

1723 Rising Glen Road  
Sunset Strip | 4 BR | 6 BA | Pool  
\$8,575,000  
OPEN 11-2



Celebrating...

**ANR**  
SIGNATURE COLLECTION™

Exclusive Luxury Listings



**BEL AIR ROAD**  
ARRIVING MARCH 2<sup>nd</sup>



4140 Dundee Drive  
Los Feliz | 5 BR | 6 BA | Pool  
OPEN 11-2 | \$4,689,000

310.345.7500

**ERNIE CARSWELL  
&  
PARTNERS**

**TELES**  
PROPERTIES  
BRE#01111566

# HILTON & HYLAND



**594 MAPLETON DR**  
HOLMBY HILLS  
\$200,000,000

RICK HILTON, DAVID KRAMER  
310.278.3311

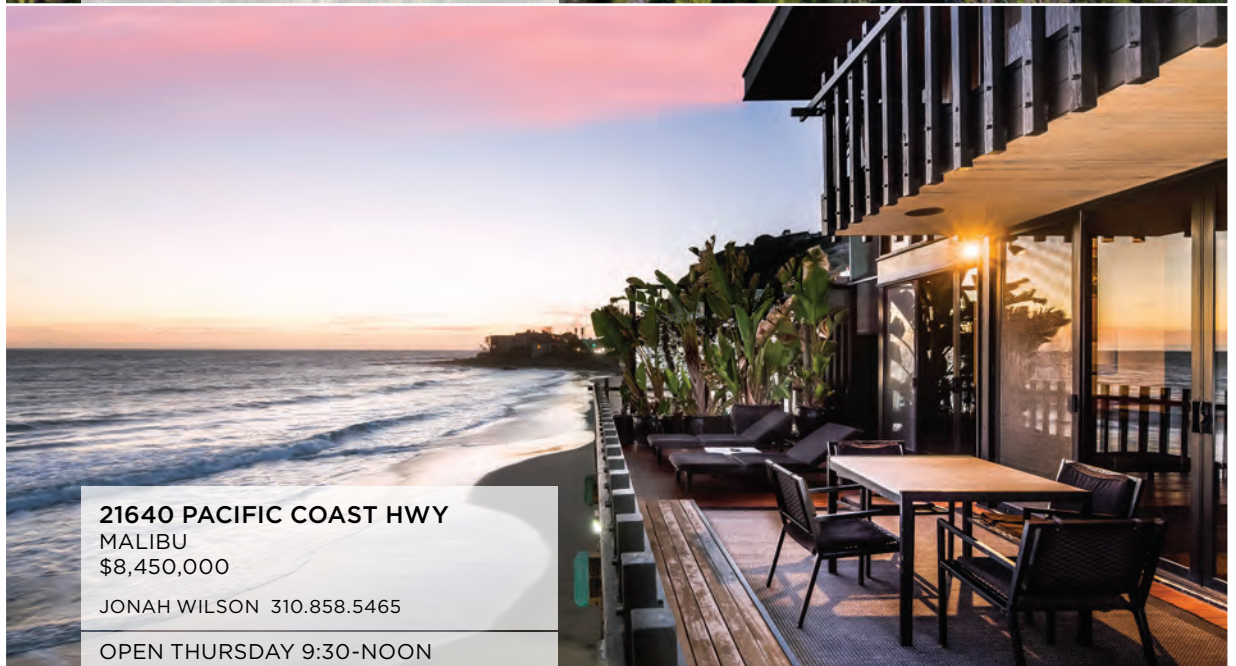
BY APPOINTMENT ONLY



**2701 VIA ELEVADO**  
PALOS VERDES  
\$26,680,000

DAVID KONHEIM 310.803.9999

BY APPOINTMENT ONLY



**21640 PACIFIC COAST HWY**  
MALIBU  
\$8,450,000

JONAH WILSON 310.858.5465

OPEN THURSDAY 9:30-NOON



**660 CLUB VIEW DR**  
HOLMBY HILLS  
NEW PRICE \$21,000,000

LINDA MAY 310.492.0735

OPEN TUESDAY 11-2



**13151 RIVERS RD**  
BRENTWOOD  
\$18,995,000

DREW FENTON 310.858.5474

BY APPOINTMENT ONLY



**614 N CAMDEN DR**  
BEVERLY HILLS  
\$14,950,000

JEFF HYLAND, BRANDEN WILLIAMS  
RAYNI WILLIAMS 310.278.3311

BY APPOINTMENT ONLY



HILTONHYLAND.COM

# Estates, Architecture, Historic Properties



Lloyd Wright, Architect

The De Jonghe Residence, 1949

9028 Crescent Drive, Los Angeles, CA 90046

\$ 2,395,000 **NEW PRICING**

Stephen Skuris: 323.791.7999

**CROSBY DOE**  
**ASSOCIATES**

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

CALBRE# 01844144

Beverly Hills: 310.275.2222

Pasadena: 626.793.6677

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



**Better living through design integrity.**

Rudolph Schindler, Architect

The Kallis-Sharlin Residence, 1946

3580 Multiview Drive, Los Angeles, CA 90068

\$ 2,395,000 **NEW PRICING**

---

Ilana Gafni: 310.779.7497

Exclusively Representing

**architectureforsale.com**<sup>™</sup>

**International Marketplace For Architecture**

in Southern California

PARTNERS  
*trust*

JOIN US FOR  
TACO TUESDAY  
FEB. 21ST, 11-2PM

917 KENTER WAY  
LOS ANGELES

*Offered at* \$3,695,000

F. RON SMITH & DAVID BERG

310.500.3931 | [smithandberg@thepartnerstrust.com](mailto:smithandberg@thepartnerstrust.com)



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

EXCLUSIVE AFFILIATE OF



Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CALBRE# 01869100 | Smith CALBRE# 00261254 | Berg CALBRE# 01892266

PARTNERS  
*trust*



Just  
Listed.

11815 DOROTHY STREET, UNIT 3  
LOS ANGELES

*Offered at* \$1,595,000

SMITH & BERG  
PARTNERS TRUST | 310.500.3931

GAYLE PRITCHETT  
PRITCHETT-RAPF REALTORS | 310.748.1580



THEPARTNERSTRUST.COM

EXCLUSIVE AFFILIATE OF



Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.  
CALBRE# 01869103 | Smith CalBRE# 00961954 | Berg CalBRE# 01481256 | Pritchett CalBRE# 01302286.

