

**01 Beverly Hills** Single Family

<b>818 N ROXBURY DR</b>	Open	11-2	632E1	<b>NEW</b>
\$11,750,000	4+6	MODERN		



MLS#15-826191  
S Frankel, C Shapiro 310-777-6392  
COLDWELL BANKER

**SEDUCTIVE CALIFORNIA MODERN IN BEVERLY HILLS**

Magnificent Modern Estate designed by noted architect Leonardo Umansky. Located on famed Roxbury Drive in the heart of Beverly Hills. Cutting-edge design featuring retractable walls & glass doors that create the quintessential indoor-outdoor California lifestyle. Inspired by Japanese & Mid-Century architecture.

www.stevefrankel.com

<b>1031 COVE WAY</b>	Open	11-2	592D6	<b>NEW</b>
\$5,950,000	4+5	VILLA		



MLS#15-826259  
Ron de Salvo 310-560-9388  
COLDWELL BANKER

**PRIVACY AND SECLUSION IN PRIME BEVERLY HILLS**

Exceptional California villa with 3 BR's plus maid's. Beautifully positioned around a sparkling pool, it offers a European style and romance on one of the most desired streets in Beverly Hills. Large living room, huge great room you will never want to leave, formal dining room, lavish master suite with elegant Brazilian marble bath, office and two additional bedrooms. High ceilings and expansive spaces flow easily from one to another. An exceptional California lifestyle.

<b>503 N ELM DR</b>	Open	11-2	632G1	<b>NEW</b>
\$3,750,000	3+2	SPANISH		



MLS#15-878169  
Monty Abramov 310-989-2217  
RODEO REALTY - BEVER

**503 NORTH ELM DRIVE**

Prime Beverly Hills Development Opportunity! Bring your architect, contractor and build your dream house. Tear down/land value. Best deal in Beverly Hills Flats. 11,400 SF Lot. Beverly Hills Notice of Abatement on the property.

None

<b>1130 COLDWATER CANYON DR</b>	Open	11-2	592F5	<b>NEW</b>
\$2,795,000	4+5	RANCH		



MLS#15-820495  
Lynn M Rogo 310-777-6213  
CB BHN

**COMFORTABLE FAMILY HOME**

Comfortable family, 4 bdrm home set back from the street on a circular driveway. Desirable Beverly Hills School District. Hardwood flrs, recessed lights, hi ceilings, French doors & wood beamed ceilings thruout. Wood paneling surrounds huge living rm fireplace. Kitchen w/breakfast area. Two separate powder rms. Enormous family rm w/French doors leading to stone patio, beautiful pool & outside built-in cooking area. Ample storage, 3 car garage, new carpeting & paint! Close to Coldwater Cyn Park

Dshwshr,Grbg Disp

<b>156 S SWALL DR</b>	Open	11-2	632H2	<b>NEW</b>
\$2,450,000	5+4	TRADITIONAL		



MLS#15-878033  
Rachel Maslan 310-278-3311  
HILTON & HYLAND


**GREAT OPPORTUNITY IN BEVERLY HILLS**

Great opportunity to own a 4 bedroom home plus separate guest/maids over garage. Great floor plan Master w/bath and walk-in closet, 3 additional bedrooms plus 2 baths upstairs. Downstairs a living room w/ stained glass window, office, formal dining room, eat in kitchen, powder room and service porch. PROPERTY IS SOLD IN IT'S CURRENT AS IS CONDITION.

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

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

<b>432 N OAKHURST DR #407</b>	Open	11-2	632G1	<b>NEW</b>
\$2,998,000	3+4	CONTEMPORARY		




MLS#15-877983  
Jason Oppenheim 3109906656  
THE OPPENHEIM GROUP

**BEVERLY HILLS CONDO**

New construction in the heart of 90210 - expansive front facing condo with open floor plan, floor to ceiling glass with views of lush trees, Century City and the Hollywood Hills, over 200k in upgrades, Italian hardwood flooring, custom kitchen with caesarstone island and countertops, Italian cabinetry, Subzero and Miele Stainless Appliances, separate washer/dryer room, 3 side by side parking with huge storage, low HOA dues, one level below penthouse.

Dshwshr,Dryer,Elvtr,Frzr,Hood Fan,Other

<b>235 S REEVES DR, UNIT 301</b>	Open	11-2	<b>NEW</b>
\$1,395,000	0+0	CONTEMPORARY	



A Comora/P Lester 424-230-3746  
THE AGENCY

**CHIC RENOVATION**

Spacious stunning designer done contemporary single level corner unit located in the most desirable areas of Beverly Hills. Recently remodeled with superior quality and exceptional taste this two bedroom, three bath open floor plan unit superbly unfolds from living room with fireplace to dining area that both open onto a private terrace. The light filled unit boasts views to downtown from living room,dining room, and the master bedroom. In unit laundry, storage and side by side two car parking.

built ins/washer/dryer

<b>423 S REXFORD DR #104</b>	Open	11-2	632G3	<b>NEW</b>
\$619,000	2+2	TRADITIONAL		



MLS#15-878299  
Zizi Pak 310-266-5032  
RODEO REALTY - BEVER


**BEVERLY HILLS BEST PRICED CONDO.**

The Wonderful cozy and quite two bedrooms two bathroom condo in Beverly Hills. All hardwood floors through out the unit Great living room with wet bar dining room with ceiling fan large and beautiful sunny open patio with tree tops view has access from living room and bedroom. Great kitchen with double sink, granite counter tops , refrigerator and five gas burners stove top. Washer and dryer inside the unit ready yo move in. The building has a great lobby area with marble floors.

Dishwasher,Grbg Disp,Hood Fan,Rng/Oven

**02 Beverly Hills Post Office** Single Family

<b>1250 ANGELO DR</b>	Open	11-2	592C5	<b>NEW</b>
\$6,995,000	5+6	CONTEMPORARY		



Jade Mills 310-285-7508  
COLDWELL BANKER

**FABULOUS CONTEMPORARY RETREAT**

Contemporary home in one of the most prestigious locations on a quiet street just seconds from the heart of Beverly Hills. Apx. 7,390 sq.ft. of living space with a great open floor plan & walls of glass throughout opening to & overlooking several patios & balconies, pool, & lush canyon & city views. Living room, formal dining room, & kitchen with breakfast area. Large media room. Spacious master w/dual baths & private balcony with hot tub.

Range/Oven, Refrigerator, Dishwasher

<b>9653 OAK PASS RD</b>	Refresh.	11-2	592C2	<b>NEW</b>
\$6,800,000	5+6	CONTEMPORARY		

MLS#15-878117  
Mauricio Umansky 310-467-9542

Contemporary, private & located on one of the most desirable gated streets in BH. Theater, game room, loft-bonus room, and Chef's kitchen. Saltwater pool/ spa and lots of outdoor entertaining areas.

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other  
THE AGENCY

**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.)

TUESDAY

<b>9653 OAK PASS RD</b>		Refresh.	11-2	592C2	<b>NEW</b>
<b>\$6,800,000</b>	5+6	CONTEMPORARY			




**STUNNING CONTEMPORARY ON PRIVATE & GATED STREET IN BH**

Contemporary home crafted w/ privacy & enjoyment of life in mind. Main level: guest room, game/bar room, and many custom details including Sonos theater w/ Minotti furnishings. Soaring ceilings w/exposed beams, skylights & large glass windows allow for a ton of natural light. Master suite w/patio & bathroom w/unique Boffi sinks. Chef's kitchen w/ impressive Boffi range-top & Miele appliances. 2 add'l guest rooms & loft-style bonus room w/ own entrance. Saltwater pool and fire pit. Truly serene.

MLS#15-878117  
Mauricio Umansky 310-467-9542  
THE AGENCY

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

<b>10063 HILLGROVE DR</b>		Open	11-2	592C6	<b>rev</b>
<b>\$6,895,000</b>	5+6	CONTEMP MED			




**GATED & PRIVATE GORGEOUS CONTEMPORARY MEDITERRANEAN ESTATE**

Gated contemporary mediterranean estate w/ new design in 2009-2010. Exceptional quality, great space/scale, high ceilings, & open floor plan. Formal 2-story entry & opens to formal living/dining room. Kitchen w/ top of the line appliances. State of the art media/family room & gym. Upstairs is additional media/family room & office. Master bd w/ sitting area w/ fireplace. Master bth w/ tub, steam shower, his/her sinks & vanity area. Backyard has pool, grassy area, BBQ area, & patio w/ fireplace.

MLS#15-821393  
Joe Babajian 310-623-8800  
RODEO REALTY - BH

www.10063hillgrovedrive.com

<b>1438 DAVIES DR</b>		Open	11-2	592C5	<b>NEW</b>
<b>\$2,395,000</b>	2+3	MID-CENTURY			




**IMPECCABLY UPDATED MID-CENTURY JEWEL**

An impeccably updated mid-century jewel, with exceptional views from every room. Perched on the quiet cul-de-sac of prestigious Davies Drive, and surrounded by \$25 Million estates. Major remodel just completed with exquisite finishes. Bright and airy living room with fireplace, and open gourmet kitchen offer views from Century City to Downtown. A rare property, that offers privacy, seclusion, phenomenal views, and the convenience of being very close to Sunset Blvd

MLS#15-822261  
Drew Fenton 310.858.5474  
HILTON & HYLAND

www.drewfenton.com

<b>9610 OAK PASS RD</b>		Open	11-2	592C2	<b>rev</b>
<b>\$5,999,000</b>	4+6	CONTEMPORARY			



**ULTIMATE HILLSIDE COMPOUND**

Incredible views perched on 3.8 acres on one of BHPO's most private, gated, sought after streets. This ultimate hillside compound is equipped w/ a movie theatre, pool, full cabana, chef's kitchen, stunning living room with floor to ceiling windows perfect for entertaining, and beautiful views from nearly every room. The potential for development however is unparalleled on this property, as the house only sits on a small sub-acre portion of the vast estate. ABSOLUTELY PRIVATE AND SECLUDED!

MLS#14-786047  
Andrew Cohen 310.892.8093  
HILTON & HYLAND

Antna,Blf-Ins,Cbl,Cent Vac,Dshwshr,Other

<b>1949 COLDWATER CANYON DR</b>		Open	11-2	BAM!	<b>NEW</b>
<b>\$1,879,000</b>	3+4.5	1sty-MID-CENTURY			



**AUTHENTIC MID-CENTURY HOME IN B.H.P.O.**

FIXER ALERT! Light-up the flippers and owner-users who want to put their stamp on this untouched 3BR/4.5BA Mid-Century Beverly Hills Post Office winner. The home's versatile, open floor plan connects living room to den to family room. A formal dining room makes special occasions effortless. BONUS: A pool house with cocktail bar and bathroom with shower and changing area could be office, guest suite, or gym. Large pool positioned for maximum sun exposure. 5min from Sunset, 10min from Ventura.

JEFF YARBROUGH 323.854.4300  
KW / L.A. LUXE GROUP

www.1949Coldwater.com

<b>1324 BENEDICT CANYON DR</b>		Open	11-2	592C5	<b>rev</b>
<b>\$2,899,000</b>	7+8	2sty-SPANISH			



**AMAZING DEVELOPMENT OPPORTUNITY. OVER 1.6 ACRES. BUILD THREE**

Very close to BH Proper! Existing one-story home boasts 5 bed/4.5 beautiful beamed ceilings and ample-sized rooms. Step out to expansive courtyard with large pool and oversized 2-story guesthouse w/2 bed & 2 baths. Tremendous amount of storage space and ample parking for at least a dozen cars. Remodel or Tear-Down existing structure. Subdivide the parcel and build two more homes! Separate driveway behind existing property leads to the two additional parcels.

MLS#15-825489  
Roger Perry 310-600-1553  
RODEO REALTY - BH

www.RogerPerry.com

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

<b>2268 COLDWATER CANYON DR</b>		Open	11-2	592F2	<b>NEW</b>
<b>\$1,599,000</b>	4+3.5	RANCH			



**CHARMING BHPO MID-CENTURY RANCH WITH POOL**

As-Is Trust Sale. Charming 1-sty Mid-Century Ranch offers excellent floor plan. Entry w/ hardwood. Large eat-in kitchen. Spacious formal dining room w/ hardwood. Expansive living room features wall of glass overlooking pool. Cozy den w/ corner fireplace & wet bar opens to pool w/ built-in BBQ. A rear master suite opens to pool & offers generous walk-in closet + 2 add'l closets. Sizeable maid's room w/ private bath is located over 2 car garage. Corner lot w/ motor court & circular driveway.

MLS#15-878933  
Darrell Wallace 310-435-3690  
JOHN AAROE GROUP

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

<b>1442 TANAGER WAY</b>		Open	11-2	592H5	<b>NEW</b>
<b>\$32,000,000</b>	5+7	MODERN			



**DARING ARCHITECTURAL WITH PANORAMIC VIEWS**

Sited on the most prestigious cul-de-sac in the exclusive Bird Streets, one finds a daring architectural with panoramic views. Designed by Paul McClean and furnished by Minotti, striking contemporary features dramatic 13ft ceilings and automated disappearing walls of glass that open to grassy yard and infinity edge pool. Views of the vast Los Angeles Basin - from Downtown to Pacific Ocean. Exquisite craftsmanship and selection of the most sophisticated finishes.

MLS#15-820427  
D Fenton & T McKillen 310.858.5474  
HILTON & HYLAND

<b>1441 SUMMITRIDGE DR</b>		Open	11-2	592D5	<b>red</b>
<b>\$3,995,000</b>	4+5	MODERN			



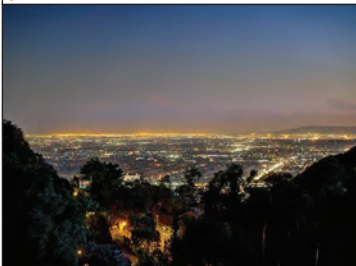
**REDUCED TO SELL! INCREDIBLE VALUE**

STUNNING NEW CONSTRUCTION ARCHITECTURAL HOME WITH BREATHTAKING CITY, CANYON AND OCEAN VIEWS. PERFECT FOR ENTERTAINING WITH CONTEMPORARY OPEN FLOORPLAN INCLUDING SPACIOUS LIVING AND DINING ROOM, DRAMATIC FIREPLACE, MAGNIFICENT 12 FT. HIGH CEILINGS, FRENCH OAK HARDWOOD FLOORS THROUGHOUT, EXTREMELY LIGHT AND BRIGHT WITH FLOOR TO CEILING GLASS WINDOWS AND DOORS AND VIEWS FROM EVERY ROOM. MASTER SUITE WITH LUXURIOUS MASTER BATHROOM, EXQUISITE FINISHES AND CUSTOM WALK IN CLOSET. THREE ADDITIONAL EN-SU

MLS#14-739465  
Dominique Jeramaz 310-531-2910  
CITY REAL ESTATE, IN

Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other

<b>7212 MULHOLLAND DR</b>		Open	11-2	593D1	<b>NEW</b>
<b>\$3,699,000</b>	5+8	MEDITERRANEAN			



**UNBELIEVABLE VALUE!**

MAJOR MEDITERRANEAN ESTATE WITH MIND-BLOWING WIDE HEAD-ON CITY TO OCEAN VIEWS. THIS IS AN AMAZING VALUE FOR THE PERSON THAT NEEDS MASSIVE SQ FT IN AN IDEAL LOCATION. HUGE ROOMS WITH EXCELLENT INDOOR/OUTDOOR FLOW. SUPERB KITCHEN THAT OPENS TO A GRAND FAMILY RM LEADING OUT TO AN ENORMOUS TERRACE. GIGANTIC MASTER SUITE W HUGE WALK-IN CLOSET. THE 3RD LEVEL HAS ITS OWN KITCHEN IDEAL FOR IN-LAWS AND GUESTS PLUS A TREMENDOUS BONUS ROOM. SEPARATE GYM/OFFICE/ STUDIO LEADING OUT TO PL/SPA FLT YRD & BAR

MLS#15-825565  
Neal Baddin 323-793-7405  
COLDWELL BANKER RESI

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

TUESDAY

<b>1621 N CRESCENT HEIGHTS BLV</b>	Open	11-2	593/A4	<b>NEW</b>
<b>\$2,650,000</b>	0+0	SPANISH		



**3 BEDROOM SPANISH COMPLETELY REMODELED W POOL & GRASSY YARD**

Tastefully remodeled 3 Bedroom Spanish completely remodeled w large kitchen, dining, living, family, sun room. The property is gated, features landscaped grassy grounds, a salt water pool with ample room to enjoy and entertain, an outdoor kit and it's all within walking distance to the Chateau Marmont and trendy hotspots.

