	BERKSHIRE HATHAWAY	
www.1201corsica.com			

<b>646 LAS LOMAS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,799,000</b>	5+5.5	2sty-CONTEMPORARY	
<b>STUNNING NEW CONSTRUCTION CALIFORNIA CONTEMPORARY</b>			
New construction California Contemporary nestled in the heart of the Palisades. As you step into the entry you are greeted with vast walls of glass that flood the home with light. Downstairs offers a living room, dining room, open kitchen & family room, guest quarters & home office. Great indoor/ outdoor living with plenty of room for entertaining. Upstairs you will find 4 bedroom suites, and master suite with his & hers walk-in closets, views looking out to the mountains and private balcony			
			
Arana/Grauman	424-231-2400	THE AGENCY	

<b>1161 EMBURY ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,199,000</b>	5+6	TRADITIONAL	
<b>CUSTOM REMODEL 3 BLOCKS TO VILLAGE</b>			
On the quiet 1100 block of Embury in the Palisades Alphabet Streets just 3 blocks to the village is a custom remodeled home with 5 bed + office & 5.5 bath in 3,432 sq ft on a 6,500 sq ft lot. Light filters in through French doors in the office & family room. Kitchen has top of the line appliances & connects to dining & family rooms. Master suite features balcony & bathroom. Upstairs are two bedrooms & two full baths. The private backyard has a patio & lawn that leads to the guest house.			
			
MLS#16-975437			
Anthony Marguleas	310-573-4245	AMALFI ESTATES	
Dshwshr,Rng/Ovn,Fridg			

<b>16630 AKRON ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,695,000</b>	6+3	2sty-CRAFTSMAN	
<b>SPECTACULAR VIEW &amp; SETTING... SO CLOSE TO VILLAGE!</b>			
Prettiest VIEW in Palisades! Gated lushly landscaped private VIEW retreat! 6 beds/3 baths or 4 beds, extra den & office. All major rooms enjoy a divine relationship with incomparable VIEWS/ magical quality / very special property/ unusually large, meadow-like lot /huge pool, flat grassy area and setting reminiscent of Carmel or Big Sur. Living, dining, kitchen, master, deck, hot-tub, upstairs family room and another bedroom all drink in the delicious VIEW. spectacular living experience!			
			
Betty-Jo Tilley	3104299833		

<b>16045 AIGLON ST</b>	Open	11-2	<b>rev</b>
<b>\$2,795,000</b>	4+3.5	2sty-TRADITIONAL	
<b>PICTURE PERFECT TRADITIONAL</b>			
Impeccably remodeled w/taste & style in coveted neighborhood centric to beach, village & schools. Open LR w/fp + DR/FR flowing into gourmet kitchen w/breakfast bar/ buffet. French drs from the FR & dwnstrs bedrm open to patio & grassy yard. Rich HW flrs, built-ins, crown moldings, speaker system, & custom window treatments. Upstairs skylit high ceilings define the private master suite w/fp, his-hers closets, office area, & spa-like bath, as well as Jr master ste, a guest room +addtl powder bath.			
			
MLS#16-976395			
Susan Stark/Jean Caplis	3103457450	GIBSON / CB BW	
www.16045Aiglon.com			

**15 Pacific Palisades** Condo / Co-op

<b>710 PALISADES DR</b>	Open 11-2	<b>NEW</b>
<b>\$1,425,000</b>	3+3 MEDITERRANEAN	
<b>GORGEOUS LIGHT AND AIRY TOWN HOME!</b>		
Sun shines through to the high ceiling living area & custom seating area in dining room with bay windows. Patio stretches across the home with stunning views. Marble tile floors thru-out the breakfast area & kitchen. Abundant cabinets, stainless appliances, wine cooler & granite counters in the kitchen. Direct entry from garage. Surround sound in upper bedroom/den. Master has sitting area, walk-in closet & bath w/travertine tile & jet spa tub. Both bedrooms have outdoor patios & beautiful views.		
MLS#16-979877		
Kris Kelly 310.496.5959		www.710palisades.com
GIBSON INTERNATIONAL		

<b>17368 W SUNSET #401</b>	Open 11-2	<b>NEW</b>
<b>\$929,000</b>	2+2 CONTEMPORARY	
<b>Totally remodeled to perfection in Edgewater Towers, a 24-hr gated community across from the beach. Updates include: Newer kitchen w/ top of the line appliances, engineered wood flooring w/ sound dampening materials, completely remodeled/upgraded bathrooms w/ quartz &amp; onyx flooring, custom cabinetry &amp; commercial grade dual pane windows. HOA includes guest parking, gas, electric, heat, A/C, water &amp; EQ Insurance. The unit features serene canyon &amp; mountain views. Resort like living at it's finest.</b>		
MLS#16-980593		
Flora Aston 310.480.3585		
COLDWELL BANKER RESI		

**15 Pacific Palisades** Lease

<b>3925 MALIBU VISTA DR</b>	Open 11-2	<b>NEW</b>
<b>\$15,999</b>	4+5 CONTEMP MED	
<b>Redone contemporary Mediterranean home in the Sunset Mesa with amazing views of the Queen's necklace, Santa Monica Bay and Catalina Island. The main house has 4 bedrooms with 3.5 bathrooms and a separate studio with a shower. There is a work room which can be used as an art studio. The home has an open floor plan which is ideal for entertaining. Enjoy watching the seals frolic while relaxing on the deck sipping on your favorite drink.</b>		
MLS#16-980513		
Sylvia Dunbar 310-766-6000		Cbl,Dshwshr,Crbg Disp,Hood Fan,Rng/Oven
SOTHEBY'S INTERNATIO		

**17 Mid-Wilshire** Condo / Co-op

<b>3400 SAN MARINO ST, UNIT B</b>	Open 11-2	<b>NEW</b>
<b>\$625,000</b>	2+1.5 MEDITERRANEAN	
<b>ELEGANT &amp; LIGHT FILLED CORNER 2BR UNIT COMES TO MARKET</b>		
The highly-coveted circa-1920's Italianate Landmark known as MIRAMONTE TERRACE. The property, coveted for its central location, gated perimeters, and classic architectural details, is one of the Classic OLD-WORLD GEMS of Los Angeles. This condo feels like a HOME, and the grounds feel like an ESTATE. If you have been looking for something TRULY SPECIAL THAT FEELS LIKE AUTHENTIC LA, this is the perfect home for you. Stunning 360 degree views from the rooftop clubhouse/balcony. A definite MUST SEE!		
MLS#16-969725		
Jerry & Rachel Hsieh 424.242.8856		www.JerryandRachel.com
KW- LOS FELIZ		

**18 Hancock Park-Wilshire** Single Family

<b>742 N ORANGE DR</b>	Open 11-2	<b>NEW</b>
<b>\$2,250,000</b>	3+2.5 ARCHITECTURAL	
<b>SINGLE STORY ARCHITECTURAL</b>		
Single story architectural built in 2010, this home epitomizes the Californian lifestyle with walls of glass, open floor plan and true indoor/outdoor design. The incredible kitchen is the heart of this home centered between two seating areas, both of which open directly out to the pool via disappearing sliding glass doors. The master suite at the rear of the property is spacious and also has direct access to the pool deck. Two additional bedrooms are located at the front for great separation.		
MLS#16-980109		
Robert Grandinetti 310-497-6365		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
RODEO REALTY INC.		

<b>215 N PLYMOUTH BLV</b>	Open 11-2	<b>NEW</b>
<b>\$1,725,000</b>	3+4 2sty-FRENCH	
<b>HIGHLEY DESIRABLE SOUGHT AFTER LOCATION!</b>		
A must see! Larchmont close French style home with 3 Bedrooms / 3 Bathrooms and Den. New Garage with a great loft and bathroom. Huge second floor, Gourmet Kitchen with Breakfast area that opens to backyard.		
MLS#16-980593		
Lisa Hutchins 323-460-7626		
COLDWELL BANKER RES.		

<b>890 S VICTORIA AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+2 2sty-TRADITIONAL	
<b>TRULY SPECIAL!</b>		
Gorgeously appointed 3 bedrooms with 2 bathrooms, plus a guest room with bathroom off the garage. Gourmet kitchen that overlooks a large deep yard!		
MLS#16-980513		
Lisa Hutchins 323-460-7626		
COLDWELL BANKER RES.		