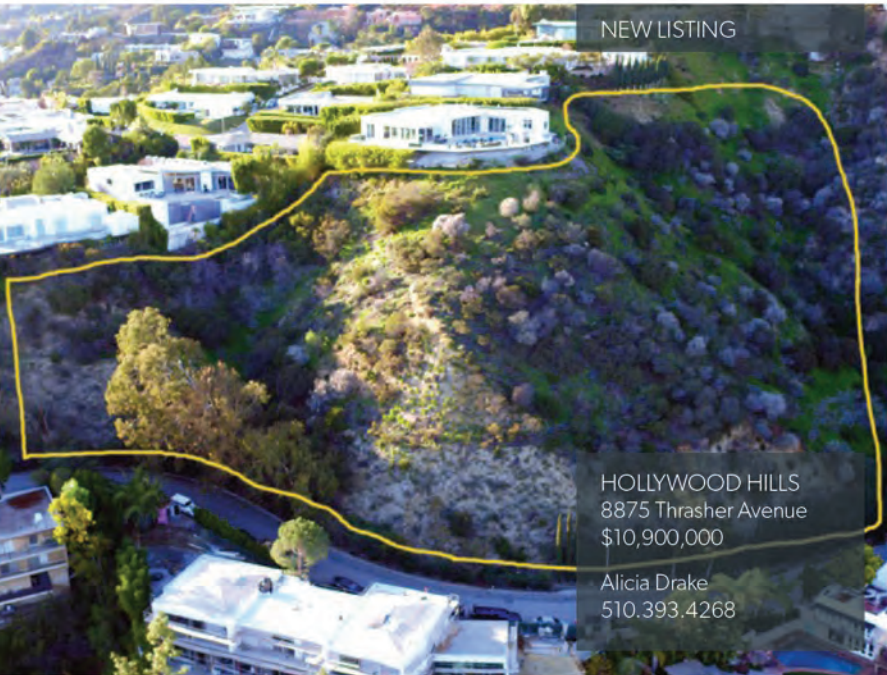
JOHN AAROE GROUP



MANHATTAN BEACH  
2722 The Strand  
\$25,650,000  
Lucy F. Kihm  
323.315.7434

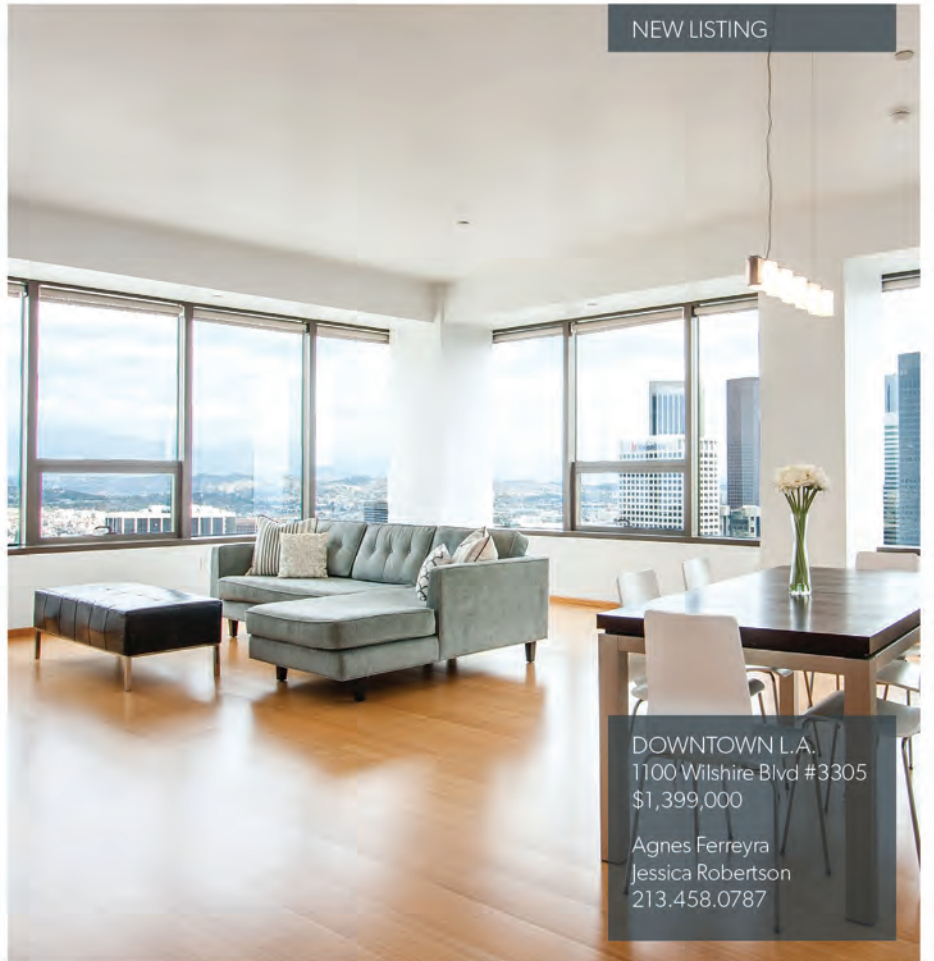


MANHATTAN BEACH  
712 John Street  
\$10,995,000  
Aaron Kirman  
424.249.7162



NEW LISTING

HOLLYWOOD HILLS  
8875 Thrasher Avenue  
\$10,900,000  
Alicia Drake  
510.393.4268



NEW LISTING

DOWNTOWN L.A.  
1100 Wilshire Blvd #3305  
\$1,399,000  
Agnes Ferreyra  
Jessica Robertson  
213.458.0787

aaroe.com

- BEVERLY HILLS
- BRENTWOOD
- SUNSET STRIP
- BALDWIN HILLS
- SHERMAN OAKS
- TOLUCA LAKE
- PASADENA
- DOWNTOWN LA
- STUDIO CITY





BEVERLY HILLS  
 9681 Highridge Drive  
 \$3,700,000  
 Aaron Kirman  
 Tyler Green  
 424.249.7162



BEVERLY HILLS  
 211 Spalding Drive #S109  
 \$1,595,000  
 Brian Mazurkiewicz  
 310.386.9086



NEW LISTING

OPEN TUESDAY 11-2  
 SHERMAN OAKS  
 4241 Colbath Avenue  
 \$1,795,000  
 Sally Forster Jones  
 310.691.7888



NEW LISTING

STUDIO CITY  
 11411 Decente Court  
 \$1,700,000  
 Craig Strong  
 Michael Bergin  
 310.439.3225



NEW LISTING

OPEN TUESDAY 11-2  
 SHERMAN OAKS  
 3431 Coy Drive  
 \$2,295,000  
 Beatrice Stambulski  
 818.480.0776



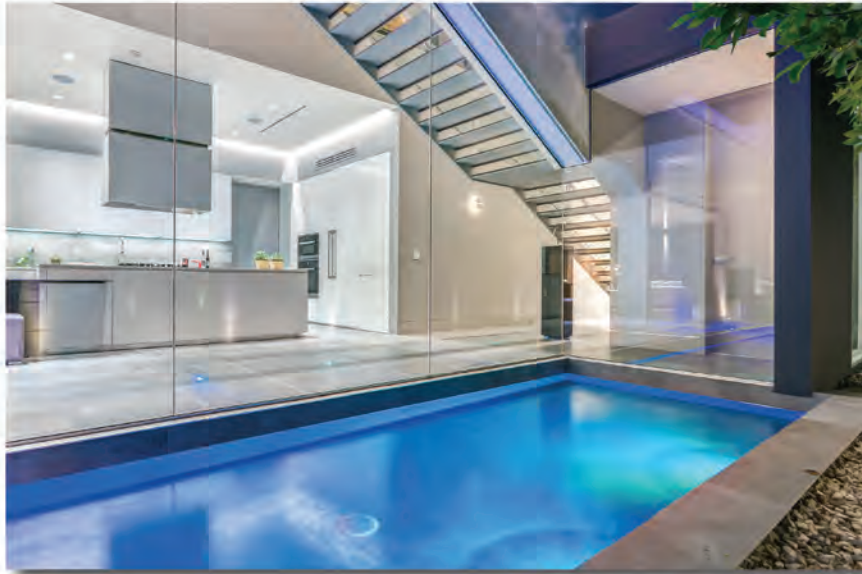
**702 TRENTON DRIVE, BEVERLY HILLS FLATS**  
LISTED AT \$8,475,000

OPEN TUESDAY 11-2PM / LUNCH SERVED

Bright and open single story Architectural in Beverly Hills flats on a 18,000+ square foot lot. Arri/LeCron Architects circa 1963. Over 6,600 sq ft with massive volume and space along with tons of natural light. Ready for a remodel or new construction opportunity.

LEE ZIFF  
www.LEEZIFF.com

310.432.6511  
lee@leeziff.com



**479 HOLT AVENUE, GROVE**  
LISTED AT \$3,788,000

BY APPOINTMENT

Minimalist architectural new construction home adjacent to Beverly Hills. Designed for discerning buyer with top-of-the-line fixtures and finishes throughout the 4 bedrooms and 5 bathrooms. Fleetwood doors allow outdoor flow to outdoors, backyard features a pool, spa, and fire pit. This modern marvel is outfitted with 100% LED lighting and 6 KW solar panels. Crestron smart system automated. Hedged for optimal privacy, with a 2-car attached garage.

THE SUNSET TEAM - ROBERTO SEIXAS 310.274.3900  
www.479HOLT.com info@thesunsetteam.com

**2165 CASTILIAN DRIVE, HOLLYWOOD HILLS**  
REDUCED TO \$2,600,000

OPEN TUESDAY 11-2PM

Reduced \$900! Casa de Los Aires, is a classic Fred Smathers Mediterranean Villa with spectacular city and canyon views on great street in Outpost Estates. Walled & gated with convenient direct entrance 3 car garage. Oversized gourmet kitchen includes a double Sub-Zero, Thermador range, and butler's pantry. Impressive master suite has double baths and closets, plus 2 bedroom suites, and convertible bedroom/office suite. Formal library/study, family room with bar, and temp-controlled wine cellar.

MARK MEYER  
www.2165CASTILIAN.com

310.365.8565  
mark@markmeyerestates.com



**1368 DOHENY PLACE, LOS ANGELES**  
LISTED AT \$3,795,000

BY APPOINTMENT

Contemporary Mediterranean 3 Bed, 3.5 Bath, 4,315sf, nestled on a quiet street off Doheny in the highly desirable Bird Streets. An exceptional home for entertaining with soaring ceilings, ample walls for artwork and large rooms surrounded by floor to ceiling windows overlooking a completely private and beautiful outdoor space with sparkling pool and spa surrounded by trees and greenery with a city view as the backdrop.

DAVID BAILEY  
KELLY SELCER  
davidbailey@kw.com

213.804.6566  
310.850.2107  
kelleeselcer@kw.com



**3648 SHANNON ROAD, LOS FELIZ**  
LISTED AT \$2,649,000

OPEN TUESDAY 11-2PM

The Hunter Residence, 1929. This exquisite example of Tudor architecture has been lovingly maintained over the years. Beautiful original details & recent upgrades to major systems. On the main level, a grand living room w/ adjoining lounge featuring original stained glass. Upper level features a large master suite & 3 family bedrooms. Beautiful grounds that occupy a street-to-street lot. Lower level has a family/media room, fireplace & guest bed.

