

01 Beverly Hills

Single Family

1270 SHADOW HILL WAY		Open	11-2	NEW
\$32,000,000	7+10	SPANISH		



SPANISH ESTATE ON PRIVATE PROMONTORY

Private promontory, breath-taking views from Ocean to Downtown & captures pastoral views of Hills & Franklin Canyon. Finest quality & taste, excellent space & 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 & dining rms, study, guest suite & maids. GH w bdrm suite. 3-car garage. Grounds w/ shell shaped pool & decks, w views.

MLS#16-980079
J.Babajian/S.Strassner 310-623-8800
RODEO REALTY - BH

www.1270ShadowHillWay.com

927 N REXFORD DR		Lunch	11-2	NEW
\$7,999,000	5+7	COUNTRY ENGLISH		



BH 5BR 7BA NORTH OF SUNSET ESTATE

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.

MLS#16-978519
Mary Brill 3107483764
JOHN AAROE GROUP

BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other

506 N BEDFORD DR		Open	11-2	NEW
\$5,500,000	5+6	OTHER		



WONDERFUL COUNTRY ENGLISH HOME IN BEVERLY HILLS FLATS

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!

MLS#15-947573
J Hyland, S Levine 310.702.4509
HILTON & HYLAND

www.hiltonhyland.com

1943 SAN YSIDRO DR		Open	11-2	NEW
\$5,250,000	6+6			



NEWLY REMODELED CONTEMPORARY

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.

D Cumming, M Beisel 310.819.5914
HILTON & HYLAND

www.cbluxuryre.com

1706 ANGELO DR		Refresh.	11-2	NEW
\$4,899,995	4+5	2sty-SPANISH		



SPANISH FIXER IN BEVERLY HILLS PROPER BELOW MARKET VALUE !!!

DELIGHTFUL 2 STORY ESTATE LOCATED ON FLAT LOT 2 BLKS N OF SUNSET & NEAR THE BH HOTEL. CLASSIC 1928 ENTRANCE GUIDES YOU TO FORMAL LIVING & DINING ROOMS & MULTIPLE FAMILY ROOMS W WET BAR & WINE CLOSET. BACKYARD W FULLY PERMITTED GUEST HOUSE INC KITCHEN. MASTER SUITE W MULTIPLE WALK IN CLOSETS, SPA & BIDET, & 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.

Edward Makabi 818-645-4160
MAKABI ENTERPRISES

454 EL CAMINO DR		Lunch	11-2	NEW
\$2,995,000	4+4	2sty-SPANISH		



SPACIOUS 2STY MODERN SPANISH ON PREMIER QUIET ROAD

1ST TIME FOR SALE IN DECADES! IMMACULATE, SPACIOUS, & 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 & 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 & 1BD DOWN. VOLUMINOUS HI CLNG MASTER STE W/BALCONY/CLOSETS GALORE/BIG LUXE BA/VUS.

MLS#16-980759
MICHAEL J. LIBOW 310-285-7509
CBRR - BH S

WWW.454ELCAMINO.COM

312 EL CAMINO DR		Open	11-2	NEW
\$2,895,000	3+4	1sty-MEDITERRANEAN		



LOVELY SINGLE STORY REMODELED SPANISH

Enter through a courtyard to discover this charming single-story three-bedroom home. A large step-down living rm includes a frplc & French drs to the crtyrd. Formal dining rm opens to a chef's kitchen w/ breakfast nook, Viking appliances & custom cabinets. Master ste w/ French drs to the bcktyrd has a bath w/ double sinks, designer tiles & footed tub. 2 add'l bedrooms & 1.5 baths complete the interior. Grounds include a GH w/ 1bd/1ba, plunge pool, waterfall, built-in BBQ, outdoor frplc.

MLS#16-980061
Nancy Ross/ Laura Barton 310-500-3983
PT BEVERLY HILLS

www.312elcamino.com

324 S CLARK DR		Open	11-2	632/H3	NEW
\$2,295,000	4+2	1sty-SPANISH			



GORGEOUS REMODELED COURTYARD SPANISH W/4BEDROOMS + 2 BATHS

Beautiful, Remodeled, Old World Spanish w/amazing character, charm, & 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 & Formal Dining Rooms. Great kitchen w/granite counters and Viking Range. Hardwood floors, Central A/C High ceilings.

Steve Geller 310 777-6237
COLDWELL BANKER BH N

Spacious Rms, High Ceilings, Gourmet Kit

613 N SIERRA DR		Open	11-2	rev
\$5,495,000	5+4.25	2sty-SPANISH		



NEW PRICE !

. 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.

MLS#15-960689
Julie Chandler 310 993-9086
GIBSON INTERNATIONAL

Dshwshr,Rng/Ovn

01 Beverly Hills

Condo / Co-op

143 N ARNAZ DR #105		Open	11-2	NEW
\$1,549,000	2+2.5	CONTEMP MED		




EXQUISITE LUXURY 2BD+2.5BA CONDO AT BEVERLY HILLS VILLAS

Light & bright luxurious 2BD+2.5BA+2200SF unit w/ an oversized open den & living area feat. Brazilian Cherrywood floors & tall 10' ceilings. Ultra-large master suite boasts an office, sitting area & spacious California Closets walk-in closet. Kitchen features Italian tile floors, granite countertops, Italian wood cabinetry & 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.

MLS#16-980855
ST.JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

WWW.143ARNAZ105.COM

450 S MAPLE DR #305	Lunch	11-2	NEW
\$1,195,000	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
NORMAND & ASSOCIATE

www.BeverlyHillsViewCondo.com

2500 BRIARCREST RD	Open	2-6	rev
\$7,500,000	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

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



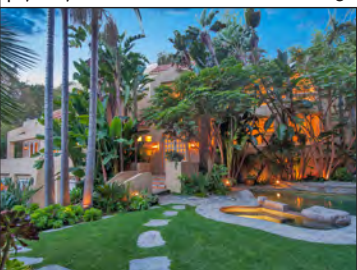
BUILT 2011 STUNNING 3BD TOWNHOUSE IN BH

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

2539 BENEDICT CANYON DR	Open	12-2	592B2	rev
\$5,395,000	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*

1250 ANGELO DR	Lunch	11-2	NEW
\$5,695,000	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 Halton 310-344-4465
RODEO REALTY - BEVER

Cbl,Dshwshr,Grbg Disp,Hood Fan,Intrcm

9705 MOORGATE RD	Open	12-2	rev
\$2,799,000	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*

9606 YOAKUM DR	Open	11-2	NEW
\$1,275,000	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

9128 LEANDER PL	Open	11-2	NEW
\$13,900	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
NORMAND & ASSOCIATE

www.9128Leander.com

1447 DONHILL DR	Open	11-2	red
\$4,795,000	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

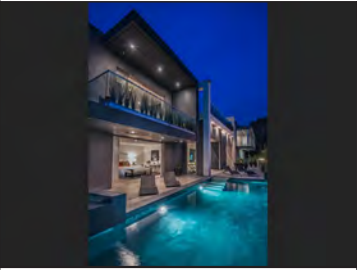
The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 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™).