Connie L.De Groot 310 913-1184  
GIBSON INTERNATIONAL

<b>2830 WESTBROOK AVE</b>	Open	11-2	593B1	<b>NEW</b>
<b>\$1,999,000</b>	3+2.5	CONTEMPORARY		



**DESIGNER PERFECT SINGLE STORY ON QUIET CUL-DE-SAC**

3+2.5. Stunning new chef's kitchen with tumble marble counters, top-of-the-line stainless steel appliances, large center island and breakfast area with cozy fireplace. Wonderful living room open to dining area with dramatic pitched ceilings, wood beams and glass openable skylights with stone fireplace and folding glass doors opening the entire space to the outdoors. Great master suite with pool view, stunning bath with separate shower and soaking bath.

MLS#15-877977  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro

<b>1558 SUNSET PLAZA DR</b>	Open	11-2	592J5	<b>NEW</b>
<b>\$2,499,000</b>	3+2	CONTEMPORARY		




**LOWER SUNSET PLAZA CONTEMPORARY WITH POOL**

Completely private Lower Sunset Plaza Contemporary with pool & spa. This South facing home offers a Zen Modern environment, custom built-ins throughout & walls of glass from every room that open to mature & completely private landscaping. Main level features large living room & dining room that open to patio, custom kitchen w/built in breakfast bar & plenty of storage & huge office w/vaulted ceilings. Lower level features 3 bedrooms that all open to pool deck/yard area & more.

MLS#15-824845  
Greg Harris 323-356-8024  
COLDWELL BANKER - BH

[www.GregHarrisEstates.com/SunsetPlaza](http://www.GregHarrisEstates.com/SunsetPlaza)

<b>7126 MACAPA DR</b>	Open	11-2		<b>NEW</b>
<b>\$1,995,000</b>	3+3			



**STUNNING MID-CENTURY JEWEL**

Quintessential Los Angeles living at it's finest. This stunning mid-century jewel is nestled in the Hollywood Hills with explosive views from Downtown to the ocean. Located near Runyon Canyon, studios, and Hollywood, the 3 bedroom 3 bath home features an open floor plan with walls of glass, hardwood floors, and two en suite master bedrooms. The home is an entertainer's dream and a fantastic opportunity to live in one of Hollywood Hills' most sought after enclave.

Aren Afsharian 310.200.9323  
HILTON & HYLAND

<b>1604 N STANLEY AVE</b>	Open	11-2	593C4	<b>NEW</b>
<b>\$2,499,000</b>	4+4	CONTEMPORARY		



**STANLEY CONTEMPORARY**

A stunning new contemporary boasting seamless indoor-outdoor living in the heart of Hollywood. Designed for entertaining, the main floor features an open floor plan, fireplace, formal dining room, gorgeous wood plank and marble flooring and tray ceilings. Natural sunlight pours through floor to ceiling walls of glass with views of the private pool, hot tub and sun deck. A sleek and sophisticated kitchen is complete with top of the line appliances, espresso maker, wine cooler and breakfast bar.

MLS#15-826125  
Jason Oppenheim 310-990-6656  
THE OPPENHEIM GROUP

Bff-Ins,Rng/Ovn,Fridg

<b>2091 OUTPOST DR</b>	Open	11-2	593/D3	<b>NEW</b>
<b>\$1,869,000</b>	3+4.5	3sty-SPANISH		



**RARE SPANISH-STYLE HOME IN OUTPOST ESTATES**

With period details & quality upgrades, this Spanish-style home in Outpost Estates is truly stunning. Original details preserved & enhanced such as hand-laid walnut flring, walls lit for art, & archways adding depth & character. Frml entrywy opens to main lvng flr incl LR w/ high-beamed ceil, fp & access to pvt patio, frml DR, FR/media rm, updated kitch w/ best fittings. Upstairs is master & 2nd BD w/ renovated BAs. Lwr flr can be guest quarters, private office or mother-in-law suite.

Kennon Earl 310.432.6492  
KELLER WILLIAMS BH

[www.2091OutpostDr.com](http://www.2091OutpostDr.com)

<b>8657 METZ PL</b>	Open	11-2	592J5	<b>NEW</b>
<b>\$2,288,000</b>	3+3	ARCHITECTURAL		




**STUNNING CONTEMPORARY WITH POOL AND VIEWS**

Stunning 3BD/3BA home with views minutes to Sunset Plaza. Open floor plan w/HDWD, vaulted beam ceilings & French doors. Cook's KIT features GRNT counter tops, sub-zero REFR & Bfast bar that leads to a spacious den. Master suite features a walk-in closet, oversized circular shower and French doors opening to the pool & spa area w/verdant gardens.

MLS#15-877547  
Susan L Andrews 323-315-7409  
JOHN AAROE GROUP

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

<b>8707 SUNSET PLAZA PL</b>	Open	11-2	592J4	<b>NEW</b>
<b>\$1,599,000</b>	2+2	SPANISH		



**SUNSET PLAZA CELEBRITY HIDEAWAY**

Secluded Hideaway Sunset Plaza at the end of a priv cul-de-sac. Remodeled hm, open layout overlooking city views to the ocean. Mstr ste w/lrg walk in & redone zen style ba & shower. Mstr opens out to priv pool. Designed kitchen feat stainless Jenn Air and Sub-Zero appliances & a bay window breakfast nook, french drs outside, well-manicured grounds w huge front patio, a cozy upper grotto patio, rear seating area, and an upper deck w outr dining, built in BBQ, Outdr fireplace, & sun deck.

MLS#15-878437  
Jason Reitz 323-656-1800  
ROCK REALTY GROUP

[www.8707SunsetPlaza.com](http://www.8707SunsetPlaza.com)

<b>1133 CORY AVE</b>	Open	11-2	592H6	<b>NEW</b>
<b>\$2,000,000</b>	2+3	SPANISH		




**"IVY COTTAGE" IN PRIME SUNSET STRIP LOCATION!**

THIS UNIQUE SUNSET STRIP COTTAGE WHICH HAS BEEN DESIGNED TO REMIND YOU OF A BUNGALOW AT THE BEVERLY HILLS HOTEL, HAS BEEN LOVINGLY RESTORED AND UPDATED WITH THE FINEST MATERIALS. SHERLE WAGNER FAUCETS, ANN SACKS TILE AND MARBLE AND A LA CORNUE BRASS RANGE ARE JUST A FEW OF THE BEAUTIFUL DETAILS OF THIS RECENTLY PUBLISHED HOME. THIS TWO BEDROOM THREE BATHROOM WALLED AND GATED HOME HAS BEEN REMODELED WITH NO EXPENSE SPARED. STATE OF THE ART SECURITY SYSTEM AND CAMERAS GUARANTEE THE UTMOST PRIVACY.

MLS#15-878525  
Josh Flagg 310.720.3524  
RODEO REALTY - BEVER

Fzr,Rng/Ovn,Fridg,Wshr

<b>3249 BENNETT DR</b>	Open	11-2	593D1	<b>NEW</b>
<b>\$1,299,000</b>	4+4	SPANISH		



**3BD/3BA ELEGANT SPANISH W/CANYON VIEWS**

Elegant 3BR/3BA updated Hollywood Hills Spanish home featuring a separate 1 bedroom guest unit, 6 car garage parking and serene canyon views. The bright and open floor plan is highlighted by dramatic vaulted ceilings, coved windows, wood burning fireplace, multiple balconies, custom plaster paint and a wrap around balcony perfect for entertaining. Kitchen offers custom cabinetry, Caesarstone counters, Traulsen REFR and a professional-style range adorned w/ Moroccan tile backsplash.

MLS#14-784103  
Susan L Andrews 323-315-7409  
JOHN AAROE GROUP

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

TUESDAY

<b>2033 HIGH TOWER DR</b>	Open	11-2	593/E3	<b>NEW</b>
<b>\$1,295,000</b>	3+3	2sty-SPANISH		



**BEAUTIFUL SPANISH NEAR OUTPOST & THE HOLLYWOOD BOWL**

Located at end of cul-de-sac & just a stroll from the Hollywood Bowl & nightlife, this beautifully restored Spanish features 3 bedrooms, 3 baths, hardwood floors, large living room with beamed ceiling, floor to ceiling window with lovely views, tastefully remodeled kitchen with breakfast area, a separate office, all remodeled bathrooms & master suite with a walk-in closet fit for a celebrity. Romantic outdoor areas for entertaining complete this crown jewel in the Tuscan-inspired foothills.

Denny Kagsaoff 310-428-8686  
BERKSHIRE HATHAWAY

<b>7759 TORREYSON DR</b>	Open	11-2	563A7	<b>rev</b>
<b>\$3,695,000</b>	5+5	CONTEMPORARY		



**EXCEPTIONAL CONTEMPORARY**

Amazing, private and gated Contemporary/Modern on coveted Torreyson Drive in the Hollywood Hills. Designed & built by architects Breidenbach and Cuen and landscape architect W. Garrett Carlson. Soaring ceilings, hardwood floors, walls of glass, wonderful open flow from public rooms to gourmet kitchen that integrates family room that opens to outdoor dining and tropical garden yard with swimmers pool and inground spa with views that includes city lights and mountains.

MLS#15-824517  
Mimi Starrett 310.467.4395  
JOHN AAROE GROUP

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

<b>3261 OAKSHIRE DR</b>	Open	11-2	563-C7	<b>NEW</b>
<b>\$1,050,000</b>	3+2	2sty-SPANISH		



**STUNNING SPANISH HOME IN THE HOLLYWOOD HILLS**

1924 Character Spanish providing all the upgrades required by today's sophisticated buyer combined with details that can't be replicated with new construction. Large LR w/ coved ceilings, lrg French windows & wood burning fl. FDR. Kit. w/ ample cabinets & counters. Separate laundry rm. 2 bdrms, hall bathroom & powder rm round out the first level. Upstairs, private master ste w/ a great closet space & a remodeled master bathroom w/ period tile & steam shower. Great outdoor entertainer's space

Pete Buonocore 323-762-2561  
KW - LARCHMONT

www.COREGROUPLA.COM

**03 Sunset Strip - Hollywood Hills West** Condo / Co-op

<b>7250 FRANKLIN AVE #1014</b>	Open	11-2	593D4	<b>NEW</b>
<b>\$490,000</b>	1+2	CONTEMPORARY		



**FRANKLIN TOWERS VIEW UNIT**

Incredible opportunity with views from every room over Mountains, City, to the Ocean and beyond. This open floor plan unit features 1 bedroom + den (or convertible second bedroom), 1 & 1.5 bath and is located in the prestigious full-service high-rise, Franklin Towers. Unit features: hardwood floors, walls of glass that open to 2 large & deep balconies, large master suite w/ tub & shower.

MLS#15-824593  
Greg Harris 310-860-8860  
COLDWELL BANKER - BH

www.GregHarrisEstates.com/FT1014

<b>1417 N DOHENY DR</b>	Open	11-2	592H5	<b>red</b>
<b>\$5,495,000</b>	5+5	TRADITIONAL		



**GORGEOUS TRADITIONAL IN THE SUNSET STRIP**

Stunning, just remodeled elegant Traditional Home located in prestigious lower Doheny Drive in the Sunset Strip. Entry with Hickory distressed hardwood floors. Step down living room with high ceilings, fireplace and French doors that open on to romantic covered patio. Large scale dining room. Office or convertible downstairs bedroom suite. Magnificent eat-in kitchen with Calacatta gold slab marble island, top-of-the-line stainless appliances. Chic living in the Strip.

MLS#14-786503  
Steve Frankel 310-281-3981  
COLDWELL BANKER

www.stevefrankel.com

<b>7135 HOLLYWOOD #1103</b>	Open	11-2	593D4	<b>red</b>
<b>\$499,000</b>	1+1	CONTEMPORARY		




**GORGEOUS, BRIGHT, UPDATED IN HOLLYWOOD VERSAILLES TOWER**

Large balcony with unobstructed, panoramic 10 mile view of the ocean and entire Westside. Recently renovated kitchen with granite countertops and stainless steel appliances. Updated bathroom with spa tub and marble floors. Hardwood floors throughout. Laundry hookup in unit. This is a full service luxury building with 24 hour doorman / concierge and valet gated parking. Excellent location, Close to Runyon Canyon, Hollywood nightlife, shops, restaurants, Hollywood Bowl. Pet friendly!

MLS#15-820737  
Jacqueline Chernov 310.403.7557  
BERKSHIRE HATHAWAY

Dshwshr,Elvtr,Rng/Ovn

<b>X 9219 ROBIN DR</b>	Lunch	11-2	592H4	<b>red</b>
<b>\$4,299,000</b>	4500000	5+6	CONTEMPORARY	



**JUST REDUCED \$201,000 DOLLARS!!**


NESTLED IN THE HIGHLY COVETED DOHENY ESTATES, LIES THIS STUNNING DESIGNER PERFECT TRADITIONAL WITH STATELY CURB APPEAL AND VERY LUXURIOUS CONTEMPORARY INTERIOR. IT'S SPACIOUS OPEN LIVING ROOM LEADS TO ENTERTAINER'S BACKYARD WITH POOL, SPA & LARGE GRASSY AREA. IT'S OPEN CHEF'S KITCHEN HAS HIGHLY APPOINTED STAINLESS STEEL VIKING APPLIANCES WITH EXQUISITE EBONY WOOD FLOORS AND ACCENTED WITH CROWN MOLDINGS & BEAUTIFUL FRENCH DOORS THROUGHOUT.

MLS#14-795947  
Stefen Liberti 310-927-9166  
RODEO REALTY - BEVER

Dshwshr,Fridg,washer,dryer

**03 Sunset Strip - Hollywood Hills West** Lease

<b>1425 DEVLIN DR</b>	Open	11-2	592H5	<b>NEW</b>
<b>\$28,000</b>	4+4	MODERN		




**PRIVATE MODERN ONE LEVEL IN THE SUNSET STRIP**

This private and secure one level wonder extends its comfortable modern environment outdoors and across the pool to the cabana lounge. On a western facing ridge, warm light is captured and refracted throughout. Multiple conversation and lounging areas fall around a central fireplace, while an open kitchen flows naturally in every direction. There is a sumptuous master suite and uber glamorous bath with views. Three additional bedrooms and two and a half baths complete the living arrangement.