DOROTHY CARTER  
MICHAEL ORLAND  
www.CARTERORLANDESTATES.com

213.703.1001  
310.429.9797  
dorothycarter@kw.com

**5682 HOLLY OAK DRIVE, LOS ANGELES**  
NEWLY PRICED AT \$2,450,000

BY APPOINTMENT

Wow Almost Quarter Million Price Reduction! 3 Bedroom+2 den, 4 bath, 3388sf Former celebrity owned Contemporary Mediterranean located on a tranquil hillside in the prestigious "Oaks" of Los Feliz. Laze in the cathedral ceiling two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Custom gourmet kitchen with professional range. Come home to a serene and elegantly walled enclave.

BRYAN MIYAMOTO  
www.BRYANMIYAMOTO.com

323.300.1188  
Miyamoto@kw.com



# Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY 11 - 2



**BEL-AIR | EXQUISITE HOME IN PRIME LOWER BEL AIR** | 5BD/2BA | \$5,995,000 | web: 0027624

The true essence of an ideal location. Beautifully remodeled, traditional home located in the coveted lower part of Stone Canyon Road in Bel-Air, California. House features four bedroom suites plus den/office. The chef's kitchen, which opens to a family room, has top of the line Viking appliances, Carrera marble counter tops, and center island. A seamlessly practical floor plan has the kitchen, family room, and bedrooms all comfortably situated in this lovely classic home. A large, elegant living room opens up to an alluring private back yard with large pool, grassy area, country style landscaping, and appealing dining/barbeque area. This warm, charming Bel-Air home is move-in ready, and at this price, is an increasingly-rare find for this area.

DANIEL BEDER

Daniel.Beder@sothebyshomes.com | 310.213.7835

# THE ART OF LIVING

SOTHEBYSHOMES.COM



## **BEL-AIR | STORYBOOKBELAIR.COM**

5BD/6BA | \$5,499,000 | web: 0355814

K. Benson 310.922.5317, J. Eden 310.980.0261



## **HOLLYWOOD HILLS | MEDITERRANEANOUTPOST.COM**

4BD/5BA | \$4,195,000 | web: 0027644

Richard Klug 310.991.1333



## **SHERMAN OAKS | 14712 OTSEGO STREET**

5BD/4.5BA | \$1,795,000 | web: 0027656

Bennett Carr 310.995.5251



OPEN TUESDAY 11 - 2

## **WEST HOLLYWOOD | LUX 818 DOHENY DRIVE**

2BD/2BA | \$795,000 | web: 0027400

Jeffrey Hobgood 310.305.7653



## **PACIFIC PALISADES | 1011FISKESTREET.COM**

4BD/4.5BA | \$10,500/month | web: 0355817

Shamon Shamonki 310.713.4492



## **MALIBU | 3881 RAMBLA ORIENTA STREET**

3BD/4BA | \$10,000/month | web: 1300251

W. O'Herlihy 310.980.1195, C. O'Herlihy 310.980.1194

## **GREATER LOS ANGELES BROKERAGES**

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.

# A True International Real Estate Brand



**1624 San Onofre Dr • Pacific Palisades**  
Stefanie Bluestone  
5 bed • 5.5 bath • 5,505 sf • 11,400 sf lot

**\$6,300,000**  
310.339.7018



**120 Outrigger Mall • Marina Del Rey**  
Dominic Wächter | Chelsea Montgomery-Duban  
5 bed • 6 bath • 5,034 sf • 2,890 sf lot

**\$4,250,000**  
310.433.8009



**135 N. Harper Ave · Los Angeles** **\$1,995,000**  
 Rosalie Klein 323.935.8680  
 6 bed · 4 bath · 4 unit property



**9408 Beverlywood · Los Angeles** **\$1,518,000**  
 Ryan Ole Hass | Batel Levin 323.893.7253  
 5 bed · 4 bath · 2,571 sf · 9,071 sf lot



**11715 Chenault St, #301 · Los Angeles** **\$1,465,000**  
 Guy Reid | Raphael Barragán 310.699.2601  
 3 bed · 3.5 bath · 2,140 sf



**858 12th St #1 · Santa Monica** **\$1,385,000**  
 Eve Jacobson 310.736.5969  
 2 bed · 2 bath · 1,486 sf



**4215 Glencoe Ave #112 · Marina Del Rey** **\$1,349,900**  
 Renee Pietrangelo | Chad Mehle 323.899.1066  
 2 bed · 2 bath



**1100 S. Hope St. #1206 · Los Angeles** **\$749,000**  
 Naomi Kalkanoff 310.418.8546  
 1 bed · 1 bath · 990 sf



**408 17th St · Santa Monica** **\$40,000/mo**  
 Staci Siegel 310.592.6500  
 6 bed · 5.5 bath · 3,522 sf · 7,519 sf lot



**531 11th St · Santa Monica** **\$29,995/mo**  
 Guy Reid | Raphael Barragán 310.699.2601  
 6 bed · 8 bath · 6,394 sf · 7,509 sf lot



**ENGEL & VÖLKERS**

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

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

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

Andorra · Argentina · Austria · Bahrain · Belgium · Canada · Chile · China · Colombia · Croatia · Czech Republic · Dominican Republic · France · Germany · Greece · Hungary · Ireland · Italy · Liechtenstein · Luxembourg · Malta · Mexico · Montenegro · Netherlands · Oman · Peru · Portugal · Qatar · Russia · South Africa · Spain · Sweden · Switzerland · Thailand · Turkey · UAE · United Kingdom · Uruguay · USA

Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544

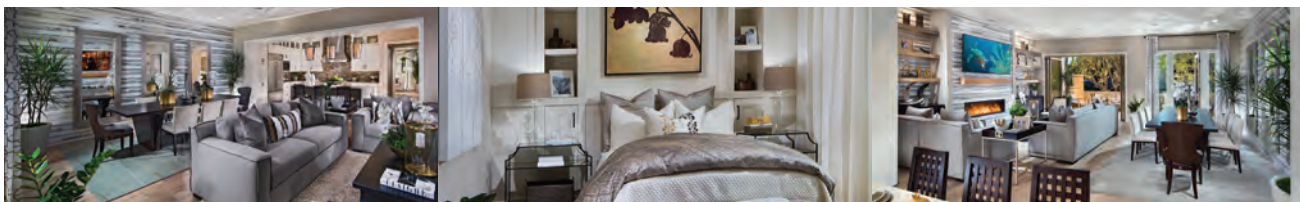


5% BROKER  
CO-OP\* ON  
FINAL TURN-KEY  
RESIDENCES

The  
AMBASSADOR  
GARDENS

Earn up to \$112,500 in broker commission\* on a brand new, single-story home at Jamieson Place in The Ambassador Gardens. Uniquely crafted by some of the most talented design consultants in the industry, the final residences offer up to 3,000 sq. ft. of living space and are filled with the finest quality features, materials and amenities.

Don't miss your chance to quickly close on a luxurious Pasadena home within a lush garden setting. Priced from the high \$1 millions.



TOUR OUR DESIGNER SHOWCASE HOME — OPEN DAILY 10AM TO 5PM

380 W. Green Street, Pasadena, CA 91105

626.583.4730 • AmbassadorGardens.com



All renderings, floor plans, and maps are concepts and are not intended to be an actual depiction of the buildings, fencing, walkways, driveways or landscaping. Walls, windows, porches and decks vary per elevation and lot location. In a continuing effort to meet consumer expectations, City Ventures reserves the right to modify prices, floor plans, specifications, and amenities without notice or obligation. Square footages shown are approximate. Please see your sales manager for details. ©2017 City Ventures. All rights reserved. BRE lic #01877626

\*5% broker co-op is based off a 5% of the full purchase price. Broker must accompany and register client upon first visit.

*Asignia*  
CITY VENTURES





# 16606 HUERTA ROAD ENCINO

**Catered Brokers Preview**  
**Tuesday 21st 11 - 2**  
**Friday 24th 11 - 2**

This five bedroom New England inspired masterpiece rests on a substantial corner lot enveloped by magnificent oak and sycamore trees. With its impressive frontage and curb appeal, this spectacular new construction home offers every amenity and stunning attention to detail in a prime South of the Blvd location. Enjoy 7,000 sq ft of luxury living space, which encompasses multiple entertaining spaces including a formal living and dining room, large theater room, wine cellar, and an exceptional open plan kitchen and family room. Ascend the sweeping staircase to a second story living area and four additional bedrooms all with en-suite bathrooms. The deluxe master suite includes separate his and hers walk-in closets, two outdoor terraces and a dual-sided bathroom. Designed with entertaining in mind, doors glide open to reveal a sparkling pool and spa, outdoor barbecue kitchen, as well as a sports court and a poolside cabana with powder room. In the coveted Lanai Elementary School district. A dream home not to be missed.