<b>368 S RIMPAU BLVD</b>	Refresh. 11-2	<b>red</b>
<b>\$9,995,000</b>	7+8 MEDITERRANEAN	
<b>ONE MILLION DOLLAR REDUCTION!</b>		
Prestigious Hancock Park Mediterranean estate incorporates a modern lifestyle in a time honored and well designed home. This newly re-imagined 1960 to 2016 Italian Contemporary Mediterranean boasts expert attention to detail and design. Californian indoor outdoor living is perpetuated to its fullest. Located in one of the most significant areas of Hancock Park, this estate unlike any of its kind is fitted to be "The Duke" of Hancock Park. Co-listed with Brandon Cohan of The Agency.		
MLS#16-969725		
Betsy Malloy (323) 806-0203		Dshwshr,Frzr,Rng/Ovn,Fridg
COLDWELL BANKER HPN		

<b>256 S WILTON PL</b>	Refresh. 11-2	<b>rev</b>
<b>\$2,399,000</b>	5+4	
<b>THIS HOME WILL NOT DISAPPOINT!</b>		
RECENTLY UPDATED BEAUTIFUL COLONIAL REVIVAL! Turnkey! This home is even more impressive in person! Great open floor plan w/wood floors throughout the home. Spacious living room & dining room. Upgraded kitchen & large bathrooms. Tons of natural light. Huge front yard & backyard. Home is in 3rd street school district & only minutes to Larchmont. Delicious fruit trees & lots of shade! Lovely backyard patio for relaxing & entertaining. Room for multiple vehicles to park on the premises!		
MLS#16-978009		
John Duerler (213)924-22208		
HANCOCK HOMES REALTY		

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)      **rev** - review (Automatic Status)

**NEW\*** - new not yet listed      **bom** - back on market

**red** - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

<b>256 S WILTON PL</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,399,000</b>	5+4		
	<b>THIS HOME WILL NOT DISAPPOINT!</b>		
RECENTLY UPDATED BEAUTIFUL COLONIAL REVIVAL! Turnkey! This home is even more impressive in person! Great open floor plan w/wood floors throughout the home. Spacious living room & dining room. Upgraded kitchen & large bathrooms. Tons of natural light. Huge front yard & backyard. Home is in 3rd street school district & only minutes to Larchmont. Delicious fruit trees & lots of shade! Lovely backyard patio for relaxing & entertaining. Room for multiple vehicles to park on the premises!			
MLS#16-978009			
John Duerler (213)924-22208 HANCOCK HOMES REALTY			

**18 Hancock Park-Wilshire** Condo / Co-op

<b>4848 WILSHIRE #105</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+4	CONTEMPORARY	
	<b>GORGEOUS CONTEMPORARY CONDO FACING SOUTH OF WILSHIRE!!!!</b>		
EASY TO SHOW! QUIET CONDO FACING SOUTH OF WILSHIRE. Ideally position in Hancock Park. This Luxurious Condominium features an Open Floor plan with a Contemporary Design. This beautiful features of this condo include hardwood floors, high ceilings, custom cabinetry, recessed lighting, a gourmet kitchen, side by side washer and dryer and SIDE BY SIDE PARKING!. Fitness center on the Premises.			
MLS#16-979713			
Litta Lee 213-595-2455 COLDWELL BANKER RESI Dshwshr			

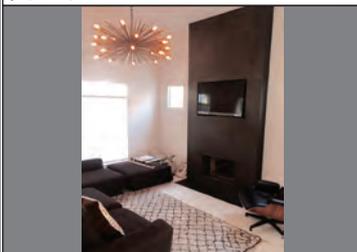
<b>140 S GRAMERCY PL #7</b>	Lunch	11-2	633-H1	<b>NEW</b>
<b>\$698,000</b>	2+3	ARCHITECTURAL		
	<b>ARCHITECTURAL CONDO</b>			
Gramercy Row - A Modern Townhome designed by award winning Assembledge+. Open Loft ground level Living Room /Dining Room/Bath, 18' Ceilings, Walls of Glass, Concrete Flooring. End Unit w/ Patio. Second level Convertible Bedroom/Den with Full Bath. Upper level Master Suite. Relax with cocktails on your Private Roof Terrace while enjoying Panoramic 360° Views. In a quiet residential neighborhood with historic charm. Walk to shopping and dining in Larchmont Village, Koreatown and Western Corridor.				
MLS#16-979875				
Mike Chapman 323-459-6939 COLDWELL BANKER				

<b>801 S PLYMOUTH #304</b>	Open	11-2	<b>NEW</b>
<b>\$499,000</b>	2+2	TRADITIONAL	
	<b>DEAL OF THE CENTURY IN WINDSOR VILLAGE!!</b>		
Spacious top floor corner unit with balcony on a quiet street in prestigious Windsor Village. 1 block from Harold A Henry Park. Hardwood floors, 2 bedroom 2 bathroom on opposite ends of the unit - great for roommates. High ceilings w/ formal dining area & eat-in kitchen, huge closets, gas fireplace in the living room, dishwasher, fridge, range, microwave, central air, & cable hook-up. 2 side by side parking spaces in a secured garage. Convenient to downtown and USC. Available immediately!			
MLS#16-979721			
Ryan Fitzgerald 323-620-5652 JOHN AAROE GROUP Cbl,Dshwshr,Elvtr,Grbg Disp,Micro,Other			

**19 Beverly Center-Miracle Mile** Single Family

<b>6370 LINDENHURST AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,295,000</b>	4+5	2sty-CONTEMP MED	
	<b>SEE FULL PAGE AD</b>		
Exceptional newer Contemp-Med home in the highly desirable Beverly Grove area. Perfectly proportioned open floor plan with wide-plank wood floors, high ceilings & great wall space for art. The main floor features one bedroom suite. The second floors includes a spectacular master suite plus 2 secondary bedrooms. A bonus room can be closed off to make a 4th upstairs bedroom. The private backyard includes a covered patio with fireplace, pool, grassy yard & generous patio space for outdoor dining.			
MLS#16-979677			
HARRIS/PARNES 310-733-8038 THE AGENCY CATERED LUNCH SERVED!!			

<b>531 N STANLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,475,000</b>	3+2	SPANISH	
	<b>3BEDROOM + 2 BATHROOM SPANISH - STILE HOUSE</b>		
This 3 bedroom + 2 bathroom house is located in most desirable area of Los Angeles. This property is walking distance to Melrose, the Grove and Farmer's Market. Large back yard with a detached garage that includes a guest suite. Large living room with a wood burning fireplace, formal dining room. House needs TLC. Subject to probate sale with court confirmation.			
MLS#16-980777			
Michael Tsvilik 310-663-5025 RE/MAX ESTATE PROPER Dshwshr,Grbg Disp,Hood Fan			

<b>8743 BONNER DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	2+2	COUNTRY ENGLISH	
	<b>CHARMING ENGLISH COTTAGE</b>		
Charming Character home w/ pool & guest house is great for entertaining. Updated baths & kitchen, hardwood floors throughout, wood burning frpl. French Drs, cathedral ceiling. Open to private pool & guest house. Guest house has bdrm, living area & bathroom. Home is secluded behind hedges on north side of street.			
MLS#16-979875			
Robert Erickson 310-890-7895 RODEO REALTY SUNSET			

<b>6119 MARYLAND DR</b>	Open	11-2	<b>rev</b>
<b>\$2,975,000</b>	5+6	2sty-MODERN	
	<b>2016 MODERN NEW CONSTRUCTION</b>		
Modern 5-Suite Bedroom & 5.5-Bath Smart Home, nestled in the heart of LA.Open floor plan, plentiful skylights, balconies and sliding doors.Custom-made European cabinets. Luxurious kitchen. Floating stairs, custom glass work. Each bathroom has its own designer tile bathroom. Master suite is equipped with a spacious walk-in closet, private balcony and view of the Hollywood sign. Multi sliding doors.The pool, jacuzzi, fire pit and deck, creating a Zen aroma in the backyard.Cacti and pebble hardscape			
MLS#16-975635			
Mimi Arbib Iss 323-684-3732 RODEO REALTY Cbl,Dshwshr,Frzr,Grbg Disp,Hood Fan,Othe			

**Why Advertise? Large Distribution Area**

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!



**19 Beverly Center-Miracle Mile** Condo / Co-op

<b>100 S DOHENY DR #521</b>	Open	11-2	<b>NEW</b>
<b>\$499,000</b>	1+1.5	CONTEMPORARY	



**UPGRADED CONDO IN LUXURIOUS BEVERLY HILLS ADJ. BUILDING**

1 block from upcoming Four Seasons residences. Light-filled, large, upgraded 1 bed/1.5 bath condo w/ stunning city & mtn views, high ceilings, upgraded kitchen w/ granite counters and s/s appliances, wood floors, large balcony, lots of storage, full bath off bedroom, powder rm in living area! Amenities incl. 24-hour security guard, pool, gym, tennis court, rec room, study, covered parking and elevator. Blocks from Cedars-Sinai, Beverly Center and some of the best shopping and restaurants in LA!