MLS#15-877469  
Tracy Maltas 310.871.6149  
DOUGLAS ELLIMAN

<b>1117 SIERRA ALTA WAY</b>	Open	11-2	592G6	<b>rev</b>
<b>\$4,395,000</b>	4+5	2sty-MID-CENTURY		



**STUNNING MID-CENTURY ADJACENT TO BEVERLY HILLS**

Abundant potential in coveted Beverly Hills adjacent location. This chic mid-century residence is set on a gracious, flat lot on a cul-de-sac street that straddles the border of Trousdale & Doheny Estates. Embrace the opportunity to elevate this property to the current standard this neighborhood is renowned for, or move-in and enjoy the intelligent floor plan, high-ceilings with plentiful windows & skylights, hardwood floors, and remodeled kitchen and baths with designer finishes.

MLS#15-824325  
Cory Weiss 310-922-1124  
DOUGLAS ELLIMAN

Pvt Backyard w/ Swimmers Pool & Patios

<b>1327 SUNSET PLAZA DR</b>	Open	1-4	592H5	<b>rev</b>
<b>\$8,995</b>	2+2	TRADITIONAL		



**1327 SUNSET PLAZA DRIVE**

Prime Location lower Sunset Plaza furnished lease. Entry opens to dining room, family room and living room. Windows and French doors open to the pool and very private backyard with new outdoor seating and dining areas. Fully equipped eat in kitchen, 2 bedrooms, 2 baths 4 flat screen TV's, all new linens, towels duvets, hardwood floor throughout a fully furnished and equipped home as one would expect in a first class lease. Also there is a detached garage with tons of built-ins and storage.

MLS#15-824477  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI


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

TUESDAY

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

<b>963 ROSCOMARE RD</b>	Refresh. 11-2 591J6	<b>rev</b>
<b>\$3,495,000</b>	3+2 MODERN	
<b>PRIVATE &amp; GATED CLOSE TO 1 ACRE!</b>		
<p>Amazing &amp; unique opportunity on close to 1 acre for a developer or end user. Rare, gated compound with long, private drive on Lower Roscomare. Only 6 houses from Chalon. Large flat pad surrounded by mature landscaping offering a very tranquil &amp; private setting with serene canyon vistas. This is an incredible value in desirable Bel Air through the prestigious West Gate surrounded by countless new construction projects and multi-million dollar estates</p>		
		
MLS#14-813137 Dara T. Miller 310-963-8425 RODEO REALTY - BEVER <span style="float: right;">www.963roscomare.com</span>		


**04 Bel Air - Holmby Hills** Lease

<b>11284 CHALON RD</b>	Refresh. 11-2 591J7	<b>NEW</b>
<b>\$9,975</b>	5+4 2sty-CONTEMPORARY	
<b>FABULOUS VIEW PROPERTY FOR LEASE!</b>		
<p>Situated in prime Lower Bel Air through the West Gate, this fantastic 5 bedroom/4 bathroom 3,542 sq ft (approximately) home has been completely remodeled. Brand new kitchen with granite counters and mosaic glass tile backsplash. All new top of the line stainless steel appliances including a wine refrigerator and bar refrigerator/ice maker.</p>		
		
MLS#15-826065 Gwen Fritzing 310 749-8821 GIBSON INTERNATIONAL <span style="float: right;">All New Kitchen/Baths</span>		

**05 Westwood - Century City** Single Family

<b>765 WESTHOLME AVE</b>	Open 11-2	<b>NEW</b>
<b>\$3,695,000</b>	6+5.5 3sty-MEDITERRANEAN	
<b>MODERN MEDITERRANEAN MASTERPIECE</b>		
<p>Grand Little Holmby Mediterranean rebuilt in 2009 featuring: open floorplan with hardwood floors and marble tile; formal living room with two story ceiling; wood paneled den/office; gourmet center island kitchen with granite counters and stainless appliances; family room adjoining kitchen; three upstairs bedrooms including master suite with fireplace; lower level with two guest suites, media room and two additional rooms; and verdant rear garden with private grassy yard. Warner Avenue School.</p>		
		
James Bremner 310-622-7445 GIBSON INTL <span style="float: right;">www.765westholme.com</span>		

**11155 MONTANA AVE** Open 11-2 631J2 **NEW**

<b>\$2,995,000</b>	5+5.5 2sty-TUDOR	
<b>TUDOR IN WESTWOOD HILLS - BEAUTIFULLY UPDATED</b>		
<p>Charming -originally designed by famed Westwood architect Percy Lewis, has been restored and updated with incredible attention to detail and quality finishes. Restored old growth oak floors and beautiful beamed ceilings are found throughout. Spacious rooms, cook's kitchen and separate guest apartment. Rear yard is ideal for entertaining with large pool, spa and outdoor kitchen. Sited beautifully above the street, located in the desirable Westwood Hills neighborhood. Warner School district.</p>		
		
MLS#15-878653 Evans   Blotky 310.500.1331 PARTNERS TRUST BW <span style="float: right;">BBQ, Blt-Ins, Dshwshr, Rng/Ovn, Fridg</span>		

<b>10328 WILKINS AVE</b>	Open 11-2 632D3	<b>NEW</b>
<b>\$1,549,000</b>	3+2 TRADITIONAL	
<b>PERFECT BALANCE OF UPDATES &amp; ORIGINAL PERIOD DETAILS &amp; CHARM</b>		
<p>Flagstone walkway leads to formal entry. Archway leads to living room w/ crown molding, brick-front fireplace &amp; shutters opening to formal dining room with wainscotting, blt-in hutch &amp; bkyd access, ideal for entertaining. Recently remodeled sun-filled kitchen overlooking backyard &amp; Century City skyline views with granite countertops, gas range/oven, walk-in pantry. Full laundry room off kitchen w/ charming dutch-door accessing private beautifully landscaped backyard, complete with brick patio.</p>		
		
MLS#15-878339 Chad & Mason 310-801-2641 TELES PROPERTIES <span style="float: right;">Blt-Ins, Dshwshr, Rng/Ovn</span>		

**1410 THAYER AVE** Open 11-2 632 C3 **NEW**

<b>\$1,495,000</b>	2+1.5 1sty-TRADITIONAL	
<p>Located in one of the most desirable streets in Westwood, charming traditional home sitting on a knoll, large living room with Fp, formal dining room, hrdwd flrs, A/C, enclosed court yard, hot tub.</p>		
refrigerator, A/C, dishwasher, washer Faye Sarafian-Erdman 310-386-2497 <span style="float: right;">NELSON SHELTON</span>		

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

<b>2323 S BEVERLY GLEN BLV, UNIT 8</b>	Open 11-2	<b>NEW</b>
<b>\$1,295,000</b>	3+3	
<b>STUNNING TOWNHOUSE IN UNIQUE GATED COMPLEX</b>		
<p>Unique &amp; beautiful four level townhouse in gated complex in prime Westwood location. Private entry, private 3-car garage, private elevator, classic &amp; elegant design and finishes.</p>		
		
Brett Lawyer 310.858.5402 HILTON & HYLAND <span style="float: right;">www.brettlawyer.com</span>		

**1854 S BEVERLY GLEN BLV, UNIT 302** Open 11-2 **NEW**

<b>\$898,000</b>	2+2.5 2sty-TRADITIONAL	
<b>SPACIOUS PENTHOUSE WITH GREAT OUTDOOR SPACE</b>		
<p>Incredible light-filled 2BR+den, 2.5BA top-floor condominium home with 20-foot ceilings and gleaming bamboo floors. Two bedrooms PLUS a den! Updated kitchen with granite counters, wine fridge, stainless steel appliances, and custom cabinets. Amazing 500 square foot private roof deck with outdoor speakers, a trellis-covered dining area, and great space for outdoor entertaining. Side-by-side parking, low HOA dues, inside laundry, Central AC, and much more!</p>		
		
Eil Karon 310-701-4779 TELES PROPERTIES <span style="float: right;">Bonus: Tons of Storage!</span>		

**1909 PELHAM AVE #103** Open 11-2 632C4 **NEW**

<b>\$749,000</b>	3+3 CONTEMPORARY	
<b>FRONT CORNER 2 STORY TOWNHOUSE STYLE CONDO</b>		
<p>Great location in the Westwood/Century City area. Close to UCLA, Beverly Hills and the Westwood Charter School. Spacious living room with high ceilings and woodburning fireplace. East facing unit with great greenery views. Large formal dining area. Kitchen with tiled countertops and lots of cupboard space. Breakfast bar. Central heat and air conditioning. Inside laundry. Patios off the living room and Master bedroom.</p>		
		
MLS#15-878351 Gary Limjap 310.586.0339 COLDWELL BANKER - SM <span style="float: right;">Paul Feiwell - 310-586-0337</span>		



The Source Of Real Time Real Estate™

TUESDAY

<b>10800 HOLMAN AVE #108</b>	Open	11-2	632B4	<b>NEW</b>
\$499,000	2+2	CONTEMPORARY		




**PRIME WESTWOOD LOCATION !**

CHARMING CORNER UNIT WITH PRETTY VIEWS OF GREENERY THROUGHOUT. DEN AREA WAS CONVERTED INTO 2ND BEDROOM. UPDATED UNIT FEATURES: MAPLE WOOD FLOORS, RECESSED LIGHTING, FIREPLACE, MASTER BEDROOM WITH WALK-IN CLOSET , INSIDE LAUNDRY AND CENTRAL AIR /HEAT. AMPLE CLOSET SPACE AND EXTRA STORAGE. ATTRACTIVE BUILDING WITH ELEGANTLY REMODELED LOBBY AND HALLWAYS. PRIME WESTWOOD LOCATION CLOSE TO SHOPS, RESTAURANTS AND THEATERS.

MLS#15-878355  
Kathy A. Douglas 310-820-9320  
BERKSHIRE HATHAWAY

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

<b>10450 WILSHIRE #10A</b>	Open	11-1	632C2	<b>rev</b>
\$1,495,000	3+3	TRADITIONAL		



**THE CHURCHILL BUILDING ON THE WILSHIRE CORRIDOR**


Views in every direction - North, South, East, West. Nothing has been left to do in this pristinely decorated three bedroom unit with floor to ceiling padded walls and wall to wall carpet. Homeowner's dues include 24 hour security, valet parking, gym, pool, sauna, water.

MLS#13-700509  
Greenberg/Weinstock 310.968.0605  
BERKSHIRE HATHAWAY

www.10450wilshire10a.com

**05 Westwood - Century City** Income

<b>1834 PANDORA AVE</b>	Open	11-2	<b>NEW</b>
\$1,250,000			




**DEVELOPER'S DREAM IN WESTWOOD**

Developer's dream on 1834 Pandora Ave! Zoned as multifamily/LARD1.5, come tear down the property and build up your wealth. With a Walkscore.com rating of 80/100, there is plenty to do as you are close to shops, restaurants, and more. And just down the street and a 10 minute walk later you are at the Westfield Mall.

Rick Albert 323.929.7653  
LAMERICA REAL ESTATE

**05 Westwood - Century City** Lease

<b>1825 FOX HILLS DR #301</b>	Open	11-2	632D3	<b>NEW</b>
\$6,795	3+4	CONTEMPORARY		



**ELEGANT FURNISHED CENTURY CITY UNIT**


Simply stunning 3 bedroom, 3.5 bath contemporary, single level unit that looks brand new. Dazzling views of Century City. Fully furnished with top quality appointments. Kitchen has Cesarstone counters, stainless steel Viking appliances and hardwood floors. Living room, dining room and kitchen all flow together to take advantage of the beautiful views. Luxurious master with elegant limestone master bath. Three terraces. Around the corner from Century City shops and theaters.

MLS#15-820487  
Carla Winnie 310 344-4740  
GIBSON INTERNATIONAL

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

**06 Brentwood** Single Family

<b>133 N TIGERTAIL RD</b>	Refresh.	11-2	631G3	<b>NEW</b>
\$8,350,000	6+8	MEDITERRANEAN		



**SPECTACULAR MEDITERRANEAN VILLA**

As you pass through private gates a tropical oasis awaits you. Lushly landscaped grounds surround this magnificent Mediterranean villa. Soaring ceilings, abundance of natural light, fabulous layout and indoor/outdoor flow allows for the best in entertaining either for an intimate get together or gala events. This one of a kind estate offers an indoor/outdoor pool with spa, indoor racquetball court, wine cellar, and solarium enclosed patio overlooking pool.

MLS#15-878869  
Wendy Kirshner 310.573.0076  
RODEO REALTY- BRENTW

<b>1215 N BUNDY DR</b>	Lunch	11-2	591/F7	<b>NEW</b>
\$5,795,000	5+5.5	2sty-TRADITIONAL		



**EXQUISITE EAST COAST TRADITIONAL**

Custom built 5 bed, 5.5 bath home of approx. 5,677 sqft in the heart of Brentwood offers an ideal floor plan. Gracious living room w/ fireplace and elegant dining room. Chef's kitchen w/ top of the line appliances and breakfast area opens onto a family room. French doors lead out to a covered patio and yard w/ pool and spa. Upstairs is a luxurious master suite, three additional bedroom suites, and media room. Impeccable craftsmanship & detail. Close to local parks, schools, shops, & restaurants.

Emil Schneeman 310-230-3731  
BERKSHIRE-HATHAWAY

Range, hood, oven, dishwasher, fridge

<b>989 BLUEGRASS LN</b>	Open	11-2	631-F1	<b>NEW</b>
\$2,499,000	3+3			



**OPEN TUESDAY 11-2PM!**

Exceptionally well designed architectural on the end of the cul-desac. Walls of glass provide canyon, city and ocean views. first time on the market in 39 years.

Rada Roberts 310-871-9763  
COLDWELL BANKER - BW

<b>11331 CASHMERE ST</b>	Refresh.	11-2	631	<b>NEW</b>
\$1,457,000	3+3	2sty-TRADITIONAL		




**GREAT BRENTWOOD VALUE BUY. READY TO MOVE-IN**

A Brentwood Glen warm traditional, well maintained and ready to move-in. With 3 bed/3 bath, This home blends contemporary designs with original elements including an open floor plan, exposed beams, hard wood floors, wood paneled modular spaces, wood burning, brick fireplaces, open great room, large lush yard. and much more. With private and secure gate controlled access and 2-car garage create the ideal urban retreat in a convenient Westside neighborhood. Brentwood's best value buy.

MICHAEL HIATT 310-481-4342  
SOTHEBY'S

Controlled Access/Security Sys/Fireplace

<b>526 N CARMELINA AVE</b>	Open	11-2	631F2	<b>rev</b>
\$10,995,000	6+7	ARCHITECTURAL		



**SIGNIFICANT PRICE REDUCTION**

Frank Gehry's famed compound, The Schnabel House. Noted as one of the 20 greatest houses of the 20th century this California architectural piece of history has been lovingly remastered as a livable piece of art for generations to come. Multiple gardens, pools and structures form a compound that functions as an irreplaceable piece of Architectural history. Gehry has said "This is the design I had fantasized about for my own house." It is not often that an opportunity like this becomes available.