**Offered at \$4,300,000**



**LUCINDA BLENCOWE**  
lblencowe@nourmand.com  
www.nourmand.com  
cell: 310.402.3535  
office: 310.274.4000  
bre#:1918787



**CALL NOW FOR BUYER INCENTIVES!**



# THE ODDS IN LAS VEGAS NEVER LOOKED SO GOOD! EARN A 5% REFERRAL FEE!



## SPANISH PALMS

**The Fastest Selling  
Condo Community in Las Vegas!**

Resort-style living with the conveniences  
of city life within close reach.

**Own in this gated oasis  
starting from \$138,900.**

VA, FHA and Fannie Mae Approved!

5250 S. Rainbow Blvd. #1055  
702.602.6637 | SpanishPalmsLV.com

## THE OGDEN DOWNTOWN LAS VEGAS

**Now Fannie Mae Approved! Only 3% down!**

High-rise living in the  
heart of Downtown Las Vegas.

**Live in the center of it all  
starting from the mid \$300s.**

VA, FHA and Fannie Mae Approved!

150 Las Vegas Blvd. N.  
702.919.0697 | OgdenLV.com

## one LAS VEGAS

**Calling All Sports Fans!**

Live close to all the action with prime  
location near T-Mobile® Arena and TopGolf.

**The South Strip's premier high-rise condos  
starting from the mid \$200s.**

30 Year Fixed Mortgages\*  
VA Home Loan Approved!

8255 S. Las Vegas Blvd.  
702.570.8268 | TheOneLV.com



Promote these Vegas condos on your website! Call today for your free broker sales kit! [f](#) [t](#) [@](#)

\*Rates as low as 3.875%. See lender for details. Terms and conditions may vary. Subject to underwriting approval. No Federal agency has judged the merits or value, if any, of this property. No statement should be relied upon except as expressly set forth in the Nevada Public Offering Statement. This is neither an offer to sell, nor a solicitation of offers to buy, any condominium units in those states where such offers or solicitations cannot be made. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Pricing and locations of units are subject to change without notice. Views and locations of units within the project are not guaranteed and the buyer is responsible for inspecting the unit and its location before signing any agreement with respect thereto. Any square footage numbers are approximate. Unauthorized use of the images, artist renderings, plans or other depictions of the project or units is strictly prohibited. A DK Las Vegas LLC Community. NORTHCAP

THE FEDERAL SAVINGS BANK



Member  
**FDIC**  
EAGLE  
LEADER

Co. NMLS# 411500

**Sotheby's**  
INTERNATIONAL REALTY

333 LEONARD STREET  
JUNE LAKE, CALIFORNIA



## MAGNIFICENT HAND-HEWN LOG ESTATE

9 BEDROOMS | 9 FULL BATHS | 5 PARTIAL BATHS | 16,500± SQ.FT.

OFFERED AT \$11,900,000

The fusion of Art and Architecture has resulted in the creation of one of the most exclusive hand-hewn log homes in existence. This world-class estate, set in the Eastern Sierra, offers soaring interior spaces with sweeping lake and mountain vistas. The impressive estate was designed for casual living in the newly revitalized sports playground of June Lake near Mammoth Lakes, CA. \$15k weekly rental income also makes this incomparable home a great investment opportunity. A true paradise.



Sunset Strip Brokerage  
**GWEN BANTA** | 323.252.1700  
gwen.banta@sothebyshomes.com



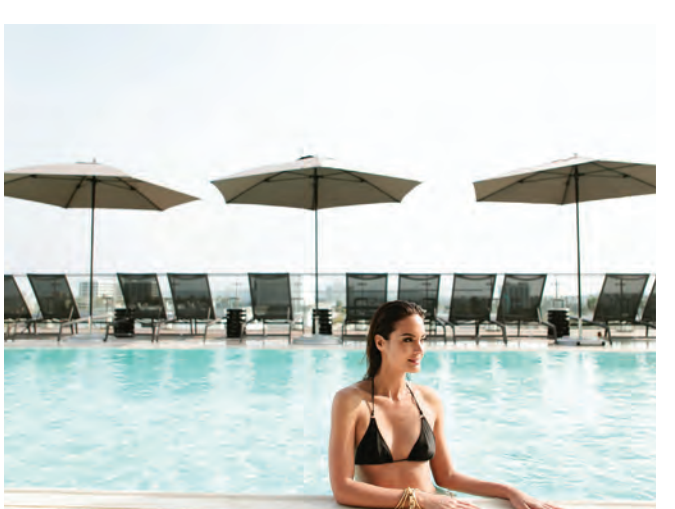
# 8500

AWARDED  
"BEST RESIDENTIAL  
PROJECT OF THE YEAR"

*Leases starting at \$5,500/mo.*

#### FEATURES

One & two bedroom apartments with private balconies  
Penthouse Club Room • House Car & Driver  
Rooftop Pool & Fire Pit • 5-Star Concierge  
Stunning views • 24-hour Attendant • Trader Joe's  
Room Service from The Larder at Burton Way



5% BROKER PARTICIPATION



*Virtual tour at [8500burton.com](http://8500burton.com) | [info@8500burton.com](mailto:info@8500burton.com) | 310.274.9898 |    8500Burton*

LIFE • STYLE • CARUSO

# WESTSIDE ESTATE AGENCY



## ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. [weahomes.com/listing/33218-pacific-coast-hwy](https://weahomes.com/listing/33218-pacific-coast-hwy)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. [vimeo.com/187210423](https://vimeo.com/187210423)

**Stephen Shapiro** (310) 860-8888 | CalBRE# 01257836



## ONE OF MALIBU'S FINEST ESTATES MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. [windingwayestate.com](https://windingwayestate.com)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061

**Mark S. Gruskin** (310) 924-5769 | CalBRE# 01324387



## ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$29,995,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. [broadbeachcoastfront.com](https://broadbeachcoastfront.com)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. [weahomes.com/listing/beverly-park-circle](https://weahomes.com/listing/beverly-park-circle)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## LOT WITH PLANS ON ONE OF THE BEST STREETS IN WEHO WEST HOLLYWOOD | \$2,295,000

This area is becoming the Rodeo Dr of WeHo. Development property with plans. The lot is almost 5800 sf. Plans are ready to go to build 5000+ sf. You will never be able to build this much square feet again with the new zoning regulations. Do not miss a great opportunity, price are only going up. [weahomes.com/listing/656-huntley-dr](https://weahomes.com/listing/656-huntley-dr)

**James Nasser** (310) 351-9450 | CalBRE# 01073042

WEAHOMES.COM



## WESTSIDE ESTATE AGENCY

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



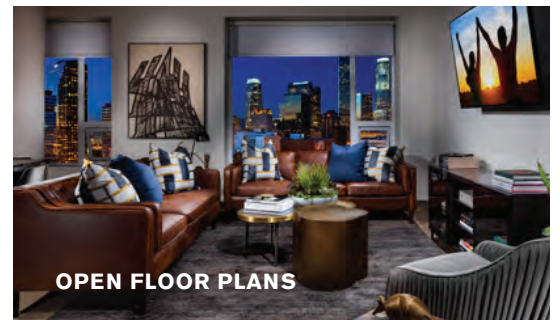
# NOW OVER 60% SOLD



EXPANSIVE VIEWS



ELEVATED FINISHES



OPEN FLOOR PLANS

**TEN50 GRAND OPENING**  
**THURSDAY, FEBRUARY 23, 5-8PM**  
**1050 SOUTH GRAND AVENUE, DTLA**  
**RSVP AT [INFO@TEN50.LA](mailto:INFO@TEN50.LA)**

**Move-ins are weeks away.** The wait is over. Schedule a tour today to see our newly released models showcasing the best of TEN50.

**Over 60% Sold.** 25 Stories. 151 condominiums. TEN50 offers one-bedroom floor plans starting in the \$600,000s and two-bedroom floor plans starting in the \$900,000s.

**SALES GALLERY:** OPEN 11-6PM,  
7 DAYS A WEEK.

Call **213-861-1050** to learn more or visit  
**[LIVEATTEN50.COM](http://LIVEATTEN50.COM)**

1050 S. GRAND AVENUE, LOS ANGELES, CA 90015    [INFO@TEN50.LA](mailto:INFO@TEN50.LA)    [LIVEATTEN50.COM](http://LIVEATTEN50.COM)



**TrumarkUrban.com**

Trumark Urban and TEN50 reserve the right to make modifications in plans, exterior designs, prices, materials, specifications, finishes, and standard features at any time without notice. Photographs, renderings, and landscaping are illustrative and conceptual. Real estate consulting, sales and marketing by Polaris Pacific—a licensed California, Arizona, Colorado, Hawaii, Oregon and Washington Broker—CA BRE #01499250. ©2017 TEN50. Brokers must accompany their client(s) and register them on their first appointment in order to be eligible for a broker commission.





**4% AGENT  
COMMISSION**



# LUXURY LIVING HOLLYWOOD ADDRESS

## THE BEST OF HOLLYWOOD AT YOUR DOOR STEP **THE RESIDENCES AT W HOLLYWOOD**

**14D:** 3 bed. 3.5 bath. Interior 2,612 SF + Terrace 544 SF. 3 parking spaces. \$2,900,000.  
Privacy. Security. Hassle-free full-service lifestyle. LA's incomparable rooftop pool deck.