03 Sunset Strip - Hollywood Hills West

Single Family

1489 STEBBINS TER	Open	11-2	NEW
\$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

Blt-Ins

8515 HEDGES WAY	Open	11-2	NEW
\$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

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

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

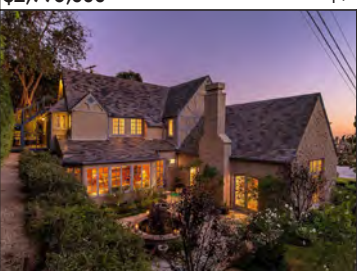


Boasting jaw dropping scale with soaring ceilings and open floor plan this home is surely due to take your breath away. Enjoy today's most highly advanced electronics this modern masterpiece. Water features can be enjoyed from all areas of the house along with a rooftop terrace that provides views of 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,Blt-Ins,Cbl,Clng Fan,Dshwshr,Other

8291 PRESSON PL	Open	11-2	NEW
\$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

2067 MOUNT OLYMPUS DR	Open	11-2	NEW
\$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

1751 SUNSET PLAZA DR	Open	12-2	NEW
\$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

1440 MILLER DR	Open	11-2	NEW
\$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.

8769 SKYLINE DR	Open	11-2	NEW
\$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

1643 N SIERRA BONITA AVE	Open	11-2	NEW
\$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

2360 MARISCAL LN	Open	11-2	NEW
\$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

1369 BOBOLINK PL	Open	11-2
\$2,999,999	3+3	TRADITIONAL

red

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	Bit-Ins,Dshwshr,Dryer,Grbg Disp
Faye Sarafian-Erdman	NELSON SHELTON

2757 LA CUESTA DR	Open	11-2
\$1,249,000	3+3	CONTEMPORARY

red



GORGEOUS 3 BD+3 BATH HOME IN THE HOLLYWOOD HILLS

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

COLDWELL BANKER BHN

Bit-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg

9279 SIERRA MAR DR	Open	11-2
\$16,995,000	7+7	TRADITIONAL

rev



RARE DEVELOPMENT OPPORTUNITY WITH EXPLOSIVE CITY/OCEAN VIEWS

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

1514 BLUE JAY WAY	Open	11-2
\$8,495,000	4+4	CONTEMPORARY

rev

"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

1901 SUNSET PLAZA DR	Open	11-2
\$7,995,000	5+6	CONTEMPORARY

rev



CHIC VIEW ESTATE W/ OCEAN & CITY VIEWS

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

TELES PROPERTIES

Bit-Ins,Dshwshr,Dryer,Elvtr,Frzr

1289 SUNSET PLAZA DR	Open	11-2
\$6,995,000	3+5	TRADITIONAL

rev



RENOVATED REGENCY IN SUNSET PLAZA

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

COMPASS CALIFORNIA

www.1289sunsetplazadrive.com

8440 HAROLD WAY	Open	2-6
\$5,950,000	4+5	3sty-SPANISH

rev



CLASSIC PERIOD SPANISH, BEST VALUE ABOVE THE STRIP

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

9306 WARBLER WAY	Open	11-2
\$3,495,000	3+3	ARCHITECTURAL

rev



SEXY BIRD STREETS WITH VIEWS

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

1803 BLUE HEIGHTS DR	Open	11-2
\$3,395,000	3+3	MODERN

rev



1803 Blue Heights Dr. is a completely remodeled architectural contemporary located above the famous Sunset Strip. 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

JOHN AAROE GROUP

Dshwshr,Frzr,Hood Fan,Rng/Ovn,Fridg

04 Bel Air - Holmby Hills Single Family

1714 STONE CANYON RD	Open	11-2
\$19,900,000	8+12	NEO

NEW



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.

MLS#16-974371

Aaron Kirman 4242497163

JOHN AAROE GROUP

Bit-Ins,Dshwshr,Dryer,Hood Fan,Micro

1000 STRADELLA RD	Open	11-2
\$5,950,000	3+3	1sty-CONTEMPORARY

NEW



AMAZING DEVELOPMENT OPPORTUNITY IN BEL AIR

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.

Josh Flagg 310.720.3524

RODEO REALTY BH

Range, Refrigerator, Fireplace

1674 BEL AIR RD	Open	11-2	NEW
\$1,495,000	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

10290 SEABURY LN	Open	11-2	rev
\$1,695,000	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 hrdwd 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

10307 VIRETTA LN	Open	11-2	592	NEW
\$1,395,000	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

1743 STONE CANYON RD	Open	11-2	NEW
\$13,000	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

1410 STRADELLA RD	Open	11-2	591J5	red
\$3,260,000	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

1020 MORAGA DR	Refresh.	12-2	red
\$7,450	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

11782 SOUTHAMPTON CT	Open	11-2	rev
\$13,975,000	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

495 DALEHURST AVE	Open	11-2	NEW
\$5,995,000	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

2205 BEVERLY GLEN PL	Open	11-2	592A3	rev
\$2,395,000	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

10633 LE CONTE AVENUE	Open	11-2	NEW
\$2,995,000	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/ fireplace. 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

2210 SELBY AVE	Open	11-2	NEW
\$2,885,000	5+5.5	CONTEMP MED	



NEW 2015 MEDITERRANEAN CONSTRUCTED CUSTOM 5 BED/5.5 BATH

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

1254 FAIRBURN AVE	Open	11-2	NEW
\$2,600,000	3+3	ARCHITECTURAL	



SPECTACULAR ARCHITECTURAL MASTERPIECE BY LORCAN O'HERLIHY

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

2128 BENECIA AVE	Open	11-2	NEW
\$1,495,000	3+2	COUNTRY ENGLISH	



1929 COUNTRY ENGLISH IN PRIME WESTWOOD LOCATION!

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

Blt-Ins,Dshwshr,Rng/Ovn

2128 BENECIA AVE	Open	11-2	NEW
\$1,495,000	3+2	COUNTRY ENGLISH	




SWEET COUNTRY ENGLISH

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

771 HOLMBY AVE	Open	11-2	red
\$5,450,000	7+7	TRADITIONAL	



REDUCED \$1,000,000 OFF OF ORIGINAL LISTING PRICE!