MLS#14-759167  
Cory Weiss 310-922-1124  
DOUGLAS ELLIMAN

Frank Gehry's Sculptural Masterpiece



**Property Website & Virtual Tour**

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

<b>565 MORENO AVE</b>	Open	11-2	631F5	<b>rev</b>
<b>\$9,250,000</b>	5+7	TRADITIONAL		



**GATED TRADITIONAL ESTATE IN PRIME BRENTWOOD FLATS**

Gracious New England Trad estate on over 1/2 acre of flat land (22,389 sq ft per ass). Grt st presence, perfect flr pln, gorgeous sun-filled gardens & the very best BW lifestyle. Lg scaled fam rm w/ FP & French drs that open to a covered dining terrace, sprawling yd & pl. Wful master suite w/ sitting area, FP, lg terrace overlooks bckdy, spacious BA & 2 fitted closets. Det'd pl-side cabana/GH w/ kit & BA, separate hobby rm/children's play rm & 4-car covered parking. www.565moreno.com

MLS#15-824753  
David Offer 310-820-9341  
BERKSHIRE HATHAWAY

www.565moreno.com

<b>114 S CANYON VIEW</b>	Open	11-2	631F3	<b>rev</b>
<b>\$5,999,000</b>	5+10	CAPE COD		



**STUNNING NEW CONSTRUCTION NANTUCKET STYLE HOME**

NEW construction Nantucket style home designed by Jay Charles on a woodsy, peaceful and private lot. Iconic style and elegant finishes. East Coast mud room, 30 ft cupola, French Oak flooring, Carrera marble, BlueStar range and hood, Miele, wet bar, pool bath, Sea Grass limestone fireplaces, master suite with his/hers baths, steam shower, custom closets, Blue Slide Art Tile, Rocky Mountain Hardware, Phil Rich polished nickle plumbing fixtures, basement level with 10' ceiling, and much more.

MLS#14-794107  
Jesper Inglis 310.863.3034  
COLDWELL BANKER

Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,oth

**06 Brentwood** Condo / Co-op

<b>11715 CHENAULT ST #102</b>	Open	11-2	631H4	<b>NEW</b>
<b>\$995,000</b>	2+2.5	MEDITERRANEAN		



**WARM AND INVITING LUXURY 2 BEDROOM CONDO**

Luxurious 2 bd/ 2.5 ba condo built in 2009. South facing w/ designer features including Asian Maple Floors, spacious and open dining and living area w/ French Doors leading to tiled patio. Kitch w/ Viking 6 Burner Range,Viking Frig, Caesarstone Countertops, Crackle Porcelain Tile backsplashes, Farmhouse Sink. Beds are en suite with a spacious master w/ custom walk-in closet, tile and stone bath w/ sep tub n shower, dual vanity sink, French Doors opening out to patio. Building w/ gym and EQ ins.

MLS#15-826795  
Dan Hicks/Joanne Lindsay 310-466-6919  
PARTNERS TRUST BRENT

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

<b>514 S BARRINGTON AVE #109</b>	Open	11-2	631H3	<b>NEW</b>
<b>\$649,000</b>	2+3	2sty-CONTEMPORARY		



**WONDERFUL BRENTWOOD 2 - STORY CONDOMINIUM**

A truly fabulous Townhouse style Condominium in a wonderful Brentwood Location. 2 Bedrooms, 2 1/2 Bathrooms. Step down living room, both a separate sitting area and a dining room. This is a lovely 2 story floor plan which is extremely quiet, NOT facing Barrington, flooded with light and with great separation of space! Close to Barrington Park, tennis courts, Barrington Court cafes and businesses. Hardwood floors, laundry in unit, Fireplace, gated subterranean parking + numerous guest spaces.

MLS#15-878513  
Nili Hudson 3104860807  
GIBSON INTERNATIONAL

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>1103 S WESTGATE AVE #4</b>	Open	1-2	631H5	<b>red</b>
<b>\$849,000</b>	869000	2+3	ARCHITECTURAL	



**UNIQUE ARCHITECTURAL TOWNHOUSE STYLE IN BRENTWOOD.**


Beautiful home w/direct street entry. Dramatic living area w/spacious high ceilings, lots of windows and atrium style skylights. Woodburning fireplace w/granite in living room & wet bar area. Kitchen w/granite & butcher block counter tops. Lots of cupboard space. Inside Laundry. Large patio & 2 balconies. Master suite with vaulted ceilings & granite gas fireplace. Large walk-in closet and separate spa tub and shower. Large private storage area. Close to Brentwood's finest shops & restaurants.

MLS#14-817663  
Gary Limjap 310-430-0818  
COLDWELL BANKER - SM

Blf-Ins,Dshwshr,Dryer,Micro,Other

**06 Brentwood** Lease

<b>242 ANITA AVE</b>	Open	1-4	631F4	<b>rev</b>
<b>\$10,500</b>	4+3	CONTEMPORARY		



**242 ANITA AVE**

Wonderful Brentwood location! Newly completely remodeled 1-story contemporary with artistic touches is gated and private, with a spacious, open floor plan. Three bedrooms plus an office/study with bath that can be a fourth bedroom. Great finishes, fabulous state-of-the-art kitchen, surround system, 2 security cameras and alarm system, and large fenced dog run. French doors to yard. This is an extraordinary lease in a highly desirable area. Please see private remarks for showing instructions.

MLS#15-823915  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

**07 West L.A.** Single Family

<b>1512 S CARMELINA AVE</b>	Open	11-2	631H6	<b>NEW</b>
<b>\$1,575,000</b>	3+4	CAPE COD		



**OPEN 11-2PM AND TWILIGHT OPEN 5-6:30PM!**

Presenting four new elegant East Coast Traditional detached townhomes in the heart of West LA adjacent to Brentwood and Santa Monica. These 3 or 4 bedroom homes have 3.5 baths, private yards, gourmet island kitchens with Viking and Sub Zero S/S appliances. The family rooms open to a landscaped patio or yard. The spacious master suites have coffered ceilings, walk in closets, balconies and master baths with separate tub & shower & dual sinks. Purchase all 4 and create an amazing family compound.

MLS#15-878917  
Mike Cockinos 310-612-5606  
COLDWELL BANKER - BW

Cing Fan,Dwshr,Dryer,Grbg Disp,Hood Fan

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

<b>11500 TENNESSEE AVE #416</b>	Open	11-2	632B6	<b>NEW</b>
<b>\$545,000</b>	1+1	MODERN		

T-Lofts Top Floor - Sunny interior courtyard view. Caesar stone counters/breakfast bar, laundry, balcony, 2 car tandem, high ceilings, near Light Rail!, guest parking, Just Off Hold! Read MLS remarks

MLS#14-813473  
Kenny Bellini 310-749-9092  
Dshwshr,Dryer,Fridg,Wshr  
BHHS MONTANA AVENUE

<b>1271 GRANVILLE AVE #102</b>	Refresh.	11-2	631J5	<b>rev</b>
<b>\$669,000</b>	2+2	1sty-TRADITIONAL		



**REMODELED CONDO**

Remodeled & walking distance to Wilshire, Santa Monica & Barrington with all the hip restaurants and cool shops. This full 2+2 with huge bedrooms & equally lg baths could make it a great roommate situation. High rents would make it perfect investment. Eat-in kit, stainless appliances and a separate breakfast room in addition to formal dining rm. Storage & SxS parking!! Laundry inside unit. Swimmer's indoor pool, spa, sauna, game and party room. Lowest HOA - \$475 (earthquake ins inc.)

MLS#15-824209  
Terre Steinbeck 310-666-4094  
RODEO REALTY - BEVER

Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other

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

<b>2613 MILITARY AVE</b>	Open	11-2	632C6	<b>NEW</b>
<b>\$989,000</b>	4+2	TRADITIONAL		



**BEAUTIFULLY UPDATED EAST COAST TRADITIONAL**

Designer finishes thruout. Enter gated arbor to privately landscaped front yard w/ inviting red front door. Open floor-plan design w/ ideal flow & layout. LR w/ coved ceiling & fireplace opens to 4th bedroom, currently used as charming front office w/ dbl french doors. Totally remodeled kitchen w/ high-end s/s appliances, farm sink, caesarstone cntrotps, custom cabinetry & island overlooking DR & sun-filled family rm w/ wainscoting & built-in cabinetry.

MLS#15-878119  
Chad Lund 310-801-2641  
TELES PROPERTIES

Blf-Ins,Cing Fan,Dshwshr,Rng/Ovn

TUESDAY

**09 Beverlywood Vicinity** *Single Family*

<b>9015 WEST 24TH ST</b>		Open	11-2	632H6	<b>NEW</b>
<b>\$949,000</b>	3+2	1sty-SPANISH			



**CHARMING SPANISH BUNGALOW**

This charming Spanish bungalow has it all. The 3-bedroom, 1.75-bath home is highlighted by a great floor plan, with large rooms and hardwood floors throughout. The home features a bright living room with barreled ceiling and wood burning fireplace, inviting formal dining room and master suite features its own bath and lots of closets. The remodeled kitchen features quartz counters, LG 5-burner gas stove, new Whirlpool refrigerator and double-sized farmhouse sink.

MLS#15-878379  
Bellet/Grakal 310-367-2288  
KELLER WILLIAMS BH

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

**10 West Hollywood Vicinity** *Single Family*

<b>827 N SIERRA BONITA AVE</b>		Lunch	11-2		<b>NEW</b>
<b>\$1,360,000</b>	3+2.75	1sty-SPANISH			



**RARE MELROSE VILLAGE REBUILD!**

This beautifully rebuilt 3BD/2¼BA home features high-end touches throughout, including Oak plank flooring, tumbled Italian marble, vaulted ceilings, imported art mosaics, and solid wood doors. The open concept living room, anchored by a wood-burning fireplace and vaulted ceilings, flows into the dining room and chef's kitchen. The large grassy backyard is completely enclosed and features a raised patio and wood deck.

Diane Case 323.879.9676  
BERKSHIRE HATHAWAY

www.827NSierraBonita.com

<b>402 WESTBOURNE DR</b>		Open	11-2	592J7	<b>red</b>
<b>\$2,595,000</b>	4+4	2sty-MEDITERRANEAN			



**CONTEMP SPANISH WITH POOL, SPA & 1 BED LOFT-STYLE GUEST HOU**

Character 2-story Contemp Span. on large lot w detached loft-style guest house. This special home features a tastefully renovated gourmet kitchen, with over-sized center island, an entry with a gracious curved staircase, formal living & dining rms accented w exposed beamed ceiling, fireplace, French windows & doors. The master with balcony features high ceilings, a large walk-in and spa-like bath. There is an expansive great room with French doors that frame the views onto the outdoor patio

MLS#15-823997  
Brian Mazurkiewicz 310-386-9086  
JOHN AAROE GROUP

See Full-Page ad Open Sunday 1-4pm

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

<b>1353 N FULLER AVE, UNIT PH8</b>		Open	11-2		<b>NEW</b>
<b>\$749,000</b>	2+2.5	1sty-CONTEMP MED			




**TOP FLOOR PENTHOUSE WITH A PRIVATE ROOF TOP & CITY VIEWS**

Stunning Front Facing Top Floor Penthouse Condo W/ It's Own Private Rooftop Deck Panoramic City Views!! Newer Contemporary Building Close To Downtown Hollywood & WeHo. Open & Bright 2 Bedroom Suites + 2.5 Bath + Loft. 2-Story Ceiling Living & Dining Rooms, Open Kitchen W/ Stainless Appliances, & Balconies. Spacious Master Suite W/ Spa Bath & Walk In Closet. Loft Used As A Den Or Office. Laundry Inside The Unit. Furnished Common Area Rooftop Ideal For Entertaining.

ST.JAMES + CANTER 310.291.1029  
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

<b>1145 LARRABEE ST, UNIT 19</b>		Lunch	11-2		<b>NEW</b>
<b>\$599,000</b>	2+1	CONTEMPORARY			



**UBER CHIC TOP FLOOR CORNER UNIT WITH OPEN LAYOUT AND VIEWS**

Features Walker Zanger floors and wall finishes and picturesque floor-to-ceiling windows that flood the living area with natural light and tree top views. The sleek kitchen boasts a Thermador refrigerator, Bertazzoni range and Bosch appliances, Ceasarstone counters and custom cabinetry. The master suite enjoys some city views, a modern bath with Walker Zanger tiles, rainfall shower and spacious custom cabinetry. Includes a newer HVAC system, a beautiful courtyard pool and dedicated parking.

Gil Dirige/Jay Martinez 310-801-0317  
JOHN AAROE GROUP

Dshwshr,Rnge,Oven,Fridge,Micro,GrbgDisp

<b>970 PALM AVE #214</b>		Open	11-2	592H6	<b>red</b>
<b>\$369,000</b>	1+1	CONTEMPORARY			

Remodeled,1+1 condo in a sought after Mid-Century building.Heated pool,spa,BBQ, lobby and controlled access, central air/heat, one gated covered parking,EQ insurance and basic cable included in HOA.

MLS#14-784853  
Yair Jay Sherman 310-213-9376  
Cbl,Dshwshr,Elvir,Intrcm,Micro,Other  
NELSON SHELTON & ASS

**11 Venice** *Single Family*

<b>237 WINDWARD AVE</b>		Lunch	11-2	671H6	<b>NEW</b>
<b>\$3,799,000</b>	4+3.5	3sty-ARCHITECTURAL			




**SPECTACULAR ARCHITECTURAL**

Spectacular Robert Thibodeau designed architectural home, steps away from the famous Windward Circle and Abbot Kinney Blvd. This newly constructed 3 story 4 BR /3.5 BA 3790 sqft showcase residence has the best contemporary finishes and features anyone could wish for. With exceptional living spaces, generous windows, this bright, airy, modern and spacious home accompanies all the best Venice Beach has to offer.

Mike Irvine 310 435 3093  
BULLDOG REALTORS

Blt-Ins,Dishwasher, Range/Oven,Refr

<b>2909 CLUNE AVE</b>		Lunch	11-2	671/H7	<b>NEW</b>
<b>\$3,295,000</b>	5+4.5	2sty-CAPE COD			



**SILVER TRIANGLE BEAUTY!**

New England Style Modern Beach Home. Step through the charming white picket fence laced with delicate white roses into a Modern Craftsman that exemplifies a true contemporary family home located only a few blocks from the beach. Built in 2006, this home features 5 bedrooms and 4.5 baths, a comfortable den that opens to the large kitchen / dining area with view of the outdoor garden complete with covered al fresco dining area and Firepit.

Tami Pardee 310-907-6517  
PARDEE PROPERTIES

Refridgerator,range/oven,dishwasher,othe

<b>1015 VICTORIA AVE</b>		Open	11-2	671/J5	<b>NEW</b>
<b>\$2,200,000</b>	3+2	CALIFORNIA BUNGALOW			



**HUGE LOT IN VENICE!**

Huge 10,412 Lot! Build your dream home. Close to shops and Abbot Kinney. Great lot.

Tami Pardee 310-907-6517  
PARDEE PROPERTIES

Refridgerator,range/oven,dishwasher,othe

Questions? Need Assistance?  
Contact our Help Desk Department!

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

help!!!