### **SHOWS EFFORTLESSLY**

323.476.1826 - Call me for a private showing.  
michelle@abovethepenthouses.com  
BRE 01731312  
[www.whollywoodresidence.com/penthouse14D](http://www.whollywoodresidence.com/penthouse14D)



**HOLLYWOOD**  
THE PENTHOUSES

An HEI/GC Hollywood and Vine, LLC project. The Residences at W Hollywood are not owned, developed or sold by Starwood Hotels & Resorts Worldwide, Inc. or its affiliates. HEI/GC Hollywood and Vine, LLC, a joint venture between Gatehouse Capital Corporation and HEI Hotels and Resorts, LLC, uses the W® trademark and trade names under a license from Starwood Hotels and Resorts Worldwide, Inc. This is not an offer to sell or solicitation of offers to buy, nor is any offer or solicitation made where prohibited by law. The statements set forth herein are summary in nature and should not be relied upon. A prospective purchaser should refer to the entire set of documents provided by HEI/GC Hollywood and Vine, LLC project and should seek competent legal advice in connection therewith. No view is guaranteed and views may be altered by subsequent development, construction and landscaping growth. Pricing is subject to change at the sole discretion of the seller without further notice. Equal housing opportunity. Exclusively listed by PowerPlay Destination Properties, California, Inc. DRE #01905447.





# 18,000+ LOT IN BH FLATS SINGLE STORY ARCHITECTURAL

702 TRENTON DRIVE ▸ BEVERLY HILLS

---

OPEN TUESDAY 11-2PM / LUNCH SERVED

**\$8,495,000**

 **LEE ZIFF**  
REAL ESTATE PROFESSIONALS

310.432.6511

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

# FRESH WESTSIDE LUXURY FOR YOUR WESTSIDE CLIENTS

X67  
LOFTS



## 2.5% BROKER REFERRAL FEE<sup>†</sup>

- Loft-Style Condos with up to 2 Bedrooms + Den
- Chef's Kitchen with Sleek Pendant Lighting Over Islands
- Premier Finishes, Appointments and Appliances
- Furnished Dual-Level Lobby With Coffee Bar
- Residential Concierge Attendant Seven Days Per Week
- Fitness Room and Indoor/Outdoor Spaces for Resident Use
- Secured Parking Plus Bike Storage Area



To schedule a **private, guided tour** and reserve a home, **contact the sales team at:**

**866-387-6087 | Sales@X67Lofts.com**



X67Lofts.com

NOW SELLING FROM THE MID \$800s

Please contact the sales team to arrange a private tour as they are located off-site. X67 Lofts is an active construction site and is not open to the public.

†Broker must accompany client on first visit and complete registration form—no exceptions. ETCO is committed to a policy of equal housing opportunity and does not discriminate on the basis of race, color, religion national origin, sex, age, familial status or handicap. ETCO reserves the right to change plans, specifications, materials, features and prices without notice. All renderings of floor plans, elevations, landscaping and common amenities are artist's conceptions, renderings may vary in scale, dimensions and design from both the architectural drawings and the residence and other amenities constructed. Photos and/or drawings of homes show upgraded [décor/appliances/landscaping/furnishings/patio amenities] and may not represent the lowest-priced homes in the community. Please see your Sales Executive for details. © 2017 ETCO Homes. CalBRE License No. 01878688.

    **etcOHOMES**

# VIEW



## FEATURED *Properties*

BEVERLY HILLS | \$12,995,000  
Represented by JADE MILLS (310) 285-7508, VALERIE FITZGERALD (310) 285-7515  
& DAVID FRANK (213) 804-6829

COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to over 12 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*





**BEVERLY HILLS | \$13,900,000**

520 Stonewood Drive. Discreet Regency Villa positioned in premier BH location. 4bd+6.5ba.

**RON DE SALVO (310) 777-6233**



**BRENTWOOD | \$13,950,000**

Magnificent brand new guard-gated East Hamptons Traditional.

**TODD BAKER (310) 801-1475**



**CALABASAS | \$1,149,000**

www.23640astertrail.com Calabasas Highlands 5BR custom, VU, yard! 2002 Contemporary

**HEIDI ADAMS (818) 461-2278**



**EL MONTE | \$1,350,000**

Great 4 unit investment opportunity. Approx 4,000 sq ft of total living space.

**JOE CHIOVARE (626) 945-2236**



**HANCOCK PARK | \$7,700,000**

347 S Arden Blvd | Bankruptcy sale subj. to court confirmation + overbid.

**MICHAEL SAHAKIAN (310) 285-7524**



**HANCOCK PARK | \$1,800,000**

Private oasis w/ huge lot & newer pool! 3bd/3ba. Guest House. Central A/C, hardwood floors.

**LISA HUTCHINS (323) 460-7626**



**HERMOSA BEACH | \$2,895,000**

4BD/3.5BA | Uniquely detailed with the finest blend of natural and organic elements

**TARA BUCCI & LESLIE WEBER (310) 890-7167**



**LA CAÑADA FLINTRIDGE | \$3,695,000**

850 Saint Katherine Dr •4 bedrooms | 4.5 bathrooms •panoramic views •infinity pool & spa

**JANICE T. MCGLASHAN (818) 949-5230**



**LOS ANGELES | \$979,000**

Remodeled 3BR 3BA townhouse w/ panoramic ocean view. Loc in gated community - Mira Verde.

**VIDA MAHROUYAN (310) 869-8787**



**LOS FELIZ | \$1,595,000**

4BD/3BA Reduced \$100K! Beautifully maintained split level designed house w/ great views!

**CLAUDIA HIPOLITO (323) 906-2425**



**MALIBU | \$7,495,000**

Quintessential Malibu Road beachfront property, www. Maliburoadbeachfront.com

**BRIAN MERRICK (310) 317-8373**



**MALIBU | \$3,295,000**

Private oasis on 22 acres w/6+5.5 main house & 2+1 GH. Surrounded by oak and fruit trees.

**DALE PEARSON (310) 589-2460**



RESIDENTIAL BROKERAGE

Arcadia (626) 445-5500  
Beverly Hills North (310) 777-6200  
Beverly Hills South (310) 273-3113  
Brentwood (310) 820-6651

Calabasas (818) 222-0023  
Glendale (818) 240-1111  
Hancock Park North (323) 464-9272  
Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334  
Los Feliz (323) 665-5841  
Malibu Colony (310) 456-3638  
Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700  
Marina del Rey (310) 301-3500  
Montecito (805) 969-4755  
**COLDWELLBANKERHOMES.COM**



**PACIFIC PALISADES | \$1,189,000**  
 Beautiful HIGHLY updated "Villa" 2+3 TH in lush outside garden setting! 17202palisades.com  
**SHARON & JOHN (310) 573-7737**



**PALOS VERDES ESTATES | \$1,349,000**  
 5 Bed/2.5 Bath | Custom View Home  
**VIRGINIA BUTLER & LES FISHMAN (310) 849-1779**



**PASADENA | \$3,675,000**  
 805 Oak Knoll Cir. Two story 5BD 4BA English tudor styled property, near shops on Lake Ave  
**SCOTT JAMES & CHRIS STILLMARK (626) 327-1836**



**PASADENA | \$619,000**  
 68 N. Allen Ave #8, Spacious townhouse located near restaurants, shops, PCC/Cal Tech  
**WINNIE CHIU (626) 378-8850**



**PLAYA VISTA | \$2,089,000**  
 Open Sat/Sun 1-4p. Highly desired open & inviting designer-furnished model home at Everly.  
**JENNIFER PETSU (310) 945-6365**



**RANCHO PARK | \$2,295,000**  
 2664 Greenfield Ave | New 4BR/4.5BA traditional with oak floors, vaulted ceilings, & yard.  
**GAVASKA WILLIAMS (310) 447-8500**



**SANTA BARBARA | \$9,850,000**  
 HopeRanchElegance.com A fine example of old world charm w/ modern day amenities near beach  
**LORENZEN PARTNERS (805) 886-1842**



**SANTA MONICA | \$2,895,000**  
 835 26th St | Tranquil 3BR/2BA Spanish with high-end finishes, cook's kitchen & studio.  
**FIORA ASTON (310) 480-3585**



**SANTA PAULA | \$1,040,000**  
 Hacienda Living! 2-Acre Hass Avocado Ranch, 5 bed + office + 3.5 baths, approx 3,090 sq ft  
**BETTY FERNANDEZ (805) 648-5051**



**SHERMAN OAKS | \$2,858,000**  
 Gated Mediterranean, 5+6 estate in prime Sherman Oaks neighborhood. Pool, spa, Guest House  
**ERIC DOMEYER (818) 426-0944**