MLS#16-979567  
Oron Maher 310-281-3917  
COLDWELL BANKER BH Dshwshr, Micro, Rng/Ovn, Fridg

**21 Silver Lake - Echo Park**

<b>2727 WAVERLY DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,150,000</b>	0+0	2sty-SPANISH	



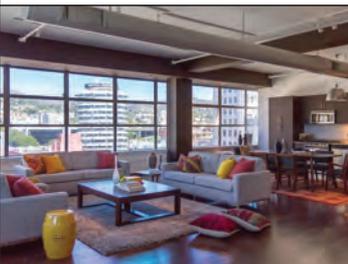
**SILVER LAKE SPANISH ESTATE, CIRCA 1930**

An unexpected compound, intimately embraced behind gates of a Waverly Drive address in Silverlake/Los Angeles, awaits an iconic "California Spanish" Estate. This estate, completed in 1930 on over a half acre, left no detail overlooked and is precisely loved today. Its curves & arches stay true to the movement with curved steps, graceful archways, gathering arcades & entertaining courtyards. 10 ft ceilings in the entry & Living room, original hardwood floors 2 fireplaces. 4 BDR or 3+ maids

jeffrey Young 213 819.9630  
SOTHEBY'S SUNSET Gated, over 1/2 acre. motor court, views

**20 Hollywood** Condo / Co-op

<b>1645 VINE ST #809</b>	Open	12-2	<b>NEW</b>
<b>\$989,000</b>	0+1	ARCHITECTURAL	



**DESIRABLE CORNER LOFT FOR SALE**

Open noon - 2pm. Highly desirable corner loft with unique exposure to north and west views. Vintage industrial windows and open floor plan add to the cool vibe within this authentic live/work loft. Perfect environment for the creative spirit. Stunning rooftop pool and cabanas reminiscent of a classic Hollywood style boutique hotel.

MLS#16-979409  
Laura Pardini 888-931-3337  
COMPASS Open from noon - 2pm

**2400 IVANHOE DR** Refresh. 11-2 **NEW**

<b>\$929,000</b>	4+3	MID-CENTURY
------------------	-----	-------------



**GREAT OPPORTUNITY IN SILVER LAKE**

Silver Lake...Ivanhoe...Just what you've been waiting for.. A place to call your own. This 1955 built home is a light cosmetic fixer waiting for today's influences. 4bd/3ba in over 2,000 sq ft. This great opportunity includes wood beamed ceilings in the living room, wood floors throughout and peg and grooved floors in the family room with skylights, spacious floor plan, and an open kitchen with skylight. The outdoor space with a dining area, wood deck and a hot tub is ideal for entertaining.

MLS#16-980811  
Eugene Ridenour 323.855.4380  
BERKSHIRE HATHAWAY [www.2400ivanhoe.com](http://www.2400ivanhoe.com)

**1645 N VINE ST #407** Refresh. 12-2 593F4 **NEW**

<b>\$785,000</b>	0+1	ARCHITECTURAL
------------------	-----	---------------



**GREAT VALUE AT BROADWAY HOLLYWOOD**

WOW - freshly painted bright white & updated w/ dramatic draperies & furnishings for the New Year- come see the difference! Stylishly furnished north facing unit in the ever popular live/work Broadway Hollywood Lofts - feels more like a boutique hotel. Espresso wood floors, double-paned windows, blackout shades, stainless appliances, custom island, TV, custom lighting, washer/dryer. Glamorous views of Hollywood. Fabulous roof top pool/spa, gym, valet, 24-hr security. ALSO FOR LEASE AT \$4,000.

MLS#16-968161  
Tracey D. Clarke 310.880.7513  
SOTHEBY'S INT REALTY [1645NVINE407.com](http://1645NVINE407.com)

**22 Los Feliz** Single Family

<b>4533 COCKERHAM DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,990,000</b>	9+7	SPANISH	

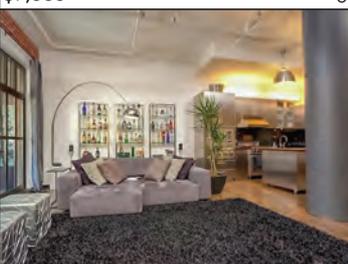


**INCREDIBLE DEVELOPMENT OPPORTUNITY!** This 2-acre property already has plans and permits in place that have been approved to build an amazing estate but could still be customized. This remarkable piece of land, at the end of the cul de sac, is located in the up and coming and trendy Los Feliz. Known as the legendary William Mead Estate, this property has endless possibilities. The plans that are included in the sale are by Domani Architecture.

MLS#15-942201  
Alejandro Aldrete 424-230-3705  
THE AGENCY None

**20 Hollywood** Lease

<b>1645 VINE ST #1004</b>	Open	12-2	<b>NEW</b>
<b>\$7,500</b>	0+2	2sty-ARCHITECTURAL	



**PENTHOUSE FOR LEASE**

Open noon - 2pm. Super sophisticated two-level unfurnished penthouse at The Broadway. This residence is reminiscent of classic NYC loft living, complete with two large outdoor balconies & a chic stainless kitchen with Viking appliances. Perfect fit for those wanting an "authentic" live/work environment at the most iconic corner of the world.

MLS#16-978619  
Laura Pardini 888-931-3337  
COMPASS Open from noon - 2pm

**28 Culver City** Single Family

<b>10021 FARRAGUT DR</b>	Refresh.	11-2	672G2	<b>NEW</b>
<b>\$1,049,000</b>	3+2.5	2sty-TRADITIONAL		



**CARLSON PARK, CULVER CITY 3+2.5 HOME!**

Warm and inviting 3 bedroom home in Carlson Park, the most sought after location in Culver City. This 2-story home includes a wonderful master suite with walk-in closet, private bath, and sliding doors to large balcony with hot tub and 2 other bedrooms with bath. The 3rd bedroom has been converted to an open upstairs office/family room. Downstairs includes an open living room with dining area, kitchen and powder room. An out building can be used as studio or garden shed. Come quickly!

MLS#16-980825  
Lisa Morrin 310.230.2450  
COLDWELL BANKER-PAC. [www.10021Farragut.com](http://www.10021Farragut.com)



The Source Of Real Time Real Estate™

TUESDAY

**28 Culver City** *Condo / Co-op*

<b>4900 OVERLAND AVE #127</b>	Open 11-2	<b>NEW</b>
\$330,000	1+1 CONTEMPORARY	
	Ground floor 1 BD condo in Culver City's Windsor Fountains. Farragut Elem School! Quiet location w/in complex. LR opens to private outdoor patio and faces one of the interior gardens in complex. 2-car parking, and this complex allows washers & dryers in the unit. Windsor Fountains is a gated complex right next to the Ballona Creek Bike Path, just 4 miles ride to MDR. Complex offers Tennis Courts, Vacation-Like Pool and Spa, Clubhouse, BBQ's, Gazebo & beautifully manicured gardens & grounds.	
MLS#16-979639		
Martin Feinberg KELLER WILLIAMS-SANT	310-729-6573	Grbg Disp,Rng/Ovn,Fridg

**29 Westchester** *Single Family*

<b>8337 CHASE AVE</b>	Open 11-2	<b>NEW</b>
\$899,999	3+1.75 1sty-TRADITIONAL	
	Exceptional opportunity to live in the up-&-coming, much sought after Kentwood neighborhood of Westchester. Centrally located on the Westside & just minutes away from Playa Vista Runway, Silicon Beach, & LMU. Existing original 1946 Traditional gives you the option of either 2 bedrooms + den or 3 bedrooms along with 1.75 baths & detached 2 car garage. As an added bonus there is a detached guest house in the back with kitchen, living room, bedroom, & bathroom.	
MLS#16-980903		
John A. Woodward IV KW BEVERLY HILLS	#310/729-7372	HURRY! THIS WON'T LAST!