TUESDAY

<b>X 673 BROADWAY ST</b>	Lunch 11-2 671-H5	<b>NEW</b>
<b>\$1,425,000</b>	3+2 1sty-CONTEMPORARY	
	<b>3 BEDROOM OASIS WEST OF LINCOLN</b>	
<p>Warm family home with open floor plan, 3 bedrooms &amp; 2 baths West of Lincoln! Close to all the shops and restaurants on Abbot Kinney and "The Linc" - this urban oasis is complete with big, grassy backyard with mature trees and a secluded front yard patio w/ high fences. All of this without sacrificing parking - 3 car garage w/ entry off the alley! Bamboo floors, stainless appliances, French Doors in the Master open onto large deck and backyard. Paradise!</p>		
Tiffany Rochelle PARDEE PROPERTIES	310-210-2213	Stove, Refrigerator, W/D


<b>2900 CLUNE AVE</b>	Refresh. 11-2 671H7	<b>red</b>
<b>\$1,995,000</b>	2079000 3+2.5 2sty-MEDITERRANEAN	
	<b>2 STORY MEDITERRANEAN HOME 4 BLOCKS TO BEACH AND MARINA</b>	
<p>Situated on one of the best streets in Venice. Built in 1988, this home exudes charm, style and functionality with gorgeous upgrades on a larger than average size lot. Featuring Maple Hardwood floors, Built-in Bookshelves, Skylights, Vaulted Ceilings, Wood/Gas Fireplace in Living Room, Dining Room with large skylight, Gorgeous Custom Kitchen with New Appliances and separate eating area. Detached Garage plus Office. Large Yard, close to beach &amp; marina &amp; Abbot Kinney Blvd. Coeur d'Alene School.</p>		
MLS#14-816071	Terry Ballentine 310-351-9743	www.TerryBallentine.com
RE/MAX ESTATE PROPER		

<b>X 914 5TH AVE</b>	Lunch 11-2 671/H5	<b>NEW</b>
<b>\$1,385,000</b>	2+2 2sty-COTTAGE	
	<b>ONE BLOCK TO ABBOT KINNEY'S RESTAURANTS, CAFES AND SHOPS</b>	
<p>This home is located right in the heart of Venice! Attached 2 car direct access garage &amp; parking pad for guests make this a great pied-a-terre for anyone wanting the Venice experience. Private front yard perfect for intimate dinner parties and barbecuing with friends. Charming, this single family home has a great floor plan with an easy flow between living &amp; dining area with french doors that open to the private yard, perfect for intimate a great alternative to a condo with no home owners dues.</p>		
Tami Pardee PARDEE PROPERTIES	310-907-6517	Refridgerator,range/oven,dishwasher

<b>X 845 WARREN AVE</b>	Lunch 11-2 671	<b>rev</b>
<b>\$1,978,000</b>	4+3 2sty-MODERN	
	<b>CUSTOM BUILT NEW CONSTRUCTION IN VENICE!</b>	
<p>Bright modern custom-built new construction in Venice! 4bd/3ba home on a quiet cul-de-sac. Features an open floor plan w/hardwood floors. Copious amounts of light flow from windows/skylights. Living room features high ceilings, built-ins &amp; fireplace. Gourmet kitchen perfect for entertaining. Landscaped backyard w/fire pit. Head upstairs to the loft area, which can be used as another family room or flex space. Master bedroom has its own private balcony, walk-in closet &amp; en suite bathroom.</p>		
Tami Pardee PARDEE PROPERTIES	310-392-2402	Range/Oven, Refrigerator

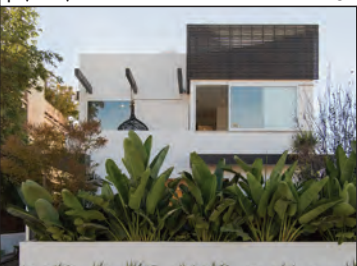
**11 Venice** Condo / Co-op

<b>2486 GLENCOE AVE</b>	Open 11-2 672B5	<b>NEW</b>
<b>\$1,075,000</b>	2+1 1sty-COTTAGE	
	<b>CHARMING HOME ON LARGE LOT</b>	
<p>Adorable two bedroom, one bath home in fabulous Venice neighborhood close to everything. This is a tremendous opportunity to own a home in one of the most desirable areas in all of Los Angeles today. Enjoy the luxury of access to convenient shopping, the beach, the Marina and Abbot Kinney shops and restaurants, or enjoy the coziness of your cottage with a generous-sized back yard perfect for entertaining or your personal retreat.</p>		
Cliff Nichols GIBSON INTERNATIONAL	(310) 909-9024	2486glencoe.com

<b>700 MAIN ST #10</b>	Open 11-2 671G5	<b>NEW</b>
<b>\$1,650,000</b>	2+2 ARCHITECTURAL	
	<b>STATE-OF-THE-ART MODERN LIVE/WORK LOFT</b>	
<p>Features white polished concrete floors, 18' ceilings and full-height glass walls in living room. Spacious private patio. Customized Poliform Kitchen with Miele appliances, sub zero fridge, center island with Caesar-stone counters, extra storage and built-in cabinetry. Master bedroom and office or 2nd bedroom with custom bookshelves and closets. A comprehensive home automation system with built in surround sound speakers. 2 car secure parking.</p>		
MLS#15-878841	Adam & Ally Jaret 310-562-4073	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
TELES PROPERTIES		

<b>2325 CLOY AVE</b>	Refresh. 11-2 671J6	<b>red</b>
<b>\$3,495,000</b>	4+5 2sty-ARCHITECTURAL	
	<b>ARCHITECTURAL STUNNER IN SILVER TRIANGLE</b>	
<p>Truly unparalleled and architecturally exquisite residence, communicating the very essence of refined luxury inside and out. Featuring a sensuous, soft palette of flawless materials throughout and a masterful attention to detail, this home is a rare offering of timeless beauty and unique design. Topped by a spectacular roof deck with hot tub and exceptional 360° views, this quietly sophisticated, smart &amp; elegant trophy home in the coveted Silver Triangle is truly stunning!</p>		
MLS#15-819197	Tamra (Tami) Pardee 310.907.6517	Blf-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Oth
PARDEE PROPERTIES, I		

<b>200 PACIFIC #C</b>	Open 11-2 671G5	<b>NEW</b>
<b>\$1,350,000</b>	2+2.5 CONTEMPORARY	
	<b>LAST UNIT LEFT!</b>	
<p>2BR+2.5BA Modern Loft right off Main St., Rose Ave., Abbot Kinney, restaurants, shops, the beach, Google and more! Amazing open floor plan and space with endless possibilities for use with this ideal set up. Extremely light and bright, ample 2 car secure parking, low HOA dues, updated and redone with exceptional Venice flare. Must see!</p>		
MLS#14-786501	Alison Belts 323-309-3976	Clng Fan,Dryer,Grbg Disp,Hood Fan
TELES PROPERTIES		

<b>2321 MCKINLEY AVE</b>	Open 11-2 671J6	<b>red</b>
<b>\$3,095,000</b>	3+5 ARCHITECTURAL	
	<b>ELEGANT ARCHITECTURAL SILVER TRIANGLE VENICE</b>	
<p>Elegant Architectural in Venice's Serene Silver Triangle. Dramatic indoor-outdoor environment. Perfect 'Great Room', state of the art Chef's Kitchen, w/ spacious Dining, powder rm, 3 En Suite Bedrms, bonus rm, &amp; 4 sophisticated Onyx Bathrooms exude serene contemporary living at it's best. Private outdoor Garden Rm, rear sun-filled Courtyard, &amp; dynamic roof top Patio w/ Fireplace. Spectacular office or vision room top off 3rd floor by opening to roof top decks commanding expansive.</p>		
MLS#14-809191	Elisabeth Halsted 310-820-9340	Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr
BERKSHIRE HATHAWAY H		

<b>1046 PRINCETON DR #118</b>	Open 11-2 672A6	<b>rev</b>
<b>\$840,000</b>	0+1 ARCHITECTURAL	
	<b>WORK/LIVE LOFTS IN SILICON BEACH</b>	
<p>11 of 30 Lofts left, SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of VeniceWork/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Private Interior Elevator,Large Windows &amp; Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio. Final CoFo issued 2010,Square footage listed is rentable sf and includes the interior/exterior. Pictures are of Model units, Marina Del Rey post office</p>		
MLS#14-787643	Lee Johnson 310-892-2244	Blf-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth
SOTHEY'S INTERNATIO		

TUESDAY

**12 Marina Del Rey** Single Family

<b>934 MARCO PL</b>		Refresh. 11-2	<b>NEW</b>
\$2,695,000	4+5	2sty-CRAFTSMAN	



**NEW ON WALK STREETS: MODERN CRAFTSMAN W/ 2 GUESTHOUSES**

Rare offering on the Venice Walk Streets: a modern Craftsman compound w/ 2 separate guesthouses. Experience the serene beauty of coveted Marco Place, moments from Abbot Kinney, The Linc & Venice Beach. Main house is a sun-filled craftsman-style modern 2 BR/3 BA which opens to a wonderful outdoor patio, deck & grassy lawn. In separate structures are 2 loft-like 1 BR units, each with dedicated outdoor spaces -- perfect for home offices, guesthouses, or rental income. So many possibilities!

Jerry Jaffe TELES PROPERTIES	310.403.4925	<b>3-Car Garage, A/C</b>
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**12 Marina Del Rey** Condo / Co-op

<b>4711 LA VILLA MARINA #A</b>		Open 11-2	672B7	<b>NEW</b>
\$789,000	3+3	2sty-CONTEMPORARY		



**GRAND 3BR/2.5BA END-UNIT TOWNHOME IN MARINA DEL REY'S VILLA RAPALLO. ENJOY THE LARGEST FLOOR PLAN AT JUST UNDER 2,000SF (PLUS LARGE PRIVATE GARAGE & STORAGE). THIS FULLY RENOVATED UNIT FEATURES A LARGE COOKS KITCHEN W/ HIGH-END APPLIANCES & OVER-SIZED DINING ROOM. ALL NEW WINDOWS & DOORS THROUGHOUT. WONDERFUL LIGHT & CONSISTENT WEST FACING OCEAN BREEZE.. LARGE MASTER W/ HIGH CEILINGS FEATURES BALCONY W/ POOL VIEWS. BEAUTIFUL DETAILS THROUGHOUT. UNIT ALSO FEATURES BIGGEST OUTDOOR PATIO.**

Brian Maser MASER CONDO SALES	310-795-8010	<a href="http://www.MaserCondoSales.com">www.MaserCondoSales.com</a>
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**13 Palms - Mar Vista** Single Family

<b>3493 MAPLEWOOD</b>		Open 11-2	672A3	<b>NEW</b>
\$2,295,000	4+5	ARCHITECTURAL		



**NEW CONSTRUCTION ARCHITECTURAL**

Newly completed. Architectural modern style home designed by award winning architect John Reed. This wonderful masterpiece will feature 4 bedrooms and 4.5 bathrooms with an open flowing floor plan that is an entertainers delight. The first floor incorporates the outdoor entertainment area that will make the California lifestyle come to life. The chef quality kitchen, outdoor barbecue and 10 foot ceilings reflect that no details were spared in designing this custom built home.

Jesper Inglis COLDWELL BANKER RESI	310.863.3034	<b>Dshwshr,Dryer,Hood Fan,Rng/Ovn,Other</b>
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**12668 ROSE AVE** Open 11-2 672A2 **NEW**

\$1,695,000	3+3	TRADITIONAL
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**MAGNIFICENT REMODEL WITH OVERSIZED PARK LIKE YARD**

A magnificently remodeled home on an oversized 11,050 sqft flat lot that is located on a desirable block of Rose Ave. Stepping into the spacious living room you are immediately impressed by the style and brightness of this house. Brand new, oversized kitchen has top of the line appliances as well as ample counter space for cooking & a breakfast area. The family room opens directly to the deck & leads to the park like backyard full of mature trees. You will not find another home like this jewel.

Fiora Aston COLDWELL BANKER RESI	310-480-3585	<b>Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan</b>
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<b>12529 WALSH AVE</b>		Open 11-2	672D6	<b>NEW</b>
\$1,595,000	3+4	TRADITIONAL		




**SPACIOUS SINGLE FAMILY HOME WITH A LARGE STUDIO IN THE BACK**

Main house is a single story home that offers an open floor plan. Features include high ceilings throughout, recessed lighting, tile flooring, wet bar, fireplace and built-ins. Kitchen is open and has stainless steel appliances. Master bedroom with large cedar lined closet and en suite bath. Major studio space is located behind the main house above the garage. It is light and bright and offers a kitchen, fireplace and rooftop deck with mountain views.

Steve Sawai COLDWELL BANKER RESI	310-899-3584	<b>Blt-Ins,Rng/Ovn,Fridg</b>
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<b>3609 MAPLEWOOD AVE</b>		Open 11-2	672A4	<b>rev</b>
\$1,995,000	3+4	ARCHITECTURAL		



**ELEVATE YOUR ENVIRONMENT...**

When they say, "There's No Place Like Home," they were talking about this one! Stunning new architectural regenerates urban living combining a seriousness of purpose with a sophisticated sense of style. Open concept living with interior courtyard, allowing light & airflow into all primary spaces. Dripping in architectural detail showcasing 2530 sq.ft. of living area including a detached 200 sq.ft. office w/ 1/2 bath. Why not live the life you've always imagined and have it all?

Laurie Woolner POWER BROKERS INTERN	310-699-0980	
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**14 Santa Monica** Single Family

<b>1343 PALISADES BEACH RD</b>		Lunch 11-2	671D2	<b>NEW</b>
\$5,475,000	4+4.5	CONTEMPORARY		



**PRIME SANTA MONICA OCEANFRONT**

A rare offering situated on the historic Santa Monica Gold Coast, this beachfront home embodies the very essence of California beach living. Walk out the backdoor and directly onto the sand where you can enjoy bike rides, long walks on the beach, paddle boarding, and surfing. Inside, each floor flows gracefully out to terraces offering unobstructed panoramic views of the Pacific Ocean, magnificent sunsets and the lights of the famed Santa Monica Ferris wheel

David/Anna Solomon THE AGENCY	424.400.5905	<a href="http://www.1343PalisadesBeach.com">www.1343PalisadesBeach.com</a>
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**621 23RD ST** Open 11-2 631E6 **NEW**

\$4,595,000	5+4.5	TRADITIONAL
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**LARGE, CUSTOM TRADITIONAL HOME NORTH OF MONTANA AVENUE**

Walk through the front door into a formal entry way with hardwood floors, high ceilings and recessed lighting. On the first floor there is an office that looks out to the front yard as well as a large cook's kitchen. Spacious great room/family room with French doors that open to the grassy backyard. The second floor has three spacious bedrooms, an additional office area and a wonderful master suit with; balcony, sitting area. This home is not to be missed!

Steve Sawai WSA/COLDWELL BANKER	310-899-3584	<b>Blt-Ins,Dshwshr,Grbg Disp,Hood Fan</b>
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**739 KINGMAN AVE** Open 11-2 631/C6 **NEW**

\$3,695,000	4+4	2sty-SOUTHERN COLONIAL
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**SANTA MONICA CANYON**

Designed by the famous Hollywood Art Director, Cedrick Gibbons, this in-the-canyon home is as rich in history as it is in charm. 4 bedrooms with private balconies. Modern amenities perfectly blended with original elements makes this home warm and inviting. The master bedroom features two walk in closets. The attached office/gym has its own entrance. Close to the beach, shopping, Rustic Canyon Park, restaurants and more. Coveted Canyon Elementary charter school.