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

05 Westwood - Century City	Condo / Co-op
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10116 EMPYREAN WAY, UNIT 302	Open	11-2	NEW
\$1,899,000	2+2.5	1sty-FRENCH	



STUNNING TOP FLOOR CONDO AT LE PARC! AN OASIS IN THE CITY.

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!

10110 EMPYREAN WAY #301	Refresh.	11-2	NEW
\$1,595,000	2+3	FRENCH	



ELEGANT PENTHOUSE CONDO AT LE PARC WITH VIEWS

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

Blt-Ins,Cbl,Clng Fan,Dshwshr,Dryer,Other

10724 WILSHIRE BLVD #307	Open	11-2	NEW
\$1,499,000	3+4	CONTEMPORARY	

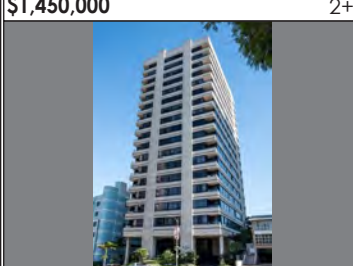


Amazing chic and stylish unit in the Wilshire Corridor's most desirable full service building the prestigious Park Wilshire. A beautiful entry with guest closet and powder room leads to the spacious open floor plan. Living room, dining room and balcony are a perfect trio for entertaining. Park Wilshire 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

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

10350 WILSHIRE #804	Open	11-2	NEW
\$1,450,000	2+2.5	CONTEMPORARY	




THE DIPLOMAT SOUTH FACING 2BED.+DEN W/. SENSATIONAL VIEWS!

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

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

10336 WILSHIRE #302	Refresh.	11-2	NEW
\$849,000	3+2.5	3sty-CONTEMPORARY	




SOPHISTICATED 3 BEDROOM WILSHIRE LOW RISE!

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 Fritzinger 3107498821
GIBSON INTERNATIONAL

2112 CENTURY PARK LN, UNIT 112	Open	11-2	NEW
\$849,000	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	

2101 S BEVERLY GLEN #203	Open	11-2	NEW
\$799,000	2+3	MEDITERRANEAN	
OPEN TUESDAY 11-2			
 <p>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.</p>			
MLS#16-979119			
Hayward Hamrick	3109938536		
COLDWELL BANKER RESI		Dshwshr,Dryer,Elvtr,Grbg Disp,Micro	

10640 WILKINS AVE #102	Refresh.	11-2	NEW
\$770,000	2+3	CAPE COD	
IMMACULATE & LARGE CONDO IN THE HEART OF WESTWOOD			
 <p>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.</p>			
MLS#16-980967			
Linda K Moreh	3104902626		
NELSON SHELTON & ASS		Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other	

2015 S BEVERLY GLEN BLV, UNIT 301	Refresh.	11-2	NEW
\$710,000	2+2.5		
CHIC AND STYLISH CONDO			
 <p>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.</p>			
Mona Cohen	310-466-6675		
RODEO REALTY BRENT			

10750 WILSHIRE BLV, UNIT 404	Open	11-2	NEW
\$699,000	2+2		
LUXURY LIVING ON THE WILSHIRE CORRIDOR			
 <p>Spacious 2 bd 2 ba condo in the full service Westford. 124 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</p>			
Nancy Powell Eisenstadt	310 259-7244		
PARTNERS TRUST			

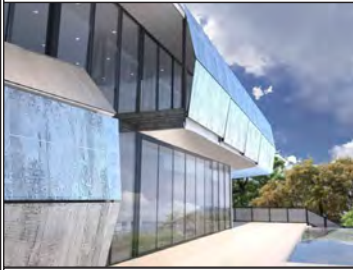
1410 S BENTLEY AVE #305	Refresh.	11-2	NEW
\$538,000	2+2	CONTEMPORARY	
WELCOME HOME			
 <p>THIS STYLISH 2 BED/2 BATH CONDO IS AN END UNIT ON THE TOP FLR PROVIDING A GREAT AMOUNT OF PRIVACY & LIGHT. AMAZING VALUE IN A MOST DESIRABLE LOCATION CLOSE TO UCLA, WESTWOOD VILLAGE & CENTURY CITY. FEATURES INCLUDE 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.</p>			
MLS#16-977363			
Laura Anderson	323.646.6569		
KELLER WILLIAMS LARC		Dshwshr,Grbg Disp,Intrcm,Micro,Rng/Ovn	

1 W CENTURY DR #36A	Open	11-2	rev
\$16,995,000	3+5	CONTEMPORARY	
LUXURIOUS PENTHOUSE IN PRESTIGIOUS FULL-SERVICE TOWER			
 <p>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.</p>			
MLS#15-964037			
Mauricio Umansky	424-230-3701		
THE AGENCY		Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other	

10501 WILSHIRE BLVD #1608	Refresh.	11-2	rev
\$620,000	2+2	16sty-CONTEMPORARY	
ROMANTIC 180 DEGREE VIEWS			
 <p>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.</p>			
MLS#16-976151			
Vangelis Korasidis	310.247.1500		
COLDWELL BANKER RES		Amazing 180 degree views	

06 Brentwood

Single Family

12026 BENMORE TER	Lunch	11-2	NEW
\$29,500,000	5+5	ARCHITECTURAL	
LOT VALUE PRICING + SHOVEL READY PLANS FOR ARCHITECTURAL			
 <p>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.</p>			
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

16677 STONE OAK PAR


Open11-2

\$4,999,000

5+6

2sty-MEDITERRANEAN

NEW



MAGNIFICENT TUSCAN TENNIS COURT ESTATE

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.

Jana Jones & Fred Holley
COLDWELL BANKER BH-S

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

12336 RIDGE CIR


Open11-2

\$2,198,000

3+3

2sty-CONTEMPORARY

NEW



ONLY BROKERS OPEN HOUSE. THE RIDGE IN MOUNTAINGATE.