**30 Hollywood Hills East** *Single Family*

<b>3486 WONDER VIEW PL</b>	Open 11-2	<b>NEW</b>
\$2,489,000	4+3 2sty-ARCHITECTURAL	
	<b>ARCHITECTURAL W/STUNNING VIEWS!</b> Move-in Mid-cent/Arch.Explosive city & mountain views. Private pool & spa surrounded by lush landscaping. Redefined interior spaces showcase walls of glass for seamless indoor/outdoor flow. Modern European-style kitchen features Sub-Zero fridge and Meile appliances, large walk-in pantry . Luxurious master bath features glass tile and large tub.Indoor/outdoor sound system, security system, large 2 car garage. Convenient to studios, downtown & walking trails.	
MLS#Oc15182974mr		
Geri Berger	323-899-0841	

**6111 MULHOLLAND HWY** *Open 11-2* **red**

<b>6111 MULHOLLAND HWY</b>	Open 11-2	<b>red</b>
\$1,650,000	3+2 MID-CENTURY	
	<b>UPPER BEACHWOOD CANYON RETREAT</b> Spacious & Private Mid-Century w/spectacular views. Wrap around deck & concrete patio surround a black-bottom, heated pool w/an enclosed garden below. Open floor plan features living & dining rooms w/wood floors, wood-burning fpl & French doors that open to deck & pool/patio areas. Kitchen has granite counters, breakfast banquette & SS appls. Master suite w/walk-in closet & bath w/spa tub. Central HVAC, security camera system & leased solar system. Beautifully maintained & move-in ready.	
MLS#15-963091		
Rose Ware BHHS-BH	213-369-9171	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

<b>2756 WESTSHIRE DR</b>	Open 11-2	592G1	<b>rev</b>
\$2,100,000	3+3	CONTEMPORARY	
	<b>LUXURY BY DESIGN</b> AIA architect Jennifer Marmon of PAR creates an efficient yet luxurious Modern home w/open floor plan, high ceilings & walls of glass for an indoor-outdoor feel. Natural wood, glass & stone materials throughout. Kitchen w/Caesarstone counters & island, SS appls. Living room/den share a chipped glass fpl & open to a large deck. Master has a walk-in closet, deck & pristine bath w/sep tub & glass enclosed shower. Private pool & patio w/firepit. 2-car garage & 3-car motor court. Pet & smoke free.		
MLS#16-975251			
Rose Ware BHHS-BH	213-369-9171	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg	

**42 Downtown L.A.** *Condo / Co-op*

<b>800 W 1ST ST #1109</b>	Open 11-2	<b>NEW</b>	
\$299,000	0+1 CONTEMPORARY		
	<b>UPGRADED STUDIO UNIT IN THE PRESTIGIOUS BUNKER HILL TOWER</b> Beautiful city light views, stainless steel appliances, and hardwood floors. HOA includes electric, water, cable and internet! Luxury complex provides 24-hour security, 2 gyms, 2 tennis courts, pool, spa, sauna, covered parking, guest parking, on-site market, dry cleaners, dentist and salon! Just blocks to restaurants, Disney Concert Hall, Dorothy Chandler Pavilion, Ahmanson Theatre and the best Downtown LA has to offer! Live in or rent out (potential rate is \$1,775/month) at a 7% cap rate!		
MLS#16-979573			
Oron Maher COLDWELL BANKER BH	310-281-3917	Dshwshr,Rng/Ovn,Fridg	

**60 Tarzana** *Single Family*

<b>4935 AVENIDA ORIENTE</b>	Refresh. 11-2	<b>red</b>	
\$2,850,000	5+7		
	Enter the magical estate through the gates of "The Crown Jewel" of Monteverde. This beautiful 5 bed/ 7 bath custom made home was built with the finest materials.Domed ceilings, travertine flooring,gourmet kitchen with sub-zero appliances. Private majestic master suite, a grand master bath & walk-in closet with a private balcony. Beautifully built swimming pool with salt water & waterfall!!!! Compound feels like a resort with incredible valley views. Surround yourself in luxury!!		
MLS#Oc15182974mr			
Yeva Avelisyan LX HOMES REAL ESTATE	818-510-7329		

**62 Encino** *Single Family*

<b>4546 WHITE OAK AVE</b>	Open 11-2	<b>NEW</b>	
\$3,750,000	5+7 ARCHITECTURAL		
	<b>ROBERT BYRD MASTERPIECE IN EXCLUSIVE RANCHO ESTATES, ENCINO</b> Architect Robert Byrd designed this apx 7,400 sq ft masterpiece on nearly 1 acre of flat park-like grounds in Encino's Rancho Estates. Large living room with gaming area, family room with bar, dining room, gourmet kitchen, wine cellar, four fireplaces. Celebrity owners customized screening room with bar, fireplace, loft and 35mm projection room. Resort-style yard with pool, spa, bbq. Perfect for entertaining. Total seclusion and privacy. Potential to add tennis court and detached guest house.		
MLS#16-979581			
Brandon Assanfi RODEO REALTY BH	310-948-5559	www.WhiteOakAve.com	

Questions? Need Assistance?  
Contact our Help Desk Department!

Please call 310.358.1833  
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

help!!!

TUESDAY

<b>5226 SHOSHONE AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,995,000</b>	6+9	2sty-TRADITIONAL	



**WONDERFUL TRADITIONAL TENNIS COURT ESTATE**

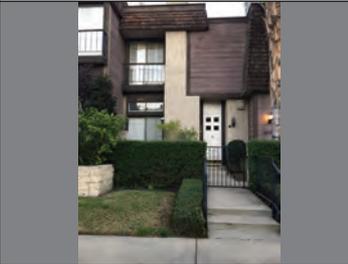
Wonderful Traditional Tennis Court Estate in fabulous Amestoy set on a quiet cul-de-sac. Gated and set on an over 23,000 grassy lot this beautifully updated home offers a grand living room with vaulted ceilings, formal dining room, eat-in gourmet kitchen, huge family room with fireplace, a game room, and paneled office. Features include high wood beamed ceilings, hardwood floors, walls of French doors and high end finishes throughout. There are 6 bedrooms and 8 ½ baths including the guesthouse.

MLS#15-946429  
Jana Jones & Fred Holley  
COLDWELL BANKER BH-S

BBQ,Blt-Ins,Cing Fan,Dshwshr,Dryer,Other

**72 Sherman Oaks** Condo / Co-op

<b>4804 RANCHITO AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$499,000</b>	2+2.5	2sty-TRADITIONAL	



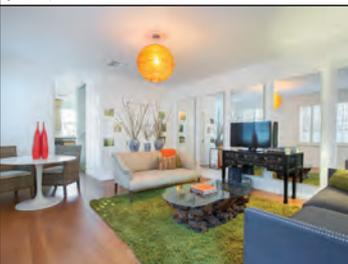
**FABULOUS TOWN-HOME!**

The Living room has an open floor plan with lots of light, high ceilings, fireplace & plantation shutters with a west facing orientation. On the 1st Floor there is a separate open dining room, an eat-in kitchen, a guest powder room & a separate laundry room for a full size washer & dryer. The 2nd Floor features 2 large Bedrooms with walk in closets & en-suite baths. Direct Car Access inside. Pool & Spa. Easy access to the west side, close distance to Fashion Square Mall, restaurants & schools.

David & Adrienne Kessler 310-623-1300  
RODEO & SOTHEY'S

www.4804ranchito.com for more pictures

<b>4442 VISTA DEL MONTE AVE #4</b>	Open	11-2	<b>NEW</b>
<b>\$490,000</b>	3+2.5	SPANISH	



**SHERMAN OAKS TOWNHOUSE UNDER \$500K**

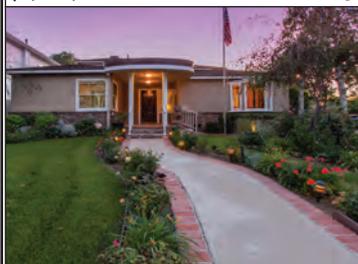
Why settle for a regular condo when you can have a TOWNHOUSE? 3 bedroom 2.5 bath plus loft. The master bedroom will take your breath away with double high ceiling, big bright windows, custom closet and huge en suite bathroom. The unit has a private garage with direct access through the kitchen. Located just steps from shops and restaurants on Ventura Boulevard (one of our favorites is Cheesemongers of Sherman Oaks - yum!), with easy access to 101 and 405.