Isabelle Mizrahi BERKSHIRE HATHAWAY	310-230-3720	<b>Dishwasher, Stove, Refrigerator</b>
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**REMINDER**

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

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

TUESDAY

<b>2212 ASHLAND AVE</b>	Open	11-2	671J3	<b>NEW</b>
<b>\$2,795,000</b>	5+5	TRADITIONAL		



**WHEN ONLY NEW WILL DO...**

This newly constructed Sunset Park home has all the features one could want. Details include French Oak flooring, Carrera Marble accents and numerous high quality built-ins. There are 4 bedrooms upstairs, one downstairs and a separate office. The formal living room with fireplace and high ceilings welcomes you to this tech savvy home. There is an integrated Control 4 System with mounted iPad as well as a Nest to keep your home exactly as you like from wherever you are.

MLS#15-878939  
Jose Noel 310-621-1097  
KELLER WILLIAMS-SM

**BBQ,Dshwshr,Dryer,Fridg,Wshr**

<b>2131 VIRGINIA AVE</b>	Refresh.	11-2	671H1	<b>rev</b>
<b>\$1,695,000</b>	3+3	2sty-CONTEMP MED		




**EXCEPTIONAL CONTEMPORARY URBAN RETREAT**

SoCal urban living at it's best! Redesigned & re-built from the studs up, this spectacular home in the heart of Santa Monica boasts great indoor-outdoor living & a modern Mediterranean interior. Large open concept living space provides tranquility & privacy; central location allows easy access to entertainment, beaches, freeways & 5-star Virginia Park with playgrounds, library & farmers market. Huge master suite, lots of storage throughout, 2-car garage, security system & lots of outdoor space.

MLS#14-815365  
Jalda Hoff 3104889494  
THE BLUEWAVE GROUP,

**Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan**

<b>1333 SUNSET AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,459,000</b>	3+4		



Spectacular Sunset Park 3 Bed, 4 Bath home w/tree top & marina views, endless updates! Master suite w/built-ins & doors to private garden/patio. Master bath w/tub, double sinks & marble. Cook's kitchen w/stainless steel appliances & granite. Large family room w/fireplace & doors to patio & garden. Formal dining & living rooms w/views. Totally outfitted workout room. New slate floors, heating & AC, recessed lights, & custom entry doors. New landscaping, sprinkler system, decking & garage doors.

Gaby Schkud 310.586.0308

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

<b>2011 IDAHO AVE</b>	Open	11-2	631F6	<b>NEW</b>
<b>\$1,895,000</b>	3+3	CONTEMPORARY		



**BEAUTIFUL ARCHITECTURAL TOWNHOUSE COMPLETED IN 2008**

Sophisticated 3bdm+2.5ba top floor, end-unit. Architectural building completed in 2008. Appx 2,238sqft of naturally bright living space w/private balconies. Open floor plan features enormous living room w/fireplace & dining area opening to contemporary Boffi kitchen w/Caesar Stone counters & stainless appliances. Dark hardwood flrs, recessed lighting & high ceilings. Office/gym on lower level. Laundry in unit & direct access, 2-car garage. Excellent location, just a block south of Montana Ave.

MLS#15-878757  
John Hathorn 310-458-4024  
PARTNERS TRUST SM

**Built-ins**

<b>1023 CENTINELA AVE</b>	Open	11-2	631/G5	<b>NEW</b>
<b>\$2,099,000</b>	3+2	1sty-TRADITIONAL		



**SANTA MONICA NORTH OF WILSHIRE GEM!**

This inviting home is located on one of those special tree-lined streets in prime Santa Monica. Anchored by an impressive magnolia tree, this charming 3bd/2ba + den features HDWD floors, wbfpl, built-ins, and spacious kitchen w/high-end appliances. Full guest house w/bath and kit plus a finished garage currently being used as a workshop/game room. Thoughtfully designed drought tolerant landscaping adorns both the front and backyard. Franklin Elementary. Co-listed with Robert Katz & Associates.

Melyssa Peters (310) 428-1178  
TELES PROPERTIES

**www.1023Centinela.com**

<b>1337 BERKELEY ST, UNIT 3</b>	Refresh.	11-2	631/H6	<b>NEW</b>
<b>\$649,000</b>	2+1	2sty-CONTEMPORARY		



**GORGEOUS EXTENSIVELY REMODELED CONTEMPORARY CONDO**

This stunning newly remodeled Contemporary condo with open floor plan. Brand new kitchen with all new white lacquered cabinets. Hardwood floors throughout. Renovated bathroom and fixtures. Great Santa Monica location just steps from Bristol Farms. With washer/dryer inside. The unit includes covered parking spaces plus permit street parking.

Jacqueline Chernov 310.403.7557  
BERKSHIRE HATHAWAY

<b>3317 PEARL ST</b>	Open	11-2	672-A1	<b>NEW</b>
<b>\$1,575,000</b>	3+3	1sty-SPANISH		



**CLASSIC 3+2 SPANISH ARCHITECTURAL + GUEST HOUSE OVER GARAGE!**

Terrific curb appeal leads into this 1920's jewel. Inviting living room w/ beam ceilings, Saltillo tile, stone fireplace & French doors opening to front patio. Spacious dining room, updated kitchen w/ granite, new cabinetry & stainless steel. Large master suite w/ walk-in closet & remodeled bath retreat. Bonus space includes a cozy nook and breezy loft. Skylights & high ceilings throughout bathe the entire space in natural light. Serene rear garden w/ patio. Close to cafes, Trader Joes, great schools!

Pete Castro 310-482-2100  
KELLER WILLIAMS

**www.3317pearl.com**

<b>1317 FRANKLIN ST, UNIT B</b>	Open	11-2	<b>NEW</b>
<b>\$409,000</b>	1+1	TRADITIONAL	



**GREAT LOCATION. GREAT PRICE.**

Beautiful condo situated in a peaceful courtyard setting surrounded by lush gardens in the lower Franklin Street neighborhood of Santa Monica. This top floor unit has great lighting, wood floors and a private one car garage. A special retreat within a very short distance of the best of Santa Monica's grocery stores, restaurants and shops. Low HOA dues with Earthquake Insurance included. Very unique and should not be missed.

Claire Burns 310-880-5288  
PARTNERS TRUST

<b>416 MESA RD</b>	Open	11-2	631B7	<b>NEW</b>
<b>\$1,299,500</b>	1+1	COTTAGE		




**CANYON COTTAGE**

Wonderful opportunity to own a piece of the Santa Monica Canyon. Included is a move-in loft & a 2 car garage at an affordable price immersed in light & ocean breezes. The interior space has oak hardwood floors, a sweet kitchen, a 1940's bathroom with wonderful tile work and walk-in closet surrounded by a spacious deck. The structure is placed on the front of the lot offering multiple options to expand into the lush, peaceful gardens above. Located close to Rustic Canyon Park and State Beach.

MLS#15-826701  
Frank Langen 310-230-0195  
DEASY PENNER & PARTN

**Rng/Ovn,Fridg**

<b>718 LINCOLN #2</b>	Open	11-2	631D7	<b>rev</b>
<b>\$1,895,000</b>	2+3	CONTEMPORARY		



**BEAUTIFUL TOWNHOME NORTH OF MONTANA**

Beautiful bright 2BR, 2.5BA's + den townhome in sought after N. of Montana neighborhood w/gorgeous view of the Mount, city & ocean from the rooftop deck! This home boasts an open floor plan w/high ceilings, h/w flrs, plant shutters & sun filled rms! Gourmet kit w/white cab, stainless app, granite counters, lrg pantry which opens to DR & cathedral ceiling LR w/FP and 2 patios. LR stairs lead to den w/built-ins and Indry. Mastr suite has mountain views from the terrace, new carpet & spa BA.

MLS#15-818735  
Susan Kasner 310-382-8555  
PARTNERS TRUST SM

**Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan**

TUESDAY

<b>2432 7TH ST #1</b>	Open	11-2	671G3	<b>rev</b>
<b>\$1,850,000</b>	2+3	3sty-ARCHITECTURAL		




**MLS#15-826089**  
Steven Portigiani 3239972152  
DEASY PENNER & PARTN

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

Open floor plan with 2 bedroom & 3 baths + Loft. Amazing views and natural light. Roof deck with 270 degree city views. 1st level features entry & bedrooms. Master Bedroom has an en suite bath, walk in closet & outdoor patio. 2nd floor feature new open concept kitchen open to dining area and living room. Cooks kitchen with Bertazzoni range/over and re circulating hood, Stainless Kitchenaid refrigerator and dishwasher, Wine cooler, Leicht custom Cab.. Caesarstone countertop. Du Chateau Walnut floors

<b>2432 7TH ST #1</b>	Open	11-2	671G3	<b>rev</b>
<b>\$1,850,000</b>	2+3	ARCHITECTURAL		



**MLS#15-826089**  
Steven Portigiani 3239972152  
DEASY PENNER & PARTN

Dshwshr,Hood Fan,Micro,Rng/Ovn,Other

Open floor plan with 2 bedroom & 3 baths + Loft. Amazing views and natural light. Roof deck with 270 degree city views. 1st level features entry & bedrooms. Master Bedroom has an en suite bath, walk in closet & outdoor patio. 2nd floor feature new open concept kitchen open to dining area and living room. Cooks kitchen with Bertazzoni range/over and re circulating hood, Stainless Kitchenaid refrigerator and dishwasher, Wine cooler, Leicht custom Cab.. Caesarstone countertop. Du Chateau Walnut floors

**14 Santa Monica** Lease

<b>1327 EUCLID ST #3</b>	Open	11-2	671F1	<b>NEW</b>
<b>\$7,500</b>	3+4			



**NEWLY BUILT TUSCAN TOWNHOUSE!**

**MLS#15-878389**  
Linda Lackey 310-899-3408  
COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

Open living room with stone fireplace leads to large private patio perfect for southern California dining! Cook's kitchen features stainless appliances, limestone counters, and breakfast bar. Master suite on 3rd level has fireplace, walk-in closet, lux bath and private rooftop patio. 2 bedrooms on second level each with 3/4 limestone bath. Additional features include hardwood floors, recessed lighting and tankless water heater. Washer/dryer in private 2 car garage with extra storage.

**15 Pacific Palisades** Single Family

<b>13535 LUCCA DR</b>	Open	11-2	631D4	<b>NEW</b>
<b>\$8,150,000</b>	6+6	TUDOR		



**HISTORIC FRENCH TUDOR IN PALISADES RIVIERA**

**MLS#15-826787**  
Anthony Marguleas 310-293-9280  
AMALFI ESTATES

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

Historic French Tudor designed by Gerard Colcord in 1929 was feat. in Architectural Digest in 1931 & other publications. 6 bd, 5.5 bth, 4,976 sq ft incl. guest house on a 20,877 sq ft all-flat lot on the best street in the Riviera. In 2006, a pool/spa, & outdoor kitchen was added, & the home was restored to bring out exposed wood beams, hand plastered walls, peg & groove floors, & large fireplace. The kitchen & bathrooms were updated while keeping the original window and gothic-arched doors.

<b>16856 CALLE DE SARAH</b>	Open	11-2	630G1	<b>NEW</b>
<b>\$3,495,000</b>	5+4.5	2sty-MEDITERRANEAN		



**WWW.16856CALLEDESARAH.COM**

**MLS#15-877739**  
Beverly & Kimberly Gold (310) 496.5995  
GIBSON INTERNATIONAL

www.PropertiesByGold.com

Magnificently appointed nearly 6,000 sq.ft. Mediterranean style home in the guard gated "Enclave", with sweeping views of the ocean, Catalina & mountains. Sensational finishes enhance the beauty of this warm & inviting home. Elegant living room w/ fireplace, music room, dining room & children's den. Family room & bar, large gourmet kitchen & enormous wood paneled library. Five bedrooms, including a luxurious Master suite w/ fireplace. Ocean views, large grassy yard, barbecue, pool & spa.

<b>388 SURFVIEW DR</b>	Open	11-2	630-F5	<b>NEW</b>
<b>\$2,895,000</b>	4+2.5	2sty-TRADITIONAL		



**PRIVATE CORNER LOT WITH OCEAN VIEWS**

**MLS#15-826089**  
Nicolas Beavvy 310-573-7473  
COLDWELL BANKER-PP

www.388surfviewdrive.com

PACIFIC VIEW ESTATES. First time on the market in over 50 years. Corner lot of approx. 15,000 sqft. that borders w/ the "Getty Villa" and where the ocean & coastline views unfold in front of you. REMODEL, ADD-ON or BUILD THE ESTATE OF YOUR DREAMS on this very special piece of property. The existing 2-story house is approx. 3450 sqft. and features a functional floor plan. The expansive yard is large enough to equip both a pool and grassy play area. Great opportunity in a great area. Sold "AS-IS."

<b>912 ENCHANTED WAY</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	3+2.5	CONTEMPORARY	




**3% CSO - MAGICAL VIEW SETTING**

**MLS#15-878947**  
Michael Edlen 310-230-7373  
CB - PAC PAL

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan

Marquez Knolls single-level Contemporary with feeling of privacy and serene views. Pristine inside and out. Open living and dining off designer rustic kitchen. Large den/office/family room plus three bedrooms 2.5 baths. Vaulted ceiling, wood floors, french doors, custom paint. The back of the house opens to a breathtaking yard with romantic and lush landscaping, patio areas, a Burgess lagoon-style pool with waterfall, and spacious grassy yard with city and hillside views beyond.

<b>16940 DULCE YNEZ LN</b>	Open	11-2	630G5	<b>NEW</b>
<b>\$2,295,000</b>	4+3	2sty-TRADITIONAL		



**UNOBSTRUCTED OCEAN VIEW 2-STORY CUL-DE-SAC HOME**

**MLS#15-878947**  
Linda Thiele 310.387.5080  
BERKSHIRE HATHAWAY

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

Beautiful unobstructed ocean views from this 2-story traditional home located on a quiet cul-de-sac in the Lower Marquez area. The downstairs includes the living rm, dining area, kitchen w/family room, breakfast area & ¾ bath. Upstairs there is the master suite & 3 additional bedrooms & 1 bath. Enjoy expansive ocean views from most rooms. This lovely property with views, privacy and tranquility is ready for you to add your personal touch. Co-Listed

<b>855 JACON WAY</b>	Open	11-2	630H4	<b>NEW</b>
<b>\$2,150,000</b>	3+2.5	TRADITIONAL		



**STUNNING CHIC REMODEL**

**MLS#15-878429**  
Liz Keenan & Lexie Brew 310.463.6323  
COLDWELL BANKER-PAC.

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

This airy home has been completely reimagined to create a casual elegance. Vaulted wood ceilings, wide planked floors & designer finishes are some of the well crafted details of this fresh modern design. This single-level home features a light-filled open floor plan. The kitchen is pure delight with a large marble island, granite countertops & top-of-the-line appliances. The spacious living & dining areas are divided by a double-sided fireplace & connect seamlessly to lush outdoor spaces.

<b>16156 ALCIMA AVE</b>	Open	11-2	630J5	<b>NEW</b>
<b>\$1,975,000</b>	4+3	TRADITIONAL		




**PALISADES RETREAT WWW.16156ALCIMA.COM**

**MLS#15-823193**  
Ellen McCormick 310-230-3707  
BERKSHIRE HATHAWAY H

Blf-Ins,Dshwshr,Grbg Disp,Hd Fan,Rng/Ovn

This spacious hm. is graced by a sylvan setting. The open living space is complemented by a wonderful ent. flow. 2BR dwnstrs, + off. Upstrs, the mstr ste. has flr. to clng. windows, affording a peek of oc. vw. & a sense of being embraced by its wooded setting. The 4th BR is ensuite w/ vaulted clngs.& vws. A deck spans the back of the house w/ steps to the terraced grdns., grassy glade, hot tub & flagstone patio areas. This wooded oasis affords a quiet respite from the stress of city life.