24HR guard-gated Security. Stunning Contemporary showplace. See today's full page ad. Extensively expanded, redesigned & 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!

MLS#16-980639

Tania Ferris310-713-8234

COLDWELL BANKER

www.12336Ridge.com

TUESDAY

235 S WESTGATE AVE

Lunch11-2

\$3,895,000

4+5

SPANISH

NEW



CLASSIC TWO STORY GATED SPANISH HOME IN BRENTWOOD FLATS

Large private lot over 12,000 +. Detached Guest house, living room feat. vaulted ceilings, hardwood floors & fireplace. Gourmet kitchen w/center island, stainless steel appliances & eat in breakfast area. Formal dining rm, French doors, all rooms open to lovely courtyard & patios. Sumptuous Master suite is highlighted by a fireplace & 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.

MLS#16-976481

Myra N & Nicole C310.888.3333

NOURMAND&ASSOCIATES

Lunch Served

1407 ALLENFORD AVE

Open11-2

\$1,995,000

3+3

RANCH

NEW



STYLISH COUNTRY RANCCH

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, & 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.

MLS#16-980631

Steve Sawai310-899-3588

COLDWELL BANKER RESI

Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg


3044 ELVILL DR

Refresh.11-2

\$3,395,000

0+0

NEW



4 BDRM 4 BA HOUSE W/ PANORAMIC VIEWS ALMOST 4000 SQFT+ POOL

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 & FAMILY ROOM ALL OVERLOOKING CITY & MOUNTAIN VIEWS. BEAUTIFUL BACKYARD WITH HEATED POOL & FIREPIT! HUGE KITCHEN W/ GRANITE & SS APPLIANCES MAIDS ROOM MASTER SUITE W/ FP & VIEWS. NEAR THE BEST PUBLIC & PRIVATE SCHOOLS CONVENIENT ACCESS TO THE WESTSIDE, VALLEY & 405 & 101 FWYS.

Shiva Niku310-713-9356

NELSON SHELTON ASSOC

ALARM SYSTEM FP BUILTINS WASHER DRYER

13755 BAYLISS RD

Open11-2

\$4,495,000

5+7

CAPE COD

rev



BRENTWOOD HILLS HAMPTONS ESTATE

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.

MLS#16-978709

Ron Wynn310-621-1772

COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Rng

1064 HANLEY AVE

Lunch11-2

\$2,995,000

3+3

ARCHITECTURAL

NEW



NEW LISTING IN CRESTWOOD HILLS!

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 & 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 & balc.

Dan Urbach310.230.3757

BERKSHIRE HATHAWAY

www.ExclusiveRealtor.com

11920 BRENTWOOD GROVE DR

Open11-2

\$3,625,000

5+5

MEDITERRANEAN

rev



MAGNIFICENT MEDITERRANEAN ESTATE

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.

MLS#15-913941

Wayne Pridgen310.301.6523

HILTON & HYLAND

www.waynepridgen.com

820 NORWAY LN

Open11-2

\$2,575,000

3+3

COTTAGE

NEW



THE KIND OF HOUSE THAT DREAMS ARE MADE OF...

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.

Ron de Salvo310-560-9388

CB BH NORTH

Built-ins

2298 CANYONBACK RD


Open11-2

\$2,795,000

5+7

MEDITERRANEAN

rev



BEAUTIFUL MEDITERRANEAN IN MOUNTAINGATE COMMUNITY

- 5 bedrooms/7 bathrooms
- 5027 sq ft
- Over-sized master bedroom with sitting area, 2 bathrooms, 2 walk in closets, sauna , office room & balcony
- Private yard with breathtaking views * community pool, spa and clubhouse of Mountaingate community
- 5 en-suite bedrooms + library room
- Gourmet kitchen with center island, granite counter tops & stainless steel appliances
- Marble floor hallway with spiral staircase
- Spacious living & family rooms with 2 double glass doors

MLS#16-976557

Anya Denisova323-717-1879

RODEO REALTY INC.

TUESDAY

06 Brentwood Condo / Co-op

11690 MONTANA AVE #303 Open 11-2		NEW
\$1,169,000	2+3 CONTEMPORARY	



STUNNING REMODELED PENTHOUSE

Remodeled penthouse in "Villa Monet". Spacious living room with 18" ceilings, fireplace & huge windows. Open kitch with quartz counters, custom cabinets and Fisher & Paykel appl. Great bar/conversation area off LR. Master bed suite with huge windows, fireplace, vanity area & walk-in closet. Master bath with dual sinks, spa tub & walk in shower. Second bed/loft with en-suite bath. Huge private rooftop patio. Gorgeous wood floors. Full laundry room. Additional storage. Indoor pool & fitness center.

MLS#16-980287
Gavin Fleminger 310-850-8053
NOURMAND & ASSOC

Dshwshr,Grbg Disp,Hood Fan,Intrcm,Micro

11820 MAYFIELD AVE, UNIT 321 Open 11-2		NEW
\$999,000	3+3 CONTEMPORARY	



CONTEMPORARY HIGH-END 3 BED/2.75 BA LUXURY PENTHOUSE

Completely remodeled w/ cutting edge finishes this well designed condo boasts a large&functional open flr plan, gourmet kitchen w/ quartz countertops&new high-end appliances, a stepped down living/dining rm leading to huge glass sliding doors&balcony. Stunning master bed w/ french doors to balcony&mountain views w/custom walk in closet&spa style master bath Large 2nd bed w/en-suite bath with soaking tub&marble finishes, Convertible 3rd bed/den & stylish barn dr. In-unit stacked laundry & sink.

ChadLund / Patty Best 310-801-2641
TELES PROPERTIES

Built-Ins, Dishwasher, Garbage Disposal,

11646 CHENAULT ST #22 Refresh. 11-2		NEW
\$699,000	2+2 CONTEMPORARY	



PERFECT 2+2 IN PRIME BW LOCATION!

Charming & 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 & ample guest parking. Minutes to Brentwood's shops, restaurants & Farmer's Market!

MLS#16-977987
Angela Chen 626-922-7836
TELES PROPERTIES

Clng Fan,Dshwshr,Dryer,Elvtr,Micro,Other

06 Brentwood Lease

421 N ROBINWOOD DR Refresh. 11-2		NEW
\$17,000	5+5.5 2sty-CONTEMP MED	




EXCEPTIONAL LEASE OPPERTUNITY

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!