MLS#16-980105  
Heather & Larkia 424-202-3208  
TELES PROPERTIES

4442VistaDelMonte.com

**73 Studio City** Single Family

<b>4461 VAN NOORD AVE</b>	Open	11-2	562E4	<b>NEW</b>
<b>\$1,199,000</b>	5+4	TRADITIONAL		



**5 BED POOL HOME IN DIXIE CANYON ELEMENTARY**

Lovely expanded traditional in prime Studio City! Welcoming foyer with high ceilings and large dining perfect for family gatherings. Updated kitchen includes large pantry. A sparkling clean pool and 300 sqft covered outdoor living room (not part of the 2731) are perfect for entertaining. Three bedrooms downstairs include a second master or in-law suite. Two bedroom up include a large bedroom w charming views from picture windows and luxurious master boasting a beautiful.

MLS#16-979881  
Alan Taylor 818-324-9329  
JOHN AAROE GROUP

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn

**93 Eagle Rock** Single Family

<b>2222 1/2 STRATA LN</b>	Open	12-3	<b>NEW</b>
<b>\$665,000</b>	3+3.5	3sty-NEW PROJECT	



**10 BRAND NEW HOMES IN EAGLE ROCK**

BRAND NEW single-family homes located in the heart of Eagle Rock. One of the hottest hoods in the nation, this small town vibe offers all the amenities of a big city but without the hassle! 10 new contemporary homes with modern features, views, and a walk score of 86! 3br+3.5ba,3 stories, spacious kitchen w/ breakfast bar, Silestone counters, & stainless steel appliances. Spacious living room w/ walkout balcony. Eco-friendly features throughout. All bedrooms have their own bathroom. 2 car garage

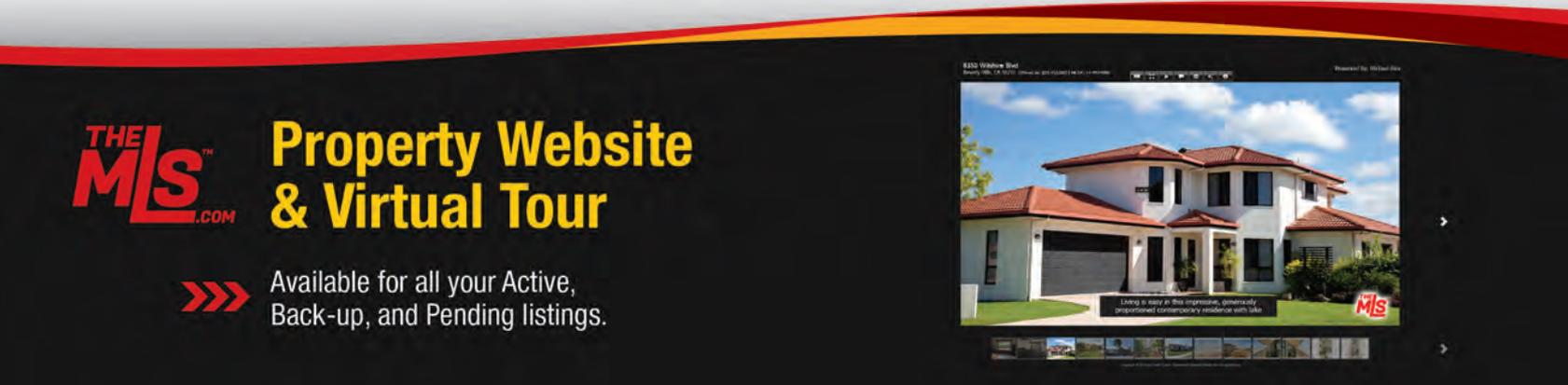
MLS#15-952821  
Christopher Furstenberg 323-422-2244  
NOURMAND & ASSOCIATES

Dshwshr,Grbg Disp,Micro,Rng/Ovn

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)      **rev** - review (Automatic Status)  
**NEW\*** - new not yet listed      **bom** - back on market  
**red** - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)



**THE MLS™ .COM** Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.

**REMINDER**

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



**THE MLS™ BROKER CARAVAN™**  
 INTERNATIONAL  
 THE ONLY REALTOR-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

THE SOURCE OF REAL TIME REAL ESTATE™

**THURSDAY OPEN HOUSES**

**SATURDAY OPEN HOUSES**

**21 Silver Lake - Echo Park** *Single Family*

**11 Venice** *Condo / Co-op*

<b>2400 IVANHOE DR</b>	Refresh. 12-3	<b>NEW</b>
\$929,000	4+3 MID-CENTURY	
		
<p align="center"><b>GREAT OPPORTUNITY IN SILVER LAKE</b></p> <p>Silver Lake...Ivanhoe...Just what you've been waiting for. A place to call your own. This 1955 built home is a light cosmetic fixer waiting for today's influences. 4 bd/3 ba in over 2,000 sq ft. This great opportunity includes wood beamed ceilings in the living room, wood floors throughout and peg and grooved floors in the family room with skylights, spacious floor plan, and an open kitchen with skylight. The outdoor space with a dining area, wood deck and a hot tub is ideal for entertaining.</p>		
MLS#16-980811		
Eugene Ridenour BERKSHIRE HATHAWAY	323.855.4380	www.2400ivanhoe.com

<b>18 N VENICE #C</b>	Refresh. 3:30-5:30	<b>rev</b>
\$1,899,000	2+2	
		
<p align="center"><b>JOIN US FOR HAPPY HOUR ON THE ROOF - OCEAN VIEWS -2/20/16</b></p> <p>Spectacular OCEAN VIEW, steps from Beach. Unique live/work space in a high foot traffic area. Opportunity you do not want to miss. Unit C is a corner top floor 2 bedroom 1.75 bath condo. Includes separate 360 sf commercial store front w/96 sf storage room. A commercial phone system connects from the residential unit to commercial space, storage and 2 car garage. Includes sole access to a 2400 sf roof top deck w/amazing ocean &amp; mountain views, w/plans. See private remarks for items not included.</p>		
MLS#16-971697		
Ruth Seroussi THE NEWHOUSE GROUP,	310.663.2510	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Phn Syst

**FRIDAY OPEN HOUSES**

**SUNDAY OPEN HOUSES**

**72 Sherman Oaks** *Single Family*

**05 Westwood - Century City** *Condo / Co-op*

<b>4938 MORSE AVE</b>	Refresh. 11-2	<b>NEW</b>
\$1,695,000	6+4 2sty-TRADITIONAL	
		
<p align="center"><b>HIDDEN WOODS REDESIGN</b></p> <p>This reimagined craftsman-style home in the Hidden Woods has been lovingly upgraded while maintaining many of its unique characteristics. The foyer opens to an enlarged farmhouse-style kitchen/dining area. Beyond lies an inviting living room that retains its charm with a stone fireplace and vaulted ceiling. An upstairs master features an en-suite bathroom, dressing room, walk-in closet, and sunlit study. The backyard is beautifully landscaped with a built-in BBQ, cedar hot tub, and deck.</p>		
MLS#16-977949		
Susan K. Sanford BERKSHIRE HATHAWAY	323-646-2422	BBQ,Cing Fan,Dshwshr,Grbg Disp,Intrcm

<b>969 HILGARD AVE #203</b>	Open 1-4	<b>NEW</b>
\$519,000	1+1 CONTEMPORARY	
		
<p align="center"><b>THE PARK WESTWOOD TOWER</b></p> <p>Put your imprint on this diamond in the rough! Located in one of Westwood Village's most desirable buildings, this 1bdm/1bth is close to a variety of services and landmarks like UCLA, The W Hotel, and Westwood Village. A rare find in a coveted locale, with amenities befitting something far more expensive such as valet parking, a 24/7 doorman, pool and spa, this unit is priced to sell.</p>		
MLS#16-980037		
David Kramer_Adam Press HILTON & HYLAND	310-429-1407	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

Do **RIGHT** by Your Sellers  
Put their Property in the **MLS**

Listings in the MLS Get More Exposure  
More Offers & More Money



THURSDAY AND FRIDAY

SATURDAY AND SUNDAY



**homesnap PRO**  
The Power of The **MLS™**  
Right in Your Hands

**Now Available!** A New Way to Run Your Business Away from Your Desk!  
Stay Connected with Your Colleagues and Clients While You're on the Go!





STAGING AND INTERIORS • RESIDENTIAL  
COMMERCIAL • LUXURY FURNITURE LEASES  
WEST AND EAST COAST • 310 204 5353  
[www.meridithbaer.com](http://www.meridithbaer.com)

**MERIDITH BAER HOME** 

THERE ARE PIECES WHICH FURNISH A HOME

AND THOSE WHICH DEFINE IT...