<b>456 PUERTO DEL MAR</b>		Open	11-2	630J6	<b>NEW</b>
\$1,790,000	2+2	MID-CENTURY			
		<b>AMAZING POTENTIAL ON EL MEDIO BLUFFS</b>			
This is the one you've been waiting for! Opportunity of a lifetime in coveted El Medio Bluffs. Endless possibilities to remodel, enlarge, or rebuild with significant upside potential. This through lot is nestled between two tranquil, desirable streets with plenty of parking. A sun drenched two bedroom, two bath home with third bedroom in lieu of den boasts mountain views, a detached garage, and a large backyard. The living room opens onto the patio for seamless indoor/outdoor entertaining.					
MLS#15-877911		Elizabeth M. Walton 3104632211			
SOTHEBY'S INTERNATIO		Dshwshr,Rng/Ovn,Fridg			

<b>652 BIENVENEDA AVE</b>		Open	11-2	630J5	<b>NEW</b>
\$1,675,000	3+2	1sty-COTTAGE			
		<b>CHARMING COTTAGE ON TREE LINED STREET</b>			
An incredibly charming cottage style home on a quiet tree lined street. There are hardwood floors, crown moldings, plantation shutters and a warm traditional fireplace that accent this lovely home. It has the perfect floor plan with the dining/family room off the custom kitchen area and this all opens to a large private brick patio and adjoining grassy yard on the side. The master suite also opens to the patio and garden area. This one is a real gem!					
Dolly Niemann 310-230-3706		BERKSHIRE HATHAWAY			

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

<b>16000 W SUNSET #302</b>		Open	11-2	630J5	<b>NEW</b>
\$1,150,000	2+2	MEDITERRANEAN			
		<b>5 CONDOS LISTED IN PALISADES! SOON THERE WILL BE 4 - HURRY!</b>			
Hiking Trails, Mountain Views & Village - Yours from this condo to call home! Den is an ideal 3rd bedroom. Single story unit on penthouse level of elegant building w/wrought iron railings & fountain courtyard entry. Balconies, exquisite baths, dedicated laundry. Master w/fp, walk-in & sumptuous bath. Open kitchen w/Sub-Zero fridge, Viking range, Bosch dishwasher, granite counters & sleek white enamel cabinetry. Corner of Almar. Enjoy Sunday Farmer's Market, Temescal Canyon & cafes/boutiques.					
MLS#15-878689		Betty-Jo Tilley 310-230-3767			
BERKSHIRE HATHAWAY		Dshwshr,Grbg Disp,Hood Fan,Micro			

<b>1650 MICHAEL LN</b>		Open	11-2	590F7	<b>NEW</b>
\$995,000	3+3	VILLA			
		<b>Modern and beautifully upgraded Townhouse.</b> Living Rm with sliding doors to outside patio, fireplace, hrdwd floors and high ceilings. Kitchen w/eat in area, wine frig, Stainless appliances. One bedrm. downstairs and bath w/shower. Upstairs Master with spacious deck and second bedroom with own bathrm. Two car private garage, Wonderful natural light and peaceful environment.			
MLS#15-879013		Portia Corlin 310.230.3793			
BHHS					


**15 Pacific Palisades** Residential Manufactured/Mobile Home

<b>16001 PACIFIC COAST HWY</b>		Open	11-2	630	<b>NEW</b>
\$599,000	2+2	COUNTRY ENGLISH			
		<b>2 PARK AVE - ENTER AT 16001 PCH CHARMING OCEAN VIEW COTTAGE</b>			
Completely renovated, spacious California beach cottage. Enchanting home is bright and airy with must see whitewater views from every room in the house! Open floor plan boasts charming kitchen with custom cabinets, farm sink, vintage stove and large butcher block island. Soak in the claw foot tub while listening to the surf or enjoy the view of the ocean while you shower in master bath of sea glass tile and carrera marble. Bamboo floors and French doors throughout open to large private deck.					
Michelle Bolofin 310-463-7278		GIBSON INTERNATIONAL			

**16 Mid Los Angeles** Income


<b>1728-1730 S HIGHLAND AVE</b>		Open	11-2	633D5	<b>NEW</b>
\$1,199,000		2sty-NEW PROJECT			
		<b>SPACIOUS TOWNHOUSE DUPLEX IN MID-CITY</b>			
Brand new construction!! Spacious 2015 townhouse style duplex located in Mid-City each unit w/their own large attached 2 car garage. Both feature modern designer details w/many beautiful amenities including recessed lighting, airy open floor plans, elegantly appointed kitchens, tasteful neutral finishes, laminate wood flooring, central heat/ac & laundry conveniently located on 2nd floor. Located on a quiet street yet convenient to the Mid-Town Crossing Shopping Center.					
MLS#15-878375		Morgan Pasco 310.606.3887			
MORGAN REAL ESTATE		Dshwshr,Grbg Disp,Micro			

**18 Hancock Park-Wilshire** Single Family

<b>221 S MANHATTAN PL</b>		Open	11:30-12:30	633H1	<b>NEW</b>
\$2,250,000	4+3	CRAFTSMAN			
		<b>Hancock Park.</b> This area is hot, hot, hot and this house is stunning! Four Huge Bedrooms and Three Huge bathrooms with tons of closets and storage space. Completely re-done 5 years ago with over \$300,000 in upgrades ..... Park 10+ cars. Lovely yard front and back. Zoned R4.			
MLS#15-826639		Megan Zucaro RICHARD ZUCARO			
		Rng/Ovn			

<b>686 LORRAINE BLV</b>		Refresh.	11-2		<b>NEW</b>
\$1,649,000	3+2.5	TRADITIONAL			
		<b>A MUST SEE!</b>			
Extensively renovated home located in a charming neighborhood, near multi-million dollar mansions, Windsor Village. This stunning home boasts 3 Bedrooms, 2.5 baths, approx. 2,900sf, beautiful interior, brand new kitchen and baths, all new systems, and a gorgeous huge master bedroom. Lushly landscaped rear yard, a detached garage, and a long private driveway. A must see!					
Milstein/Silver 310.867.5598		KW BEVERLY HILLS			
		www.MilsteinSilver.com			

<b>746 S CITRUS AVE</b>		Open	11-2	633E3	<b>NEW</b>
\$1,589,000	3+2.5	1sty-MODERN			
		<b>ONE OF A KIND SINGLE STORY MODERN HOME</b>			
Meticulously rebuilt with unparalleled design and quality for the most discerning buyer. Open floor plan with soaring ceilings, skylights and over-sized windows provide astonishing light throughout. Chef's kitchen, stainless steel appliances, island and breakfast bar. Huge folding glass doors disappear extending the living areas out onto the deck and manicured yard providing additional space to entertaining. Master bedroom open to deck and is en suite to beautifully appointed spa-like bath.					
MLS#15-878571		B. Shapiro & M. Lipkin 323.960.5062			
EA SOTHEBY'S & KW		MicheleLipkin.com / BenJShapiro.com			

<b>950 S HIGHLAND AVE</b>		Open	11-2	633E3	<b>NEW</b>
\$1,200,000	2+2	ARCHITECTURAL			
		<b>MID-CITY MODERN - LINDA POLLARI AND ROBERT SOMOL, ARCHITECTS</b>			
A deceptively tranquil oasis, this widely-published home turns its hard edge to the street, embracing the lushly-landscaped garden in the back yard. Sliding glass walls open the entire home to the intimate, private sanctuary outdoors & a kidney-shaped pool illuminates the night. An open plan with two floating cores separates the spacious home office at one end from the luxurious master suite at the other. Natural wood & stacked stone offset polished concrete floors & stainless steel appliances.					
MLS#15-878277		Scott King 323-828-2049			
DEASY PENNER		For more info, please visit <a href="http://tvoa.net">tvoa.net</a>			

TUESDAY

<b>733 N JUNE ST</b>	Open	11-2	593E6	<b>rev</b>
<b>\$2,199,000</b>	4+5.5	2sty-CONTEMP MED		



**MODERN NEW SPANISH WWW.733JUNE.COM**

Spectacular new designer home features over 2800 sq ft, 4 bedrooms, 4 1/2 baths. Stunning contemporary Spanish architecture offers a gorgeous blending of refined designer finishes including hardwood and designer finishes throughout. A grand master retreat offers over-sized closet and spacious designer bath. Three additional bedrooms each with private baths, a 400 sq ft open cabana/rec room with full bath and abundant storage. Complete with swimmer's pool, flat grassy walled and gated yard

MLS#14-808955  
Omega Group-Randy Wright 310.927.6818  
KELLER WILLIAMS

[www.OmegaGroup.LA](http://www.OmegaGroup.LA)

<b>5011 ELMWOOD AVE</b>	Open	11-2	593G7	<b>rev</b>
<b>\$1,399,000</b>	4+3	OTHER		



**CHICLY UPDATED 2-STORY DUTCH COLONIAL IN LARCHMONT VILLAGE**

Large living room w/decorative fpl, recessed lighting and speakers, leads to formal dining room with built-in sideboard and French doors to side porch. Newer gourmet kitchen with stone counters, stainless steel appliances and separate breakfast room. Media room/den with closet (possible 5th bedroom), one bedroom and one bath downstairs. 3 bedrooms and 2 baths up. Master with new lux bath and walk-in closet. Pool, patio and yard.

MLS#15-818873  
Lisa Hutchins 323.460.7626  
CB - HANCOCK PARK

#1 Anget in Hancock Park since 1994

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

<b>525 N SYCAMORE AVE #223</b>	Refresh.	11-2	593D7	<b>NEW</b>
<b>\$399,000</b>	1+1	CONTEMPORARY		



**LIVE IN THE HEART OF LOS ANGELES**

Located in the heart of Los Angeles, this 1BR 1BA is just a few minutes away from some of the city's best restaurants and boutiques. This upgraded corner unit with amazing natural lighting features an open floor plan, high ceilings, plantation shutters on all the windows and hardwood floors throughout. The building is well maintained with great amenities including a community heated pool, secure and gated access, along with 2 parking spaces for the unit.

MLS#15-878719  
Darren Winston 310-709-8980  
JOHN AAROE GROUP

[www.darrenwinston.com](http://www.darrenwinston.com)

**18 Hancock Park-Wilshire** *Income*

<b>801 N CITRUS AVE</b>	Refresh.	11-2	593D6	<b>NEW</b>
<b>\$1,199,000</b>		COUNTRY ENGLISH		



**CHARMING DUPLEX IN THE HEART OF THE CITY**

Charming duplex in the heart of the city. Side by side units, fantastic yard. Great opportunity. Not to be missed!

MLS#15-879029  
Josephine Tataryan 310 651-1192  
SOTHEY'S INTERNATIO

Dshwshr,

**18 Hancock Park-Wilshire** *Lease*

<b>130 JUNE ST</b>	Open	11-2	633E1	<b>NEW</b>
<b>\$12,500</b>	5+5	2sty-COUNTRY ENGLISH		



**BEAUTIFUL COUNTRY ENGLISH ON PRIME HP STREET!**


Country English Traditional on prime Hancock Park street. 2 story entrance, sweeping staircase, step down formal living room, extra large gourmet Cook's kitchen, paneled library, huge sun room/billiard room, huge Master with 2 dressing areas, upstairs den, formal dining room, breakfast room, family room, and 2 powder rooms. All bedrooms en suite. Flat, grassy rear yard. A/C.

MLS#15-823221  
Andrew & Mary Woodward 323/697-5808  
KELLER WILLIAMS HP

Many Gorgeous Details! A Must See!

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

<b>711 SCHUMACHER DR</b>	Open	11-2		<b>NEW</b>
<b>\$1,990,000</b>	5+3	1sty-TRADITIONAL		



**LOVELY BEVERLY HILLS ADJACENT/ CARTHAY CIRCLE HOME**

Wonderful 5 bedroom, light filled, beautiful home with open feeling, generous sized rooms, upgrades, excellent curb appeal, large pool and an eat in and newly remodeled kitchen area. The grounds and pool are accompanied by a pool house and an outdoor area hardscaped for dining, entertaining and lounging. This fantastic home is located in a truly magnificent neighborhood. Central to Beverly Hills, La Cienega Park, LACMA and restaurants. Los Angeles lifestyle at its best.

Sharona and Joshua SOTHEY'S SUNSET

**459 N LA JOLLA AVE** *Open* 11-2 593A7 **NEW**

<b>\$1,895,000</b>	4+4	2sty-SPANISH	
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**OLD WORLD MEETS NEW IN MIRACLE MILE**

Recalling the grace of a bygone era, this 2-level Spanish villa reveals classic period architecture enhanced w/ today's preferred amenities. Introduced by colorful landscaping & a gated courtyard entry, the residence features a rotunda foyer, fireplace-warmed LR, formal DR, family room, home office, 4 BR/4 BA, & newly remodeled gourmet kitchen w/ bay-windowed breakfast nook, granite & stainless steel appliances. This desirable residence is close to fashionable shopping, dining and entertainment.

L. Brenner/N. Hartman 323-860-4245  
COLDWELL BANKER HPS

dishwasher,fridge, range/oven, freezer

**20 Hollywood** *Single Family*

<b>6618 BARTON AVE</b>	Open	11-2	593E6	<b>NEW</b>
<b>\$728,000</b>	4+2	1sty-TRADITIONAL		



**GREAT DEVELOPMENT OPPORTUNITY IN HOLLYWOOD MEDIA DISTRICT**

Fantastic development opportunity with great potential, or owner/user with TLC. 4 bedroom, 2 bath home located in the sought after Hollywood Media District. Open concept living space & large kitchen w/ tile countertops, built-ins & adjacent breakfast area. The backyard is perfect for a home garden or entertaining space. The detached studio guest house has a bathroom & kitchenette, and was added without permits. Just steps from Bancroft Middle School, this is the home you have been waiting for.

MLS#15-826033  
Clifford Rowe 424-203-1890  
TELES PROPERTIES

Blt-Ins,Dshwshr,GrbgDisp,HoodFan,Rng/Ovn



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TUESDAY

**20 Hollywood** Condo / Co-op

<b>1645 VINE ST #413</b>	Open	11-2	593F4	<b>NEW</b>
<b>\$929,000</b>	0+2	OTHER		



**PRICE REDUCTION! STUNNING HOLLYWOOD LOFT**


LEASE OR LEASE OPTION OR SALE \$929K Stunning upgraded Loft in The Broadway building in the heart of re-invigorated Hollywood. Loft features include stainless steel appliances, washer/dryer combo inside unit and hardwood floors throughout living area, custom drapes and wallpaper. The large bathroom has Penny Nichol tile along with dual sinks. This historic building features 24-hour concierge and valet service, a rooftop pool with 360 views of the city, a spa with cabanas, and a gym

**MLS#15-823803**  
Ronald Goldhammer (310) 927-5222  
BERKSHIRE HATHAWAY H

Dryer, Rng/Ovn, Fridg, Wshr

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

<b>1840 LOBDELL PL</b>	Lunch	11-2	594E6	<b>NEW</b>
<b>\$499,000</b>	1+1	MID-CENTURY		



Mid-century modern pied-a-terre in Echo Park! Beyond a timbered fence and surrounded by drought-tolerant landscaping, the home exudes character. Jalousie windows allow a cross breeze, vaulted beam ceilings encapsulate light, and layered rock perfectly frame the living room. Features include a cottage-style kitchen with butcher block, a bathroom with subway and hexagon tiles, and bamboo floors throughout. Find solace in the spacious bedroom, or entertain and dine al fresco.