**WESTLAKE VILLAGE | \$899,000**  
 Like New! 3bd in desirable Lakeshore - lake comm. Everything replaced & upgraded!  
**PAM ROBERTSON (805) 495-1048**



**WOODLAND HILLS | \$629,000**  
 Beautiful 2BR+1BA remodeled and gated home w/high ceilings and a contemporary finish.  
**GALIA REVIVO (818) 585-8652**

Pacific Palisades (310) 454-1111  
 Palos Verdes (310) 378-5201  
 Pasadena (626) 584-0050  
 Playa Vista (310) 862-5777

San Marino (626) 449-5222  
 Santa Barbara (805) 682-2477  
 Santa Monica Montana (310) 458-0091  
 Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424  
 Studio City (818) 788-5400  
 Sunset Strip (310) 278-9470  
 Venice (424) 280-7400

Ventura (805) 648-5051  
 Westchester (424) 702-3000  
 Westlake Village (805) 495-1048  
**COLDWELLBANKERHOMES.COM**



# A&D

## ARCHITECTURE & DESIGN



### KEYS TO SUSTAINABLE RESIDENTIAL ARCHITECTURE

by Bret Parsons

Santa Monica-based architect Davida Rochlin is committed to modern sustainable architecture that translates vernacular concepts (architecture based on local needs, materials, and traditions) into a contemporary form. Her firm designs custom, healthy, sustainable, “Net Zero” homes which are just like any home—except better! They are so air-tight, well insulated, and energy efficient that they produce as much renewable energy as they consume over the course of a year, resulting in a net zero energy bill, carbon-free home. To design these homes, the relationship of the built environment to the natural landscape is addressed. Then, client desires, code compliances, green building practices, and budget are handled. Finally, an analytical process invites client participation plus a project team from related disciplines. Davida is also LEED (Leadership in Energy & Environmental Design) certified, a green building certification system, providing third-party verification that a building was designed and built with strategies to improve performance: energy savings, water efficiency, reduced CO2 emissions, improved indoor air quality, and stewardship of resources and sensitivity to their impact. A second-generation architect, David is a UC Berkeley graduate. Her pioneering master’s thesis, “The American Porch,” brought new attention to a passive solar design solution, which grew into a nationally recognized exhibition entitled “The Front Porch,” at the Craft & Folk Art Museum in LA.

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



Top left: Net Zero, LEED Gold Residence, Santa Monica Canyon | Andrew Lyon photo  
Bottom left: Sea Level House, Malibu | Jim Simmons photo

Right: Four Porch House, West Los Angeles | Jim Simmons photo

### ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: BENTON & PARK, AIA



SHERMAN OAKS | \$2,950,000  
Benton & Park A.I.A. 5+4, Mid Century Modern gem. Pool & Spa. [www.3301LongridgeTerrace.com](http://www.3301LongridgeTerrace.com)  
Barry Dantagnan (818) 426-8677

ARCHITECT: GEORGE WASHINGTON SMITH



PASADENA | \$5,800,000  
Iconic Masterpiece by George Washington Smith. 1st time ever on market. [1311Hillcrest.com](http://1311Hillcrest.com)  
Carol Chua (626) 708-8022

ARCHITECT: BUFF & HENSMAN



MALIBU | \$13,995,000  
Stunning Buff & Hensman modern on 60' of beach with views from Santa Monica to Point Dume.  
Susan Monus (310) 589-2477

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,  
CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION





## BEVERLY HILLS | \$15,000,000

1251 Lago Vista | Open Tuesday 11:00 to 2:00

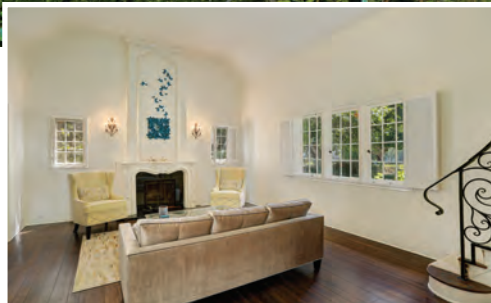
Gated exquisite private Beverly Hills estate located on a 3/4 acre lot with incredible city views and room to expand. This magnificent six bed, seven bath home features the finest details and amenities for the quintessential indoor/outdoor lifestyle. Enter this one-of-a-kind residence thru a solid wood gate with eight foot walls. Beautiful manicured grounds that include generous grassy lawn, custom pool, patios, paddle tennis court, built-in BBQ, and security system. A grand foyer leads you to a gracious living room with oversized windows, high ceilings, clean lines, and custom finishes. The gorgeous kitchen features custom cabinetry, butcher block center island, stainless appliances, and a breakfast room that leads to the patio and back yard. The master bedroom has huge views, sitting area, walk-in closet, and a luxurious bath.

[www.1251LagoVista.com](http://www.1251LagoVista.com)

**Tom Dunlap**  
310.281.3625 O  
310.422.1404 M  
[tom.dunlap@camoves.com](mailto:tom.dunlap@camoves.com)  
CalBRE#00927204



## Classic 2 Story Traditional Rental Opportunity



### 618 North Rodeo Drive • Beverly Hills

- Charming updated sunlit home
- Dramatic 2sty living room
- Large formal dining room
- Separate family room and den/office open to grounds
- 3 huge bedrooms upstairs + maid's quarters downstairs
- Master retreat w/big sitting rm/FP/luxe bath/walk-in
- Nearly new center-isle kitchen w/top appliances
- Outdoor dual-room bonus space with bath
- Lush grounds w/patios/lawns/large pool/gazebo
- Sited on everyone's favorite Westend Flats' road
- Proximate to the exclusive Beverly Hills business district

*For lease at \$16,500/month*

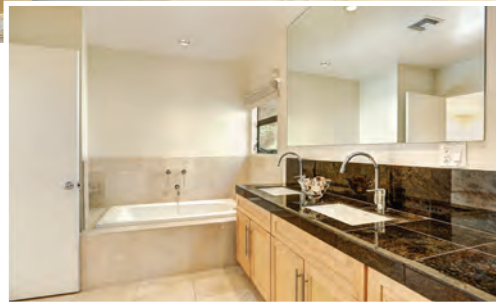
**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509





# Studio City Hills Updated 1 Story Modern

LUNCH SERVED



## 3386 Canton Way • Studio City

- Immaculate updated home with walled courtyard entry
- 3 bedroom suites 3.5 baths
- Sunlit rooms with gorgeous wood floors
- Open "great" room design
- Fabulous granite kitchen with stainless appliances
- Master suite with huge walk-in and luxe bath
- 3rd bedroom could be a fantastic media room
- Lovely private yard with patios/lawns/gardens
- Tranquil canyon vistas from many areas
- Sited at the end of a premier cul-de-sac
- South of Ventura Blvd and proximate to Fryman Canyon

Grand Openings Tuesday, Feb. 21<sup>st</sup> • 11-2  
& Friday, Feb. 24<sup>th</sup> • 11-2

**\$1,180,000**

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509



## MUSEUM QUALITY ARCHITECTURAL IN CHEVIOT HILLS



2706 CLUB DRIVE, LOS ANGELES 90064

*Stunning, innovative architectural showpiece features ultra high-end finishes and ingenious touches throughout. A soaring, loft-like living room with 13-ft. ceilings, and 10-ft. panes of glass brings natural light, and all the beauty of the elegantly landscaped grounds in. A retractable Fleetwood wall of glass, and a kitchen island that extends to the outdoor patio seamlessly creating that wonderful indoor/outdoor experience. The second story cantilevers over the patio, providing a sheltered outdoor living space complete with television and fireplace. Entry foyer, additional media room, home office with custom cabinetry and separate entrance, and a laundry/mud room complete the downstairs. Upstairs, the stylish master suite includes 3 walk-in closets, gorgeous ceramic and walnut master bath, and an elegant built in vanity. Separated by the master by an outdoor loggia and family room, the children's wing adds 3 large bedrooms, and a shared Juliet balcony. Designed with exquisite taste and the highest standards, this unique family home offers the sophistication, ease, and comfort of true California living.*

OFFERED AT \$4,750,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit [www.2706Club.com](http://www.2706Club.com)



STEVE FRANKEL  
DISTINCTIVE HOMES

CALL 310.281.3981  
[www.SteveFrankel.com](http://www.SteveFrankel.com)

# EXCLUSIVE

2.68 ACRE RETREAT WITH JET-LINER VIEWS



Trophy property in celebrity enclave. Exceptionally rare Beverly Hills estate, approx. 2.68-acre gated La Collina ready to move in, renovate or redevelop. Three parcels, two Mediterranean style homes with pools, plus guest cottage, spectacular views over city and ocean. Extremely private, with two gates, lush terraced gardens, fruit trees. Could be reimagined as incomparable 30,000 sq. ft. home. Eartha Kitt once owned 1230 La Collina; neighbors included Ringo Starr, Prince, Jennifer Aniston. A jewel!