Anne Leeds (310) 487-0733
GIBSON INTERNATIONAL

1332 ALLENFORD AVE Open 11-2		NEW
\$7,980	3+2 MID-CENTURY	



BEAUTIFUL MID-CENTURY IN THE HEART OF BRENTWOOD

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!

MLS#16-970869
Nicole Contreras 310.614.4952
NOURMAND&ASSOCIATES

Also Available for Sale

07 West L.A. Condo / Co-op

1415 BUTLER AVE #3 Open 11-2		rev
\$1,049,000	3+4 ARCHITECTURAL	



NEWER 2011 3BR ONE BLOCK SOUTH WILSHIRE BRENTWOOD ADJACENT

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.

MLS#16-972095
Simon Salloom 424-278-6967
COLDWELL BANKER BHN

Other

1415 BUTLER AVE #3 Open 11-2		rev
\$1,049,000	3+4 ARCHITECTURAL	



NEWER 2011 3BR ONE BLOCK SOUTH WILSHIRE BRENTWOOD ADJACENT

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.

MLS#16-972095
Simon Salloom 424-278-6967
COLDWELL BANKER BHN

Other

08 Cheviot Hills - Rancho Park Single Family

10513 NORTHVALE RD Open 11-2		NEW
\$1,989,000	6+5 MEDITERRANEAN	



GORGEOUS CHEVIOT 5 BED HOME W/ POOL & GUESTHOUSE

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.

MLS#16-980419
Karen Ogron 310-650-2112
KELLER WILLIAMS BEVE

Dshwshr,Grbg Disp,Rng/Ovn


Do RIGHT by Your Sellers
Put their Property in the MLS


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



FOR SALE

THE MLS The Source Of Real Time Real Estate™

2833 WIGTOWN RD	Open 11-2	rev
\$3,895,000	5+6 CONTEMP MED	
	FABULOUS & PRIVATE 2009 BUILT MEDITERRANEAN 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 COLDWELL BANKER BHN www.2833wigtown.com		

3226 SHELBY DR	Open 11:30-1:30	rev
\$1,500,000	3+3 MID-CENTURY	
	GREAT MID CENTURY SPLIT-LEVEL W/ CITY VIEWS. 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 TELES PROPERTIES Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Oven		

09 Beverlywood Vicinity *Single Family*


9335 KINCARDINE AVE	Open 11-2	NEW
\$1,095,000	3+2 1sty-TRADITIONAL	
	CHARMING TRADITIONAL 3 BEDROOM 2 BATHROOM FAMILY HOME 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 KW BEVERLY HILLS CIng Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn		

9402 HARGIS ST	Open 11-2	NEW
\$1,095,000	3+1 TRADITIONAL	
	UTTERLY CHEERFUL HOUSE ON A CORNER LOT 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 COLDWELL BANKER RES Built-Ins,Dishwasher,Range/Oven,Fridge		

5932 W LUNA PARK	Open 11-5	NEW
\$1,079,000	3+3.5 3sty-CONTEMP MED	
	RARE OPENING AT FAIRCREST COLLECTION - PARK IN GARAGE! 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 KELLER WILLIAMS RLTY stove, fridge, microwave, dishwasher		

1138 S ELM DR	Refresh. 12-2 632G3	rev
\$1,549,000	3+3 TRADITIONAL	
	TASTEFULLY REMODELED BEVERLYWOOD HOME OPEN TODAY 11-2 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 BERKSHIRE HATHAWAY www.1138ELM.com		

09 Beverlywood Vicinity *Condo / Co-op*

1112 S BEDFORD DRIVE DR #201	Refresh. 11-2	NEW
\$899,000	2+2 FRENCH	
	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.	
MLS#16-979403 Lori Goldsmith 310-880-0183 RODEO REALTY - BEVER Elvtr		

10 West Hollywood Vicinity *Single Family*

465 WESTMOUNT DR	Open 11-2 592J7	rev
\$2,249,000	3+2 1sty-MEDITERRANEAN	
	RENOVATED 3 BEDROOM CONTEMPORARY SPANISH 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 JOHN AAROE GROUP See full page ad		

10 West Hollywood Vicinity *Condo / Co-op*


8121 NORTON AVE, UNIT 102	Open 11-2	NEW
\$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 SOTHEY'S BH Also available for lease \$5,200.		

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

1152 N LA CIENEGA #203	Refresh.	11-2	NEW
\$999,000	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

1152 N LA CIENEGA BLVD #103	Open	11-2	NEW
\$995,000	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

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

950 N KINGS RD #208	Open	11-2	NEW
\$589,500	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

1140 N FORMOSA AVE #6	Open	11-2	rev
\$995,000	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

1100 ALTA LOMA RD #1106	Open	11-2	NEW
\$8,900	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

11 Venice	Single Family	
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633 SANTA CLARA AVE	Lunch	11-2	NEW
\$5,250,000	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

2037 LOUELLA AVE	Open	11-2	NEW
\$3,399,000	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

806 WOODLAWN AVE	Lunch	11-2	NEW
\$1,695,000	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

2334 CLOY AVE	Refresh.	11-2	NEW
\$1,595,000	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

912 ROSE AVE	Lunch	11-2	NEW
\$1,595,000	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

✕ 824 VENICE	Lunch	11-2	634C5	NEW
\$1,590,000	3+3	CAPE COD		




LUNCH FROM JOAN'S ON 3RD

Great family home & Coeur d' Alene school district! This craftsman contemporary features open plan living room, stainless steel kitchen, stone firing & 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

Cling Fan,Dshwshr,Dryer,Grbg Disp,Micro

1031 MARCO PL	Refresh.	11-2	NEW
\$1,479,999	3+1	1sty-TRADITIONAL	



HOT NEW VENICE 3+1, OPPORTUNITY KNOCKING!