**MLS#15-879093**  
Jovelle Schaffer 213-718-1110  
SOTHEBY'S LOS FELIZ

Rng/Ovn

**22 Los Feliz** Single Family

<b>2249 TALMADGE ST</b>	Open	11-2	594B3	<b>NEW</b>
<b>\$1,395,000</b>	3+3	ARCHITECTURAL		



**RENOVATED & PRISTINE STEVEN HILL ARCHITECTURAL VIEW HOME**

Renovated, pristine, Steven Hill Architectural view home. Open, bright spaces lift the spirit while dramatic walls of glass frame city, mountains and sky. An oversized Master suite is perched high on the top floor, and an elevated walkway bridges one of three bedrooms to gorgeous outdoor gardens and a big view deck, perfect for entertaining. When it's time to venture out, leave the car at home and enjoy all the entertainment and shopping of Los Feliz village or the recreation of Griffith Park.

**MLS#15-878607**  
Bryant | Reichling 323-395-9084  
SOTHEBY'S

www.2249Talmadge.com

**3836 CLAYTON AVE** Refresh. 11-2 594C4 **NEW**

<b>\$799,000</b>	3+2	SPANISH
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**SPANISH IN FRANKLIN HILLS**

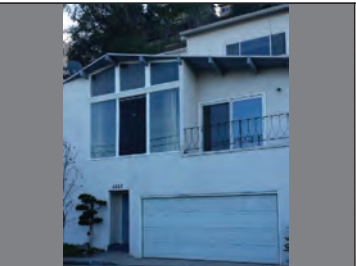
The Los Feliz Hills are alive. In the Franklin Hills neighborhood sits this beautiful Spanish Style home on a hill. Private and secluded, this home will charm even the most discerning buyers. With plenty of natural light- this sun drenched space features sweeping Canyon Views and a wood burning fireplace. Maximum privacy! Bathrooms on upper and lower levels. The three bedrooms are located on the lower floor, so that guests are entertained with separation from the living quarters

**MLS#15-878597**  
Jimmy Bayan 323-445-2674  
JOHN AAROE GROUP

Dshwshr, Dryer, Wshr

**2237 LYRIC AVE** Open 11-2 594C4 **NEW**

<b>\$749,000</b>	3+2
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First time on the market in 40 years! Wonderful Mid-Century home in Franklin Hills. Lovely high exposed wood beamed ceilings in Living and Bedrooms. Bonus room off entry at street level. Attached 2 car garage. Views! Come have a look!

**Craig K. Koendarfer 323-533-3770**  
KELLER WILLIAMS RLTY

**22 Los Feliz** Income

<b>1926 N MARIPOSA AVE</b>	Lunch	11-2	593J3	<b>NEW</b>
<b>\$1,295,000</b>	Duplex	2sty-CAPE COD		



**WWW.1926NORTHMARIPOSAAVE.COM**

Beautiful Los Feliz duplex ideal for income or owner/user. Upstairs unit has 3 bd/2 ba with hardwood floors throughout & abundant natural light. Entry leads to formal living & dining rooms. Kitchen offers granite counters & leads to breakfast & laundry rooms. Stunning master suite features pitched, wood beamed ceiling. Lower unit has 2 bd/2 ba and similar floor plan. Each unit has its own access to the grass & concrete courtyards in back. Beautifully maintained, great curb appeal.

**MLS#15-879147**  
Chase Campen 323-788-4663  
KELLER WILLIAMS

Blt-Ins, Dryer, Rng/Ovn, Fridg, Wshr

**28 Culver City** Single Family

<b>3955 GLOBE AVE</b>	Open	11-2	672E3	<b>NEW</b>
<b>\$729,000</b>	2+1	TRADITIONAL		



**UPDATED MID-CENTURY CHARMER**

Charming, traditional, mid-century with all the fine details of years gone by, plus updated conveniences on dead end street. Crown moldings, hardwood floors, dining area/ kitchen and updated bathroom with spa tub are just some of the quality features in this charming 2+1 home. Some updates include: electrical panel, newer water heater and newer windows, and large fenced yard with room for your imagination to soar. Buyer could make laundry into 2nd bath, if needed. Come make this home your own!

**MLS#15-878957**  
Carroll McEachern 310.918.3228  
COLDWELL BANKER-PAC.

Blt-Ins, Cbl, Cing Fan, Dshwshr, Grbg Disp

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

<b>4049 LINCOLN AVE</b>	Open	11-2	672G1	<b>red</b>
<b>\$910,000</b>	947000	2+3	CONTEMP MED	




**LUXURY LIVING ON LINCOLN AVENUE IN CULVER CITY!**

"Luxury Living on Lincoln Avenue" Enjoy this spacious & elegant light-filled contemporary residence on a lovely tree-lined street located in most desirable Culver City. This floor plan lends to comfort and convenience. Enter into large living room with fireplace and spectacular open "cook's" kitchen with stainless steel appliances, granite countertops and spacious island. Separate laundry room, skylight, central vacuum, central air, an abundance of storage and private 2 car garage.


**MLS#14-800395**  
Tamra (Tami) Pardee 310-392-2402  
PARDEE PROPERTIES

Dshwshr, Dryer, Grbg Disp, Micro, Other



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TUESDAY

**28 Culver City** Income

<b>4117 HUNTLEY AVE</b>	Open	11-2	672E4	<b>NEW</b>
<b>\$975,000</b>	Duplex	COTTAGE		



**CHARMING, CULVER CITY DUPLEX. GREAT INVESTMENT OPPORTUNITY.**

Culver City duplex on a cul-de-sac, feels like 2 private homes. Front yard, back yard, a 2bed/2bath, and a 1/1, each with updated kitchens, washer/dryer. Bathrooms have jetted tubs. This location is perfectly located to Sony, downtown Culver City, Santa Monica, Venice, bike ride to the beach. 2/2 is tenant occupied, 1/1 is vacant. Detached garage. NO RENT CONTROL IN CULVER CITY (verify with local government). DO NOT DISTURB OCCUPANT.

MLS#15-879009	
Karen Farber, Julia Arde WISH SOTHEBY'S INTL	818-424-9020
Blt-Ins, CIng Fan, Dshwshr, Dryer, Grbg Disp	

**30 Hollywood Hills East** Single Family

<b>2374 HOLLYRIDGE DR</b>	Open	11-2	593G3	<b>NEW</b>
<b>\$1,060,000</b>	4+3	SPANISH		




Ideal property for DEVELOPERS AND BUILDERS! Large land parcel in Million dollar neighborhood. Property with view! Motivated Seller. Classic Hollywood Hills Home from 1920's with fireplace in the living room. Maids quarters both have private entrances with bathrooms, could be used as rental units.

MLS#15-824507	
Alexandra Hale COLDWELL BANKER RESI	310-562-0567
Rng/Ovn	

**41 Park Hills Heights** Single Family

<b>4136 S BRONSON AVE</b>	Refresh.	1-3	673E3	<b>NEW</b>
<b>\$635,000</b>	3+2	CAPE COD		

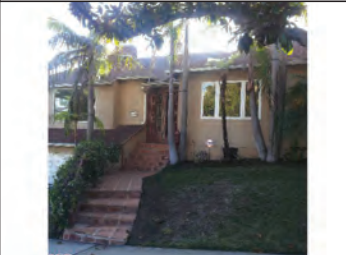


Totally Remodeled beautiful new home, two story with fully enclosed back yard with double garage on a wonderful street. Three Bedrooms and Two Bath with one bedroom no the first floor. If you want space and new come check out hardwood floors, new windows, new kitchen and easy access to the freeways and shopping ready to move in new central heat and air and all new windows and roof!

MLS#14-813333	
Richard Zucaro RICHARD ZUCARO	4243322003
Dshwshr	

**41 Park Hills Heights** Lease

<b>5329 ONACREST DR</b>	Open	11-2	673C5	<b>NEW</b>
<b>\$4,000</b>	4+4	TRADITIONAL		



A Jewel in the Windsor Hills Area. Spacious home in a wonderful neighborhood. Cozy Living Room & Dining Room with quiet street views. Kitchen opens to a large patio where you can have your breakfast overlooking the huge backyard. Down stairs bedrooms can make a great studio or office space or even guest bedroom.

MLS#15-826367	
Mehrbanoo Ziai KELLER WILLIAMS RLTY	
Ceiling Fan, Dishwasher, Garbage Disposal	

**62 Encino** Single Family

<b>16038 VALLEY MEADOW PL</b>	Refresh.	11-2	561F6	<b>rev</b>
<b>\$3,595,000</b>	5+7	2sty-MEDITERRANEAN		



**SPECTACULAR PANORAMIC VIEWS! ROYAL OAKS GATED COMMUNITY**

Stunning Mediterranean Villa with sweeping panoramic views in the exclusive guard gated community of Royal Oaks. Minutes to the Westside and the prestigious private schools on Mulholland's Education Row. Breathtaking unobstructed views from every room, Impressive two story grand entrance and foyer. High ceilings throughout. 5 plush bedrooms each with walk in closet and private bath. Separate office.. Huge 1500 sq. ft. master-suite with sitting area, fireplace, mountain & valley views.

MLS#15-826093	
Audrey Foster COLDWELL BANKER RESI	310.780.3406
Blt-Ins, Cbl, Cent Vac, Dshwshr, Frzr, Other	

**72 Sherman Oaks** Single Family

<b>14090 DAVANA TER</b>	Lunch	1-4	<b>NEW</b>
<b>\$1,795,000</b>	5+3		



**GRACIOUS CUSTOM BUILT ESTATE ON AMAZING GROUNDS**

Gorgeous character filled 5BR+3BA home in the Stansbury Estates area, south of blvd w/over 3,700 sqft. Some Valley and tree top views. Big, open country kitchen w/ center island+generous cabinet space. Large FR w/beamed ceiling, fp+sliders going out to covered patio. Fabulous master has bay window, vaulted beamed ceilings+its own balcony overlooking amazing grounds. Completely private 9373sqft lot has grassy play area, patio, pool w/waterfall, spa+romantic gazebo. An experience in living.

Karin & Nanette CB STUDIO CITY	818-487-5860
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**73 Studio City** Single Family

<b>11719 EL CERRO LN</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,495,000</b>	4+4	1sty-RANCH	



**FRYMAN ESTATE ON 20K+ LOT**

Located in the exclusive neighborhood of Studio City known as Fryman Estates, this 4 bedroom, 3.5 bath Country Ranch home is on a peaceful cul-de-sac and offers a fabulous setting on a 20,000 sq ft lot. This single level estate has a formal living room with an impressive, hand carved wood mantel, pitched-beamed ceiling and French doors that opens to the expansive backyard. Located in the Carpenter Community Charter School District and just around the corner to the Fryman hiking trails!

BRYAN ABRAMS JOHN AAROE GROUP	818-266-4300
CARPENTER SCHOOL DISTRICT	

**11244 BRIARCLIFF LN** Refresh. 11-2 592J1 **rev**

<b>11244 BRIARCLIFF LN</b>	Refresh.	11-2	592J1	<b>rev</b>
<b>\$5,795,000</b>	8+11	3sty-FRENCH		



**TROPHY TENNIS ESTATE**

Priced to sell with endless possibilities to add your own signature to this magnificent European-style Chateau. Set on over 2.5 acres, grand entrance with custom floating double staircase, marble floors, lavish chandeliers, chef's kitchen, two dining rooms, game room, rich birdseye maple paneled library, home theater, large master suite, his and hers closets, 2 bed/2 bath guest house, 5 car garage, manicured grounds, aero edge pool, spa, tennis court, fruit trees and expansive views.

MLS#14-762821	
Charlie - Sanchez ENGEL & VOLKERS BEVE	323 383 3753
BBQ, Blt-Ins, Cbl, Cent Vac, Dshwshr, Other	

**REMINDER**

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





**74 Toluca Lake** Single Family

<b>4414 TALOFA AVENUE</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,000</b>	3+4	SPANISH	



**TOLUCA LAKE SPANISH ON LARGE LOT**

This beautiful Spanish Revival is located in the highly acclaimed and sought after community of Toluca Lake. Tastefully remodeled in 2007 with a reverence for the home's original character the owners captured the spirit and romance of the Spanish Revival style that was perfected in California in the 1920s and 30s.

MLS#SR15026744CN	
Scott R. Morris	(818) 262-3695
VON DER AHE RE GROUP	<a href="http://www.TolucaLakeSpanish.com">www.TolucaLakeSpanish.com</a>

**81 Glendale** Single Family

<b>1273 CRESCENT DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$865,000</b>	4+3	2sty-SPANISH	



**JUST LISTED STUNNING ADAMS HILL SPANISH REVIVAL HOME**

This two story Spanish Revival home in Adams Hills awaits you. Stunning Valley views! Two levels with two kitchens and living rooms perfect for a studio/AIRBNB or in-law suite. Each level has its own private entrance. Main level is 3 BR, 2 BA with large remodeled kitchen, dining room living room w/fireplace. Hardwood floors throughout. Downstairs is a 1BR with den/office, 1 BA, kitchen, dining room and living room with fireplace. 2 car garage. Large terrace, front porch and backyard with spa.

Korinna Sehringer	323.363.3493
KWLF	<a href="http://www.1273crescent.com">www.1273crescent.com</a>

**95 Mount Washington** Single Family

<b>452 MAVIS DR</b>	Open	11-2	595A4	<b>NEW</b>
<b>\$549,000</b>	2+2	2sty-COTTAGE		



**LOVELY 1928 COTTAGE**

blending cozy eat-in kitchen, warm wood floors, HUGE windows filling the living/dining area w/that fabulous view, the perfect "work at home" two story floor plan w/bedroom & crisply updated full bath up, den, bedroom & 1/2 bath down w/easy access to the fenced rear yard, and all under \$550,000!

MLS#15-878909	
Liz Johnson	323-397-6041
TELES PROPERTIES	<b>VIEW!!!!</b>

**THURSDAY OPEN HOUSES**

**95 Mount Washington** Single Family

<b>452 MAVIS DR</b>	Open	10-2	595A4	<b>NEW</b>
<b>\$549,000</b>	2+2	2sty-COTTAGE		



**LOVELY 1928 COTTAGE**

blending cozy eat-in kitchen, warm wood floors, HUGE windows filling the living/dining area w/that fabulous view, the perfect "work at home" two story floor plan w/bedroom & crisply updated full bath up, den, bedroom & 1/2 bath down w/easy access to the fenced rear yard, and all under \$550,000!

MLS#15-878909	
Liz Johnson	323-397-6041
TELES PROPERTIES	<b>VIEW!!!!</b>

**BY APPOINTMENT**

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

<b>3142 PATRICIA AVE</b>		632F6	<b>NEW</b>
<b>\$2,712,000</b>	5+5	2sty-CRAFTSMAN	

Spacious open floor plan with lots of windows & light. Warm bamboo floors. Massive 14 ft island in kitchen. Pro Appliances. His/Her closet with FP in Master. 3 decks inc.outdoor living space w FP.


MLS#15-824273	Dshwshr,Dryer, Fridge, Oven	
Mitch Lichterman	310-529-4944	TARGETRATE.COM

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