HOME STAGING, INTERIOR DESIGN & LUXURY FURNITURE LEASING

310.556.0418 [INQUIRIES@DRESSEDDESIGN.COM](mailto:INQUIRIES@DRESSEDDESIGN.COM) [WWW.DRESSEDDESIGN.COM](http://WWW.DRESSEDDESIGN.COM)

FIVE-STAR CLIENT SERVICES | QUALITY FINISHES & FRESH DESIGNS  
BESPOKE FURNISHINGS & FINE ARTWORK | PERSONAL ASSISTANCE



CALL OUR OFFICE  
FOR A COMPLIMENTARY  
DESIGN CONSULTATION  
BETH ANN SHEPHERD, PRESIDENT





**Effective Online Marketing Strategies and Campaigns**



**Real Estate Best Practices for 2016**



**Tech to Win More Business and Make Your Life Easier**



## Where? When?

**The MLS Technology Summit™**

Thursday, March 31st

**Skirball Cultural Center**

2701 N. Sepulveda Blvd.  
Los Angeles, CA 90049

**Tickets:**

**Early Bird Realtor: \$99\***

**Early Bird MLO: \$109\***

\*Parking, lunch, and beverages included!

For tickets and more information, go to...

**[summit.themls.com](http://summit.themls.com)**

Or Call The MLS™ Help Desk: (310) 358-1833



# DEALBREAKERS.

**Mark Cohen, Broker**  
BRE#: 1016103 - NMLS#: 37230  
markcohen@cohenfinancialgroup.com

**Seth Cohen, Broker**  
BRE#: 01935101 - NMLS#: 982573  
seth@cohenfinancialgroup.com

We are the industry's top mortgage professionals getting more complex deals done than anyone else.

### Custom-Fit Solutions

A unique and personalized approach to every situation including **self-employed**, **high-net-worth**, and **foreign borrowers**.

### Relationship-Based Client Experience

The highest reputation in the industry with excellent rapport with Sellers' Agents.

### Quick Closures

Direct channel to banks' executives for quicker approvals and unmatched professional expertise to get deals done.

### Transparency & Communication Throughout The Entire Process

Consistent execution on all loans with no surprises.

## \$10 Billion

LOANS FUNDED

## 18,000

LOANS CLOSED

## 30+

YEARS EXPERIENCE



**Sasan Abrams**  
sabrams@cohenfinancialgroup.com  
BRE 01959640 - NMLS 1194434  
Originator Specializing in Multi-Family & New Development

 **COHEN**  
financial group  
cohenfinancialgroup.com



**P 310.777.5401 F 310.777.5410**

\*By dollar volume in 2014, *Scotsman Guide*, April 2015.

©2016 Cohen Financial Group, a division of CS Financial, Inc. All rights reserved. Not all applicants will qualify. CS Financial, Inc. is a real estate broker licensed by the CA Bureau of Real Estate, lic# 01257559, NMLS# 31132. Equal housing lender.



"My experience was the best I could imagine it being."  
The West Family, Laguna Niguel, CA

**30 DAYS  
OR LESS**  
AVERAGE  
CLOSE TIME

# WE HAVE MORE WAYS TO SAY YES!

BANC HOME LOANS, a division of Banc of California N.A., (NYSE: BANC) has provided home loans to borrowers throughout California and across the West since 1941. We combine the speed and agility of a decentralized mortgage lender, with the expertise and resources of a tier-one bank—and our complete selection of portfolio lending products offer **More Ways To Say YES!** to your buyers.

### FLEXIBLE PORTFOLIO LENDING

- Non-QM Experts
- Alternative Documentation
  - 1-Year Tax Return
  - 12-Months Bank Statements
  - Asset Depletion
- Expanded Criteria (Second Chance) Programs:
  - FICOs to 620\*
- I/O Options Available on Most Programs

\*on exception only

### CONVENTIONAL LENDING

- Conventional Conforming ("Agency")
- Agency High Balance
- Jumbo/Non-conforming
- Jumbo Conduits
- FHA, VA, CalHFA, USDA
- Renovation Lending: 203(k), HomeStyle®, Construction Lending
- Home Equity Line of Credit (HELOC)
- Reverse Mortgages
- Niche Products



We asked over 2,500 Banc Home Loans clients to provide their feedback and the results are unanimously positive:

**91%**

give us the Service Rating of **Excellent\***

**96%**

indicated they **"would refer or recommend us to friends or family"**\*\*

888.267.5372 | [banchomeloans.com/branch/beverly-hills](http://banchomeloans.com/branch/beverly-hills)

\*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.  
©2015 Banc of California, National Association, dba Banc Home Loans. All rights reserved. Not all applicants will qualify. Some products offered by Banc Home Loans include modified documentation requirements and may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your Loan Officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APR's and programs are subject to change at any time until locked-in. NMLS #530611 EQUAL OPPORTUNITY LENDER | MEMBER FDIC





ARE YOU READY TO BECOME  
A MILLIONAIRE AGENT

ITS NOT WHAT YOU MAKE ITS WHAT YOU KEEP.  
THE 4 PRINCIPLES OF FINANCIAL SUCCESS  
FOR TOP REAL ESTATE PROFESSIONALS

---

Teles Properties President and former Wall Street Banker to the rich and famous, Sharran Srivatsaa, presents the core personal finance strategies that have transformed the personal lives and careers of real estate agents around the country.

THURSDAY, FEBRUARY 18 2016 | 11AM - 1PM  
BHGLAAR BOARD EVENT | BEVERLY HILLS, CA  
RSVP AT [MILLIONAIREAGENTSERIES.COM](http://MILLIONAIREAGENTSERIES.COM)



©2016 Teles Properties, Inc. Teles Properties is a registered trademark.

855.738.3537

[telesproperties.com](http://telesproperties.com)





# Educational Seminars

6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048

## zipForm® Basics Training Beverly Hills/Greater L.A. AOR

6330 San Vicente Blvd. #100, L.A., CA 90048

Thursday, February 18, 2016

11 a.m. - 12 p.m. | zipForm® Plus  
12:30- 1:30 p.m. | zipLogix Digital Ink®

BEGINNER TRAINING ONLY!

Laptop and/or mobile devices (smartphones/tablets)  
are encouraged but not required.

PLEASE ARRIVE 15 MINS EARLY TO AVOID TECH ISSUES

# LEARN TO ACCESS YOUR C.A.R. MEMBER BENEFITS

This training is for NEW users and as a refresher course! Learn about:

- Accessing zipForm® Plus
- Using FREE online document storage
- Import MLS data using MLS-Connect
- Send documents out for eSign with zipLogix Digital Ink®
- Accessing your NEW member benefit, zipForm® Mobile

**REGISTER TODAY!**

Call | 310-967-8800

Online | [www.bhglar.com](http://www.bhglar.com)