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

✕ 1220 CABRILLO AVE	Lunch	11-2	red
\$3,875,000	3+3	ARCHITECTURAL	



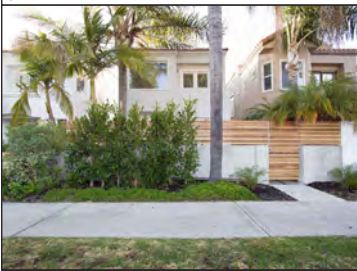
VENICE ARCHITECTURAL

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

679 WASHINGTON BLVD	Open	11-2	671J6	red
\$1,899,000	3+3	CONTEMPORARY		



MAGNIFICENT MODERN HOME

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

1257 PALMS BLVD	Open	11-2	rev
\$3,950,000	4+5	MODERN	



NEW ARCHITECTURLA HOME IN VENICE

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

11 Venice	Condo / Co-op
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1121 ABBOT KINNEY BLV, UNIT 4	Open	11-2	NEW
\$2,395,000	2+2.5	2sty-ARCHITECTURAL	



ICONIC LIVE/WORK SPACE ON THE FAMED ABBOT KINNEY BLVD

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

1046 PRINCETON DR #205	Open	11-2	672A6	rev
\$1,895,000	0+1	ARCHITECTURAL		



SELLER FINANCING AVAILABLE WORK/LIVE LOFT

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

11 Venice	Income
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453 RIALTO AVE	Refresh.	11-2	rev
\$3,495,000	Duplex	OTHER	



CHARMING VENETIAN ORIGINAL DUOLEX


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

12 Marina Del Rey	Condo / Co-op
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25 NORTHSTAR ST #2	Open	12-2	701J1	red
\$1,250,000	3+3	1sty-CONTEMPORARY		



SELLERS MOVED OUT, READY FOR BUYERS

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 MLS™

The Source Of Real Time Real Estate™

12 Marina Del Rey

Income

4 PRIVATEER ST	Open 11-2	NEW
\$8,495,000	CONTEMPORARY	



BEACHFRONT MULTI-UNIT WITH DEAD-ON OCEAN VIEWS

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!

MLS#16-980209
Santiago Arana
THE AGENCY 424-231-2400

13 Palms - Mar Vista

Single Family

3295 MOUNTAIN VIEW AVE	Open 11-2	NEW
\$1,249,000	3+1	



CORNER LOT - PRICED AT LAND VALUE

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.

MLS#16-980029
Sherri Noel
KELLER WILLIAMS - SM 3109948721

12600 BROOKLAKE ST

Open 11-2

NEW

\$1,075,000	2+1	TRADITIONAL
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MAR VISTA HILL FIXER

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.

MLS#16-980887
Ron Wynn
COLDWELL BANKER RES 310-621-1772


12420 BARBARA AVE

Open 11-2

672C4

NEW

\$999,000	3+2	1sty-CALIFORNIA BUNGALOW
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SUNSCREEN REQUIRED!

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 & all the new trendy cafes, shops, movie theaters, etc. Come find your bliss in this soulful retreat.

MLS#16-980787
Laurie Woolner
POWER BROKERS INTERN

Dshwshr,Rng/Ovn,Fridg

3621 1/2 S CENTINELA AVE

Refresh.

11-2

rev

\$1,350,000	3+3.5	3sty-ARCHITECTURAL
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AMAZING NEW CONSTRUCTION W/ VIEWS!!

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.

MLS#16-971431
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I

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

13 Palms - Mar Vista

Condo / Co-op

11440 NATIONAL BLVD #13

Refresh.

11-2

NEW

\$825,000	2+2.5	1sty-CONTEMP MED
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DESIGNER DONE IN PRIME WESTSIDE VILLAGE

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.

MLS#16-980029
Emory Donelson 310-801-4023
RE/MAX ESTATE PROPER

www.JohnEmory.com

14 Santa Monica

Single Family

792 SAN LORENZO ST

Open 11-2

631/C6

NEW

\$14,500,000	6+7	2sty-VILLA
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FORE! STUNNING, REDONE, CONTEMPORARY VILLA!

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&bar. Gym,wine cellar,shared tennis court.

Deedee Howard 310-780-7676
THE AGENCY

www.theagencyre.com/agent/deedee-howard


902 25TH ST

Open 11-2

OTHER

NEW

\$4,599,000	5+5	OTHER
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NEW EAST COAST TRADITIONAL IN FRANKLIN SCHOOL DISTRICT!

Stunning new construction on a corner lot of almost 8,000 sf. Spacious 5bd & 5ba w/interior space of more than 4,600 sf. This home has an ideal flr plan w/4bd up & 1bd down, huge family rm, den, large breakfast room, kitchen w/Viking appliances & oversized island. It features hardwood flrs & wainscoting thruout, smart home control, Lutron lighting sys, wine cellar. Beautiful details & fantastic indoor & outdoor flow. Spacious backyd w/plenty of room for pool & spa. Franklin School Dist.

John Hathorn 310-458-4024
PARNTERS TRUST SM

Built-ins

THE MLS .COM

Property Website & Virtual Tour



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



528 14TH ST


Open 11-2

NEW

\$4,095,000

5+5.5

2sty-SPANISH



BEAUTIFUL & SOPHISTICATED SPANISH HOME

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

310-458-4024

PARTNERS TRUST SM

Built-ins

211 PACIFIC ST #211


Refresh. 11-2

NEW

\$1,775,000

2+1

CALIFORNIA BUNGALOW



SANTA MONICA VINTAGE BEACH COTTAGE

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

3107704490

BULLDOG REALTORS INC

dishwasher/washer/dryer/stove

2523 3RD ST

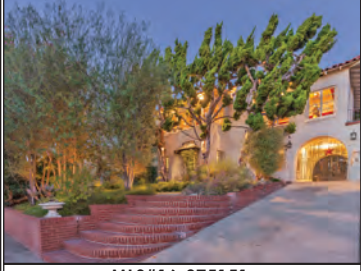
Open 11-2

NEW

\$3,795,000

4+5

MEDITERRANEAN



MERLE NORMAN HOUSE, 1935

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

310-623-8825

RODEO REALTY - BEVER

2523thirdstreet.com

2416 29TH ST

Open 11-2

NEW

\$1,349,000

2+2

COTTAGE



SANTA MONICA BEACH COTTAGE

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

310.994.8721

KELLER WILLIAMS - SM

Fridge,Dshwshr,Oven,Wshr,Dryr

2528 32ND ST


Open 11-2

NEW

\$3,795,000

5+7

CAPE COD



SUNSET PARK MINI ESTATE

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

310-621-1772

COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Micro,Rng/Ovn,Other

509 17TH ST


Open 11-2

red

\$3,580,000

4+4

SPANISH



REDUCED!!!!