1230 La Collina | Open 11-2 | \$15.5M



ARLENE RUTENBERG  
(310) 281-4365  
Arlene@ArleneRutenberg.com | ArleneRutenberg.com

JOYCE REY  
(310) 285-7529  
Joyce@JoyceRey.com | JoyceRey.com

*Joyce Rey*



**AN OSCAR WORTHY PROPERTY  
IN THE BEVERLY HILLS FLATS**

TUESDAY, FEB. 21ST 11-2PM

704 N. BEDFORD DR. | \$13,850,000





Rochelle Atlas Maize  
rochelle@rochellemaize.com  
310.968.8828 | bre#:01365331

**RM** ROCHELLE MAIZE  
LUXURY ESTATES  
THE NEXT LEVEL OF REAL ESTATE



# QUALITYAGENTS



\$6,600,000 | 730 Lilac Dr, Santa Barbara | 5BD/5BA  
Nancy Kogevinas | 805.450.6233



**OPEN TUES 11-2**  
\$3,989,000 | 536 E Rustic Road, Santa Monica | 4BD/3BA  
Isabelle Mizrahi | 310.230.3720



\$3,900,000 | 70300 San Lorenzo Rd, Palm Desert | 9BD/13BA  
St. James + Canter (Co-listed) | 310.704.4248



**OPEN TUES 11-2**  
\$3,595,000 | 315 Dalehurst Ave, Little Holmby | 5BD/5BA  
Brian Bleak | 310.230.3773



\$3,495,000 | 3167 Stone Oak Dr, Brentwood | 6BD/7BA  
Francine Chalme Meyberg | 818.987.7653



\$3,445,000 | 5745 Newcastle Lane, Calabasas | 7BD/7BA  
K. Finnegan/A. Thompson | 818.601.0056/914.262.1970



\$949,000 | 1996 E Glenoaks Bl, Glendale | 3BD/3BA  
Ellen Model | 818.292.5413

©2017 Berkshire Hathaway HomeServices California Properties (BHHS CP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHS CP do not guarantee accuracy of all data including measurements,



Visit us online at [bhhsocalifornia.com](http://bhhsocalifornia.com)

Beverly Hills | Brentwood | Calabasas | Encino | Los Feliz | Los Olivos | Montecito  
Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

# EXTRAORDINARY RESULTS



\$3,750,000 | 12948 Galewood Street, Studio City | 6BD/7½BA  
**Matt Epstein | 818.789.7408**



\$6,300,000 | 23593 Park South St, Calabasas | 6BD/7½BA  
**Marilyn Cohen | 818.601.7177**



\$2,149,000 | 31709 Foxfield Dr, Westlake Village | 5BD/5BA  
**N. Bouimer/K. Fields | 310.592.6334/818.419.1172**



\$1,695,000 | 1011 Euclid St #C, Santa Monica | 3BD/3½BA  
**Emily Bregman | 310.699.7038**



\$1,399,000 | 5966 Graciosa Dr, Hollywood Hills | 4BD/3BA  
**Holly Purcell | 310.890.4023**



**OPEN TUES 11-2**

\$849,000 | 4142 S Victoria Ave, View Park | Duplex  
**Dan & Charlee Nessel | 310.365.0195/310.755.8180**



\$2,949,000 | 454 14th Street, Santa Monica | 3BD/2BA  
**Daniel H. Alltounian | 310.804.7160**

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



# 536 E. Rustic Rd

[www.536EastRustic.com](http://www.536EastRustic.com)

**\$3,989,000**

Open Tuesday 11:00 to 2:00

**ISABELLE MIZRAHI**

(310) 230-3720

[isabelle@inthecanyon.com](mailto:isabelle@inthecanyon.com)



©2016 Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHSCP do not guarantee accuracy of all data including measurements, conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. CalBRE# 01209059



## Open Houses

- Friday, February 24  
11-2 pm
- Sunday, February 26  
1-4 pm
- Tuesday, February 28  
11-2 pm, Lunch Served

# 3638 Sheridge Drive Sherman Oaks



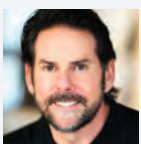
More information available at  
[3638Sheridge.com](http://3638Sheridge.com)



Renovated Contemporary  
3 Bedrooms | 2.5 Bathrooms  
2,151 Sq. Ft. Living Area  
7,186 Sq. Ft. Lot Size  
Pristine Home. Open Floorplan.  
Chef's Kitchen. Master Suite.  
Great Indoor/Outdoor Flow.  
Private Backyard.  
Outdoor Kitchen/BBQ. Pool.  
Canyon & Valley Views.  
Quiet Cul-de-Sac.  
Coveted Roscomare Road  
Elementary

**\$1,365,000**

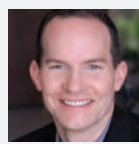
property  
Information



## Larry Young

Realtor®  
Luxury Properties Director

(310) 777-2879  
larry@larryyoungwestside.com  
larryyoungwestside.com  
CalBRE #00999537



## Andrew Manning

Realtor®  
Luxury Properties Director

(818) 380-2147  
andrew@andrewmanning.com  
andrewmanning.com  
CalBRE #00941825



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

PARTNERS  
*trust*

SPECTACULAR VIEWS  
GUARD GATED  
8 BEDROOMS / 8,893 S.F.  
SPORTS COURT / POOL  
OVER AN ACRE

16242 SHADOW MOUNTAIN DRIVE  
PACIFIC PALISADES

*Offered at* \$10,620,000

OPEN HOUSE  
TUESDAY 11-2 PM

RICHARD STEARNS | HUGH EVANS III

310.850.9284 | 310.801.4201  
richard.stearns@thepartnertrust.com



THEPARTNERTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103 | Stearns CalBRE# 0118915 | Evans CalBRE# 0099712.

EXCLUSIVE AFFILIATE OF

 LEVERAGE  
GLOBAL PARTNERS

# AARON KIRMAN

PARTNERS



JOHN AAROE GROUP



NEW PRICE \$23,000,000

323 NORTH MAPLETON DRIVE  
BEL-AIR

BROKER'S OPEN TUESDAY 11-2PM

AKP

AARON KIRMAN  
PRESIDENT, AAROE ESTATES

424.249.7162 aaronkirman.com



NEYSHIA GO  
DIRECTOR, AAROE ESTATES

310.882.8357 neyshiago.com



SALLY FORSTER JONES

310.691.7888  
sally@sfjgroup.com

MELANIE LEWIS

323.646.8780  
melanie@sfjgroup.com



## 1623 CRESCENT PLACE, VENICE



REFRESHMENTS SERVED - VALET PARKING

On a coveted walk street just off Abbot Kinney, this deliciously Bohemian Spanish is truly one-of-a-kind. This chic Venice beauty features high ceilings, hardwood floors, wood beams, 2 fireplaces, & 2 large units above the garage.

**OPEN TUESDAY 11-2PM**

5 Bedrooms | 4 Bathrooms  
1623CrescentPlace.com  
Offered at \$3,595,000

SALLYFORSTERJONES.COM | JOHN AAROE GROUP | AAROE INTERNATIONAL LUXURY PROPERTIES

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Melanie Lewis CalBRE# 01400017



SALLY FORSTER JONES

PRESIDENT, AAROE INTERNATIONAL LUXURY PROPERTIES

310.691.7888

sally@sfjgroup.com



## 1947 CAMDEN AVENUE, WESTWOOD



**NEW! JOIN US FOR LUNCH FROM FUNDAMENTAL LA**

Completely remodeled from the ground up! You'll find this chic Contemporary Spanish home nestled on a charming tree lined street in coveted Westwood with gorgeous materials, a private yard, and sparkling pool.

**OPEN TUESDAY 11-2PM**

5 Bedrooms | 6 Bathrooms  
1947Camden.com  
Offered at \$2,895,000

SALLYFORSTERJONES.COM | JOHN AAROE GROUP | AAROE INTERNATIONAL LUXURY PROPERTIES

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Melanie Lewis CalBRE# 01400017



## NEW MODERN WITH VIEWS AND POOL

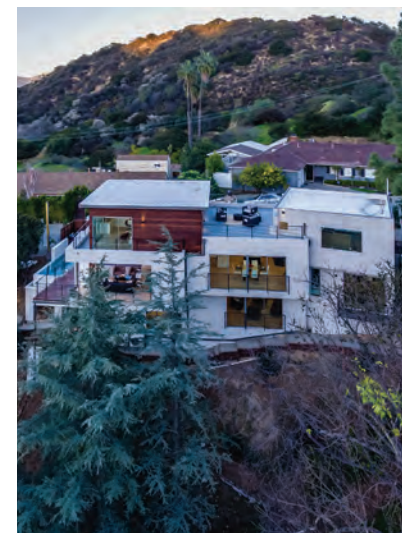


OPEN  
TUE 11-2



BEATRICE M. STAMBULSKI

818.480.0776  
beatrice4sold@gmail.com  
homeslisted2sold.com



3431 COY DRIVE | SHERMAN OAKS | \$2,295,000

NEW LISTING

Chic modern, smart home designed for CA indoor-outdoor lifestyle, just completed. Located 1.54 mins north from Mulholland you get the best of both worlds with convenient access to the Westside and Valley. Home features beautifully appointed 4 bedrooms, 3.5 baths, 3575± sq ft, zero edge pool with waterfall, living room with 9-foot glass pocket doors, family room with bar, open chef's kitchen with Bosch appliances, custom cabinetry. Suspended open-tread staircase leads to the master suite and upper deck, of over 400 sq ft, is overlooking trees, city lights, and hills. Large pool deck is complemented by a fire pit and built-in seating. Home features modern amenities, walls of glass, 2 linear fireplaces, a unique design complete with views. [3431Coy.aaroe.site](http://3431Coy.aaroe.site)

JOHN AAROE GROUP

# 6654 EMMET TERRACE

SUNSET STRIP



## AMAZING VIEW CONTEMPORARY

This stylish and elegantly designed contemporary estate offers the ultimate LA lifestyle experience. Located minutes from Hollywood shops, restaurants and nightlife and featuring scenic city views. Incredible attention to detail with the latest high-end finishes and technology including Control 4 Smart Home system plus state-of-the-art 16 camera security system. The home retreat includes a full size pool, glass tiled hot tub, steam room and gym/yoga room.