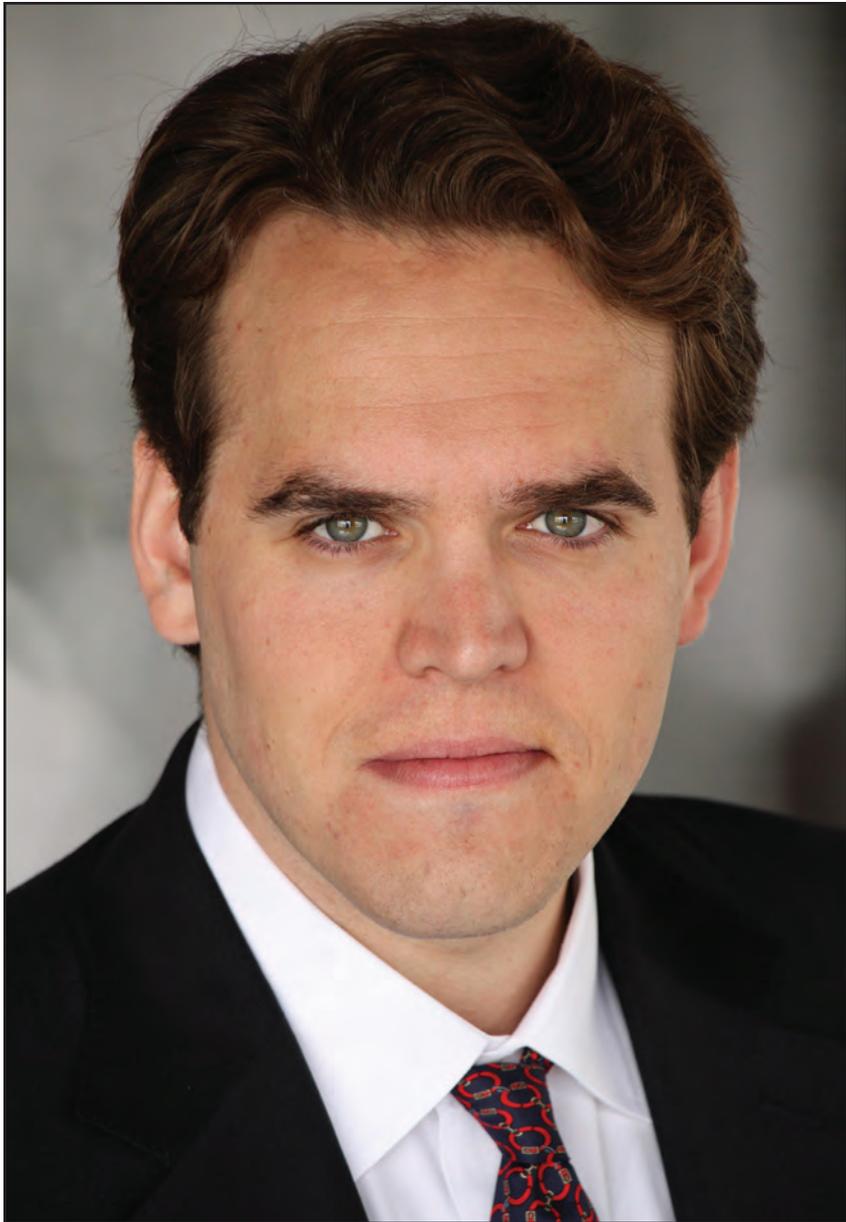
Members | \$25

Non-Members | \$30



THE GREATEST REAL ESTATE NETWORK GROWS STRONGER EVERY DAY

# WELCOME TO DOUGLAS ELLIMAN



## CLINTON RODRIGUEZ

Much like the strength of Douglas Elliman itself, Clinton Rodriguez is a native New Yorker whose history in real estate dates back five generations. With an educational background reaching from Oxford to Barcelona to Shanghai, Clinton brings a global perspective to guiding a broad spectrum of clientele through the luxury real estate market. His professional approach ensures his client's experience — in even the most complex property dealings — is one of ease and trust. We are excited to have Clinton join our Beverly Hills office and look forward to his unique contributions to the Douglas Elliman family.



# Educational Seminars

6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048

Join us to discuss how utilizing a  
**Real Estate Power Team**  
 Is a Success Formula for 2016



**REAL ESTATE POWER GROUP PRESENTATION**

**Building Your Real Estate Power Team**

- Moderator: Kim Halverson – Realtor
- Panel Members:
- Cynthia Rockwell – Lender
  - Ed Rowin – Insurer
  - Ben David – Life Insurance
  - Jonathan Golding – Real Estate Lawyer
  - Gregory Simon – Certified Public Accountant
  - Ron Howell – Architect
  - Doug Solorzano – Financial Advisor

**Friday**

**February 19th, 2016**

**12:15pm—1:30pm**

**Free to BH/GLAAR Members**

**\$10 Non-Members**

**Parking Not Included**

**Sponsored by,**

**Cynthia Rockwell**



**Register Online today at**

**[www.bhglaar.com](http://www.bhglaar.com)**

6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048

P 310.967.8800 | F 310.967.8808 | WWW.BHGLAAR.COM

AS SEEN IN THE **WALL STREET JOURNAL**

# No Tax Return Loans\*

**310-859-0488**

**Foreign National Loans**  
From \$500K to \$25 million.

2.740%

2.888% APR

3/1 Adjustable Rate Mortgage  
\$500,000 - \$4,500,000 • 60% LTV  
1st Lien Loans

**Self Employed & Real Estate Investor**  
**1031 Exchange OK**

3.625%

3.781% APR

5/1 Adjustable Rate Mortgage  
\$500,000 - \$4,500,000 • 60% LTV  
1st Lien Loans

Sampling of rates as of February 10, 2016

Irrevocable Trust, Blind Trust, & LLC Vesting OK. Purchase or Refinance. Business Funds Allowed.

**CHRIS FURIE**

BRE 01004991 | NMLS 357449  
chris@insigniamortgage.com

**#6** NATIONALLY RANKED  
MORTGAGE BROKER  
PER SCOTSMAN GUIDE



**insignia**  
MORTGAGE

**DAMON GERMANIDES**

BRE 01794261 | NMLS 317894  
damon@insigniamortgage.com

**#32** NATIONALLY RANKED  
MORTGAGE BROKER  
PER SCOTSMAN GUIDE

9595 Wilshire Blvd., #205, Beverly Hills, CA 90212 | [www.insigniamortgage.com](http://www.insigniamortgage.com)

©2015 Insignia Mortgage, Inc. \*(1) These products require other forms of income documentation and asset verification in lieu of tax returns. Not all applicants will qualify. Some products we offer may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your loan officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APRs and programs are subject to change without notice. Loan to values (LTV) are based on appraised value. Actual closing times will vary based on borrower qualifications and loan terms. Insignia Mortgage, Inc., is a real estate broker licensed by the CA Bureau of Real Estate, BRE #01969620, NMLS #1277691. (2) With an interest-only mortgage payment, you will not pay down the loan's principal balance during the interest-only period. Once the interest-only period ends, your payments will increase to pay back the principal and interest. Rates are subject to increase over the life of the loan. Contact your Insignia Mortgage, Inc. loan officer to determine what your payments might be once the interest-only period ends. (3) Loan to Cost (LTC) is defined as the acquisition price of the property plus the cost to build as determined by a bank appraisal. Loan to values (LTV) are values based on a bank appraisal.

# ASSOCIATION

---

They say you are known by the company you keep. We are fortunate to be known for the exceptional agents that distinguish us in communities all over the world. Today, we are pleased and proud to announce several exceptional associations to the Brentwood, Pacific Palisades, and Santa Monica offices.

Joseph Cilic, Senior Vice President and Brokerage Manager is delighted to welcome the new members of our team.

**Welcome.**



**Wendy Abrams**

wendy.abrams@sothebyshomes.com  
310.729.5576

---



**Oriana Barron**

oriana.barron@sothebyshomes.com  
310.570.8325

---



**Jack Bitton**

jack.bitton@sothebyshomes.com  
310.780.8880

---



**Colin Dehorney**

colin.dehorney@sothebyshomes.com  
310.600.2891

---



**Jeremy Eden**

jeremiah.eden@sothebyshomes.com  
310.980.0261

---



**Sharon Eshaghian**

sharon.eshaghian@sothebyshomes.com  
310.701.0017

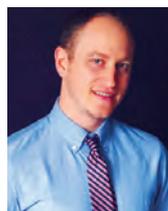
---



**Tiffany Lotz**

tiffany.lotz@sothebyshomes.com  
310.560.1444

---



**Ryan Mirkin**

ryan.mirkin@sothebyshomes.com  
310.749.4080

---



**Kristin Rapiejko**

kristin.rapiejko@sothebyshomes.com  
310.926.4644

---



**Kalli Rivers Altieri**

kalli.riversaltieri@sothebyshomes.com  
310.266.9021

---



**Joshua Snyder**

joshua.snyder@sothebyshomes.com  
818.406.9852

---



**Michael Wiss**

michael.wiss@sothebyshomes.com  
310.897.1029

---

Brentwood Brokerage

Visit **onlywithus.com** to discover the benefits available through us alone.

# Sotheby's

INTERNATIONAL REALTY



## Anwar Alayamini

anwar.alayamini@sothebyshomes.com  
310.600.0746



## Alexandra Aguinaga Trujillo

alexandra.aguinaga@sothebyshomes.com  
310.920.0875



## Ramona Dimcheva

ramona.dimcheva@sothebyshomes.com  
310.773.1946



## Laura Greenberg

laura.greenberg@sothebyshomes.com  
310.701.3286



## Chuck Husting and Christina Jhun Hopkins

chuck.husting@sothebyshomes.com  
christina.hopkins@sothebyshomes.com  
310.770.6353 | 310.430.9559



## Jazmin Lakos

jazmin.lakos@sothebyshomes.com  
310.382.4701



## Tim Marschall

tim.marschall@sothebyshomes.com  
310.625.2285



## Antonia Mollica

antonia.mollica@sothebyshomes.com  
310.499.3048



## Angela Schill

angela.schill@sothebyshomes.com  
310.893.9955



## Jeffrey Shore

jeffrey.shore@sothebyshomes.com  
310.770.7179



## Nicole Bennett

nicole.bennett@sothebyshomes.com  
424.302.3377



## Carmela Licas

carmela.licas@sothebyshomes.com  
818.428.9890

## Judy Monahan

judy.monahan@sothebyshomes.com  
909.437.5661

## Pacific Palisades and Santa Monica Brokerages

Presented by Sotheby's International Realty's

BRENTWOOD BROKERAGE | 11911 San Vicente Boulevard, Los Angeles, CA 90049 | 310.481.6262

PACIFIC PALISADES BROKERAGE | 15308 Sunset Boulevard | Pacific Palisades, CA 90272 | 310.454.0080

SANTA MONICA BROKERAGE | 2216 Main Street, Suite 101 | Santa Monica, CA 90405 | 310.396.5500

sothebyshomes.com

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc.