Beaut rem 4BR, 4BA home w/loads of character in Franklin sch dist! Entails large eat in kit, opens to fam rm. Lrg liv rm w/ FP, high ceil, hw flrs! 1BR suite dwn, yard w/brand new pool & hot tub.

MLS#15-967143

Susan Kasner

310-382-8555

PARTNERS TRUST SANTA

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

710 19TH ST

Open 11-2

NEW

\$3,495,000

3+1.75

SPANISH



PRIME GILLETTE LOT- CHARMING SPANISH IN FRANKLIN SCHOOL DIST

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

310-458-4024

PARTNERS TRUST SM

Built-ins

2404 HILL ST


Open 11-2

red

\$2,895,000

4+5

2sty-CAPE COD



NEW HAMPTON CAPE COD IN SUNSET PARK!

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

310-458-4024

PARTNERS TRUST SM

Built-ins

723 OZONE ST


Lunch 11-2

NEW

\$1,995,000

2+3

ARCHITECTURAL



AMAZING ARCHITECTURAL IN SANTA MONICA'S BELOVED OCEAN PARK

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

310.907.6517

PARDEE PROPERTIES

911 22ND ST

Open 11-2

rev

\$4,495,000

5+6

TRADITIONAL



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

310.480.3585

COLDWELL BANKER RESI

Blt-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp

14 Santa Monica

Condo / Co-op

TUESDAY

2336 28TH ST #A	Open	12-2
\$949,000	2+3	POST MODERN
NEW		
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#16-977707		
Aaron Mirsky	310-622-7427	GIBSON INTERNATIONAL

757 OCEAN AVE, UNIT 214	Open	11-2
\$729,000	1+1	CONTEMPORARY
NEW		
BEST VALUE ON OCEAN AVE		
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		

2222 NEILSON WAY PH 302	Open	11-2
\$2,288,000	2+3	3sty-CONTEMPORARY
rev		
MESMERIZING OCN VUS: AIRY TOP FLR BY THE BEACH, PVT ROOFDECK		
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 isld, 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+gst 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

1024 MAPLE ST		Open	11-2
\$2,950,000			
			
MLS#15-924033			
Trepany & Krull		310-210-6533	
TELES PROPERTIES		1024maple.com	

red

RARE TROPHY INCOME PROPERTY, NOW REDUCED \$150K!

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!

15 Pacific Palisades


Single Family

1271 RIMMER AVE	Lunch	11-2
\$6,495,000	5+6	SPANISH
NEW		
LUNCH SERVED ON THE TERRACE! ALSO OPEN FOR TWILIGHT 5-6:30PM		
This exquisitely crafted villa rests above the Palisades Vlg 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	
BERKSHIRE HATHAWAY H	www.1271Rimmer.com	

1201 CORSICA DR	Open	11-2
\$4,995,000	5+5	1sty-CONTEMPORARY
NEW		
CAPTIVATING CONTEMPORARY GEM		
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	


646 LAS LOMAS AVE	Open	11-2
\$4,799,000	5+5.5	2sty-CONTEMPORARY
NEW		
STUNNING NEW CONSTRUCTION CALIFORNIA CONTEMPORARY		
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		


1161 EMBURY ST	Open	11-2
\$3,199,000	5+6	TRADITIONAL
NEW		
CUSTOM REMODEL 3 BLOCKS TO VILLAGE		
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	

16630 AKRON ST	Lunch	11-2
\$2,695,000	6+3	2sty-CRAFTSMAN
NEW		
SPECTACULAR VIEW & SETTING... SO CLOSE TO VILLAGE!		
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	

16045 AIGLON ST	Open	11-2
\$2,795,000	4+3.5	2sty-TRADITIONAL
rev		
PICTURE PERFECT TRADITIONAL		
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/Joan Caplis	3103457450	
GIBSON / CB BW	www.16045Aiglon.com	

15 Pacific Palisades Condo / Co-op

710 PALISADES DR	Open 11-2	NEW
\$1,425,000	3+3 MEDITERRANEAN	
		
GORGEOUS LIGHT AND AIRY TOWN HOME!		
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	
GIBSON INTERNATIONAL		www.710palisades.com

17368 W SUNSET #401	Open 11-2	NEW
\$929,000	2+2 CONTEMPORARY	
		
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 & onyx flooring, custom cabinetry & commercial grade dual pane windows. HOA includes guest parking, gas, electric, heat, A/C, water & EQ Insurance. The unit features serene canyon & mountain views. Resort like living at it's finest.		
MLS#16-980593		
Flora Aston	310.480.3585	
COLDWELL BANKER RESI		

15 Pacific Palisades Lease

3925 MALIBU VISTA DR	Open 11-2	NEW
\$15,999	4+5 CONTEMP MED	
		
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.		
MLS#16-980513		
Sylvia Dunbar	310-766-6000	
SOTHEBY'S INTERNATIO		Cbl,Dshwshr,Grbg Disp,Hood Fan,Rng/Oven

17 Mid-Wilshire Condo / Co-op

3400 SAN MARINO ST, UNIT B	Open 11-2	NEW
\$625,000	2+1.5 MEDITERRANEAN	
		
ELEGANT & LIGHT FILLED CORNER 2BR UNIT COMES TO MARKET		
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	
KW- LOS FELIZ		www.JerryandRachel.com


OPEN HOUSE STATUS LEGEND


NEW - new (Automatic Status)
NEW* - new not yet listed
red - reduced


rev - review (Automatic Status)
bom - back on market


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

18 Hancock Park-Wilshire Single Family

742 N ORANGE DR	Open 11-2	NEW
\$2,250,000	3+2.5 ARCHITECTURAL	
		
SINGLE STORY ARCHITECTURAL		
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	
RODEO REALTY INC.		Bit-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

215 N PLYMOUTH BLV	Open 11-2	NEW
\$1,725,000	3+4 2sty-FRENCH	
		
HIGHLEY DESIRABLE SOUGHT AFTER LOCATION!		
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.		


890 S VICTORIA AVE	Open 11-2	NEW
\$1,495,000	3+2 2sty-TRADITIONAL	
		
TRULY SPECIAL!		
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.		

368 S RIMPAU BLVD	Refresh. 11-2	red
\$9,995,000	7+8 MEDITERRANEAN	
		
ONE MILLION DOLLAR REDUCTION!		
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	
COLDWELL BANKER HPN		Dshwshr,Frzr,Rng/Ovn,Fridg

256 S WILTON PL	Refresh. 11-2	rev
\$2,399,000	5+4	
		
THIS HOME WILL NOT DISAPPOINT!		
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		

TUESDAY

256 S WILTON PL	Refresh.	11-2	rev
\$2,399,000	5+4		



THIS HOME WILL NOT DISAPPOINT!