# KWLF



## KELLER WILLIAMS LOS FELIZ

*proudly welcomes*



JOHN **PAK**

“On behalf of the team I am excited to welcome you to our family at Keller Williams Los Feliz. Thank you for your partnership!”

*Gary Reavis*

Team Leader



**kw**

LOS FELIZ  
KELLER WILLIAMS REALTY

[garyreavis@kw.com](mailto:garyreavis@kw.com)

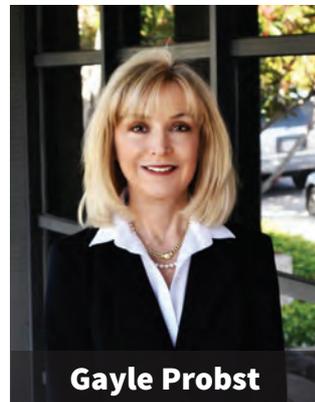
323.300.1000



## Congratulations to the Top 20 Producers



**Bill Ruane**



**Gayle Probst**



**Wendy Sun**



**Rob Freedman**



**Rory Posin**



**Dan O'Connor**



**Denise Fast**



**Maggie Ding**



**Gabrielle Herendeen**



**Norm Lucas**



**Matt Crabbs**



**Jane St. John**



**Charles Le**



**Daren Pujalet**



**Igor Nastaskin**



**Steve Smith**



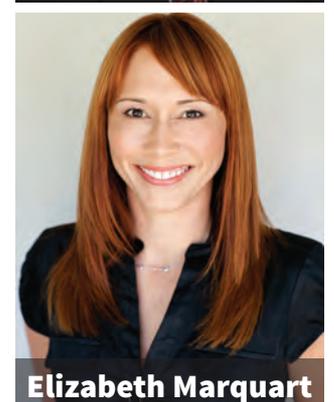
**Kris Terrill**



**Kevin Moen**



**Sheri McHale-Moody**



**Elizabeth Marquart**



**Congratulations to the #1 Top Producer in Each Office**



**Beverly Hills  
Charles Le**



**El Segundo  
Bill Ruane**



**Hermosa Beach  
Jay Deai**



**Manhattan Beach  
Rob Freedman**



**Manhattan Beach-Hghlnd  
Dan O'Connor**



**Malaga Cove  
Igor Nastaskin**



**Marina Del Rey/Venice  
Denise Fast**



**Miraleste/San Pedro  
Sheri McHale-Moody**



**Redondo Beach  
Anne Hulegard**



**Santa Monica  
Jim Brunet**



**Silver Spur  
Gayle Probst**



**South Bay  
Ken Conant**



**West LA  
Rory Posin**



### Congratulations to the Top 10 Teams



**Stephen Haw Team**



**Jerry and Laura Yutronich**



**Team Real Estate**  
Judy D'Angelo & Kurt Allen



**Suarez Team**



**BKF Properties**  
Berman/Kandel/Freed



**The Murray Team**



**Cartier Sanders Team**



**Team McGuire**



**Kirby and Haley Larson**



**Frank Fountain and Heidi Mackenbach**

# Increase Your Visibility

Take Advantage of our Money Saving Packages 

Agent Property Full-Page B&W & Showcase w/Color Photo  
**\$129 (\$29 SAVINGS)**

Agent Property Full-Page Color & Showcase w/Color Photo  
**\$430 (\$44 SAVINGS)**

Agent Property Full-Page Color & Agent Property Full-Page B&W  
**\$479 (\$55 SAVINGS)**



4,500 +

*Magazines  
Delivered Weekly*

Call a LIVE Customer Service Representative to find out more!  
310-358-1833 or 760-459-8712

# ENGEL & VÖLKERS WELCOMES



Nancy Singular  
310.710.1101  
Nancy.Singular@EVUSA.com



David Wilcox  
323.404.1900  
David.Wilcox@EVUSA.com

## Passion. Competence. Exclusivity.

Raphael Barragán and Daniel Signani proudly welcome their newest advisors, Nancy Singular to the Beverly Hills and David Wilcox to the Los Angeles team. At Engel & Völkers, advisors do much more than just help their clients buy and sell a home. They offer guidance and insight in ways not every agent can and we are proud of the exceptional level of service we provide to our clients.

For a confidential conversation, please contact Raphael Barragán today at 310.663.3676.



## ENGEL & VÖLKERS®

**SANTA MONICA**  
SantaMonica.EVUSA.com  
f EVSantaMonica  
310.460.2525

**BEVERLY HILLS**  
BeverlyHills.EVUSA.com  
f EngelVolkersBeverlyHills  
310.777.7510

**LOS ANGELES**  
LosAngeles.EVUSA.com  
f EngelVolkersLosAngeles  
323.937.5101

# Grow Your Visibility

Advertise in The MLS Broker Caravan™



## Take Advantage of our Money Saving Packages



Agent Property Full-Page B&W & Showcase w/Color Photo  
**\$129 (\$29 SAVINGS)**

Agent Property Full-Page Color & Showcase w/Color Photo  
**\$430 (\$44 SAVINGS)**

Agent Property Full-Page Color & Agent Property Full-Page B&W  
**\$479 (\$55 SAVINGS)**

**4,500 +**  
Magazines  
Delivered Weekly

Call a LIVE Customer Service Representative to find out more!  
310-358-1833 or 760-459-8712



# EVERYONE IS TALKING TO GLORIA SHOULDN'T YOU?

WHEN THE MOST TRUSTED MEDIA SOURCES IN THE NATION WANT TO KNOW HOW REAL ESTATE LOANS CLOSE, THEY TURN TO **GLORIA SHULMAN** OF **CEN TEK CAPITAL GROUP\***

**A LEGEND IN THE INDUSTRY FOR OVER 30 YEARS**

\*Direct links to all specific media references are provided at [www.centek.com](http://www.centek.com)



Gloria  
Shulman  
Broker

BRE #00659928  
NMLS #313796

9100 WILSHIRE BOULEVARD  
SUITE 275 EAST TOWER  
BEVERLY HILLS, CA 90212

**PHONE: 310-275-3202**

**FAX: 310-247-1232**

**[gloria@centek.com](mailto:gloria@centek.com)**

**[WWW.CEN TEK.COM](http://WWW.CEN TEK.COM)**





**BEVERLY HILLS**

Exquisite Contemp Mediter. Apx. 9,142 sq ft on lrg 35,532 sq ft lot. Behind The Beverly Hills Hotel. Impressive double gated circular motor court. 6 bedrooms, 6 baths, \$19,995,000

Represented by: Ginger Glass  
T. 310.927.9307 | Ginger@GingerGlass.com



**PACIFIC PALISADES**

Beat the Mansionization code changes! Shovel-ready estate designed by renown architect Steve Giannetti. Premier lot, ocean views, on 18th fairway. 6 bedrooms, 5 baths, \$8,500,000

Represented by: Damon Skelton  
T. 310.567.0024 | damon@coldwellbanker.com



**BRENTWOOD**

www.16677stoneoakpark.com | 6,749 SQ. FT. 72,768 Lot Pool & Spa Tennis Court Private Gated Mediterranean Villa 5 bedrooms, 6 baths, \$4,999,000

Represented by: Jana Jones-Duffy & Fred Holley  
T. 310.285.7535 | janajones@aol.com



**MALIBU**

Beautifully remodeled 3 plus acre horse property with stunning ocean views, updated pool and spa and a charming and secluded guest house. 3 bedrooms, 3 baths, \$4,650,000

Represented by: Sean Landon  
T. 424.235.9249 | seanlandonestates@gmail.com

*Africa North America Central America South America Asia Australia Caribbean Europe Middle East*

COLDWELLBANKERPREVIEWS.COM

**COLDWELL BANKER PREVIEWS INTERNATIONAL®**



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