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)924-2220
HANCOCK HOMES REALTY

18 Hancock Park-Wilshire Condo / Co-op

4848 WILSHIRE #105	Open	11-2	NEW
\$1,195,000	3+4	CONTEMPORARY	




GORGEOUS CONTEMPORARY CONDO FACING SOUTH OF WILSHIRE!!!!

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
Lita Lee 213-595-2455
COLDWELL BANKER RESI

Dshwshr

140 S GRAMERCY PL #7	Lunch	11-2	633-H1	NEW
\$698,000	2+3	ARCHITECTURAL		



ARCHITECTURAL CONDO

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

801 S PLYMOUTH #304	Open	11-2	NEW
\$499,000	2+2	TRADITIONAL	



DEAL OF THE CENTURY IN WINDSOR VILLAGE!!

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

6370 LINDENHURST AVE	Lunch	11-2	NEW
\$3,295,000	4+5	2sty-CONTEMP MED	



SEE FULL PAGE AD

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!!

531 N STANLEY AVE	Open	11-2	NEW
\$1,475,000	3+2	SPANISH	




3BEDROOM + 2 BATHROOM SPANISH - STILE HOUSE

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

8743 BONNER DR	Open	11-2	NEW
\$1,399,000	2+2	COUNTRY ENGLISH	



CHARMING ENGLISH COTTAGE

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.

Robert Erickson 310-890-7895
RODEO REALTY SUNSET

6119 MARYLAND DR	Open	11-2	rev
\$2,975,000	5+6	2sty-MODERN	



2016 MODERN NEW CONSTRUCTION

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

100 S DOHENY DR #521	Open	11-2	NEW
\$499,000	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

2727 WAVERLY DR	Open	11-2	NEW
\$2,150,000	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

1645 VINE ST #809	Open	12-2	NEW
\$989,000	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

2400 IVANHOE DR	Refresh.	11-2	NEW
\$929,000	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

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

1645 N VINE ST #407	Refresh.	12-2	593F4	NEW
\$785,000	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

22 Los Feliz Single Family

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



4533 COCKERHAM DR

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

1645 VINE ST #1004	Open	12-2	NEW
\$7,500	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

10021 FARRAGUT DR	Refresh.	11-2	672G2	NEW
\$1,049,000	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



The Source Of Real Time Real Estate™

TUESDAY

28

Culver City

Condo / Co-op

4900 OVERLAND AVE #127

Open 11-2

\$330,000

1+1 CONTEMPORARY



MLS#16-979639

Martin Feinberg 310-729-6573

KELLER WILLIAMS-SANT

NEW

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.

Grbg Disp,Rng/Ovn,Fridg

29

Westchester

Single Family

8337 CHASE AVE

Open 11-2

\$899,999

3+1.75 1sty-TRADITIONAL



MLS#16-980903

John A. Woodward IV #310/729-7372

KW BEVERLY HILLS

NEW

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.

HURRY! THIS WON'T LAST!

30

Hollywood Hills East


Single Family

3486 WONDER VIEW PL

Open 11-2

\$2,489,000

4+3 2sty-ARCHITECTURAL



MLS#16-980903

Geri Berger 323-899-0841

NEW

ARCHITECTURAL W/STUNNING VIEWS!

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.

6111 MULHOLLAND HWY

Open 11-2

\$1,650,000

3+2 MID-CENTURY



MLS#15-963091

Rose Ware 213-369-9171

BHHS-BH

red

UPPER BEACHWOOD CANYON RETREAT

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.

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

2756 WESTSHIRE DR

Open 11-2 592G1

\$2,100,000

3+3 CONTEMPORARY



MLS#16-975251

Rose Ware 213-369-9171

BHHS-BH

rev

LUXURY BY DESIGN

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.

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

42

Downtown L.A.

Condo / Co-op

800 W 1ST ST #1109

Open 11-2

\$299,000

0+1 CONTEMPORARY



MLS#16-979573

Oron Maher 310-281-3917

COLDWELL BANKER BH

NEW

UPGRADED STUDIO UNIT IN THE PRESTIGIOUS BUNKER HILL TOWER

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!

Dshwshr,Rng/Ovn,Fridg

60

Tarzana


Single Family

4935 AVENIDA ORIENTE

Refresh. 11-2

\$2,850,000

5+7



MLS#Oc15182974mr

Yeva Avelisyan 818-510-7329

LX HOMES REAL ESTATE

red

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.Domd 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!!

62

Encino


Single Family

4546 WHITE OAK AVE

Open 11-2

\$3,750,000

5+7 ARCHITECTURAL



MLS#16-979581

Brandon Assanli 310-948-5559

RODEO REALTY BH

NEW

ROBERT BYRD MASTERPIECE IN EXCLUSIVE RANCHO ESTATES, ENCINO

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.

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

5226 SHOSHONE AVE

Open 11-2

\$2,995,000

6+9 2sty-TRADITIONAL

rev



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,Cling Fan,Dshwshr,Dryer,Other

72 Sherman Oaks

Condo / Co-op

4804 RANCHITO AVE

Refresh. 11-2

\$499,000

2+2.5 2sty-TRADITIONAL

NEW



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
RODEO & SOTHEY'S

310-623-1300

www.4804ranchito.com for more pictures

4442 VISTA DEL MONTE AVE #4

Open 11-2

\$490,000

3+2.5 SPANISH

NEW



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
TELES PROPERTIES

4442VistaDelMonte.com

73 Studio City

Single Family

4461 VAN NOORD AVE

Open 11-2 562E4

\$1,199,000

5+4 TRADITIONAL

NEW



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
JOHN AAROE GROUP

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

93 Eagle Rock

Single Family

2222 1/2 STRATA LN

Open 12-3

\$665,000

3+3.5 3sty-NEW PROJECT

NEW



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
NOURMAND & ASSOCIATES

Dshwshr,Grbg Disp,Micro,Rng/Ovn

OPEN HOUSE STATUS LEGEND

NEW

NEW*

red

- new (Automatic Status)

- new not yet listed

- reduced

rev

bom

- review (Automatic Status)

- back on market

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

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