OPEN TUESDAY 11-2PM

NEW LISTING | \$4,495,000

5 BEDS

6 BATHS

4,171 SQ. FT.

5,738 SQ. FT. LOT

## DAVID PARNES

DPARNES@THEAGENCYRE.COM  
424.400.5916

## ROUJA KOLEVA

RKOLEVA@THEAGENCYRE.COM  
424.400.5922

## JAMES HARRIS

JAMES@THEAGENCYRE.COM  
424.400.5915



An international associate of Savills

THEAGENCYRE.COM



# 13010 GREENLEAF STREET

STUDIO CITY



## EXQUISITE STUDIO CITY NEW CONSTRUCTION

Something different and fresh has hit Studio City, in prime south of the Blvd. location. As you step through the 9-foot single pivot door you are welcomed by a spacious yet inviting open floor plan that incorporates modern design elements with the finest quality finishes and workmanship. Just inside is the formal living room and dining room, separated by a floating double sided fireplace, guest bedroom/office and a designer powder room that is awe-inspiring.

## MICHELLE SCHWARTZ

MSCHWARTZ@THEAGENCYRE.COM

424.230.3716

OPEN TUESDAY 11-2PM

NEW LISTING | \$2,998,000

5 BEDS

5 BATHS

3,652 SQ. FT.

8,039 SQ. FT. LOT



An international associate of Savills

THEAGENCYRE.COM





# 8055 SELMA AVENUE

SUNSET STRIP



## SUPERB COMPOUND ABOVE THE SUNSET STRIP

Behind a pedestrian gate, a flight of stairs lead to the porch at the front door. Peek-a-boo views of the city and tree tops. The living room, library nook, formal dining room and cook's kitchen with breakfast area allows for the perfect entertaining flow. Also on this level are a guest bedroom and bath and master suite. A theater, kitchenette, guest bedroom suite and an office are located on the lower level and open to the garden. A special compound.

### PAUL LESTER

PLESTER@THEAGENCYRE.COM  
424.230.3747

### AILEEN COMORA

ACOMORA@THEAGENCYRE.COM  
424.230.3746

OPEN TUESDAY 11-2PM

\$4,495,000

4 BEDS

3.5 BATHS

4,148 SQ. FT.

9,058 SQ. FT. LOT



An international associate of Savills

THEAGENCYRE.COM



THIS IS NEITHER AN OFFER TO SELL, NOR A SOLICITATION OF OFFERS TO BUY ANY CONDOMINIUM UNITS WHERE SUCH OFFERS OR SOLICITATIONS CANNOT BE MADE. PLANS, MATERIALS, SPECIFICATIONS, AMENITIES, PRICING AND INVENTORY ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE AGENCY NEW DEVELOPMENT CARE 01973483

# THE RESIDENCES AT CARBON BEACH



## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.

**310.698.7889 | Carbon-Beach.com**

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

**SOCAL**  
HOLDINGS



# COUNTRY RIDGE

ESTATES

## Presenting Cabrillo Estate

---


### *The Crown Jewel of the Country Ridge Collection*

Offering unimaginable space and privacy minutes from the heart of Calabasas, Cabrillo Estate encompasses 40 picturesque acres at the highest elevation in Country Ridge. Surrounded by far-reaching mountain and canyons views, it offers a distinct style of living at the foothills of the Santa Monica Mountains.

**2.5% BROKER COMMISSION**  
**\$5,500,000 | 40.07 ACRES**

**MODEL ESTATE OPEN**  
**TUESDAY-SUNDAY | 11AM - 4PM**

**COUNTRYRIDGECALABASAS.COM | 424.221.5039 | 2717 COUNTRY RIDGE ROAD, CALABASAS, CA 91302**

The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483. 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property. 

  
THE AGENCY



**Villa Portofino**  
IN PALM DESERT

Centrally located and within minutes to everywhere, this 55+ community features a private gated resort-like setting, clubhouse, restaurant, pool, spa, fitness center and private 100-seat movie theater.

<p><b>Exclusive Broker Offering</b></p>	<p><b>3% Referral Fee*</b> <b>+ \$2,000 Bonus**</b> FOR A LIMITED TIME ONLY!</p>
---	--

Help Your Clients Find Their Dream Home This February

***POSITANO***  
Single-Family Detached Homes  
1,895 to 2,341 Sq. Ft.  
2 or 3 Bedrooms | 2 or 2.5 Baths  
**FROM THE LOW \$400,000s**

***RAVELLO***  
Attached Homes  
1,610 to 1,926 Sq. Ft.  
2 or 3 Bedrooms | 2 Baths  
**FROM THE MID \$300,000s**

**JOIN THE INTEREST LIST FOR MORE AT [LIVEATVILLAPORTOFINO.COM/MLS](http://LIVEATVILLAPORTOFINO.COM/MLS)**

**Villa Portofino**

Open Thursday - Tuesday, 10am - 5pm and Wednesday, 12pm - 5pm  
4001 Via Portofino, Palm Desert, CA 92260  
Located off Country Club Dr., between Monterey Ave. and Portola Ave.

760.340.5433 | [LiveAtVillaPortofino.com/MLS](http://LiveAtVillaPortofino.com/MLS)   

\*Broker must accompany client on first visit and complete the broker registration form—no exceptions. Please see sales agent for details. \*\*Bonus applies to Positano units 99, 100, 102, 103, 105 and Ravello unit 45 only if purchased between February 16, 2017 and February 28, 2017. Builder may alter or cancel any of the offers at any time. Please see sales agent for details. VP Builders, LLC, reserves the right to make changes to maps, plans, materials, features and colors without notice. Optional features and colors may be included at additional cost, subject to construction cut-off dates. See Villa Portofino sales representative for standard, optional and decorator details. Villa Portofino is a 55+ age-restricted community. Square footages are approximate. Photo shown is a model home and does not represent actual homesites for sale. Comstock Homes Broker, Inc. CalBRE #01912034.





# Your Lake Arrowhead Connection

**Referrals Paid to Agents  
Buyers and Sellers**

Cell/Text: 951-741-7117  
Off: 909-337-2080 ext. 2#  
LynneontheGO@aol.com

## Lynne B. Wilson

Lynne B. Wilson and Associates, Inc. • Realtors  
www.Cottages to Castles.net



**Lakefront Ideal for the Family!** Walk straight down to the waters edge to Dock Slip! 4 Bdrms. Game Rm. Loft! Boat Garage! Includes Furniture & Boat! Gated Community! Short Drive from L.A. **\$1,595,000**



**Come Play With Us!** About 1 1/2 Hour Drive to Paradise! Private Lake! Exclusive! Understated Celebrity Getaway. Ideal Second Home. Investment or Corporate Retreat! **You will not believe the prices!**



**Gigantic Canal Lakefront!** Fantastic for Big Family. Family Room with Wet Bar. Large Rooms 5 Bedrooms, 4.5 Baths, Huge Level Entry. 3 Car Garage! Gated Meadow Bay. Single Slip Dock. **\$1,999,000**



**Vintage Circa 1920's!** Maintained to perfection by Owners for 26 years! One of a Kind. Furnished! Separate Guest House. Tram! Dbl. Dock! Get out of Los Angeles. You will fall in love! Ask... **\$3,998,000**



**Dramatic Upscale Lakefront!** Palisades Area. Living Room with high ceilings and floor to ceiling Stone Fireplace. Low Maintenance. 5 BR, 3.5 BA. Single Slip Dock right below the home. **\$1,179,000**



**Dramatic Lakefront! Offered Furnished!** Entirely Separate Guest Studio with Full Bath and Full Kitchen. 3 Bdrms. 2 Baths. Lakeview! Garage. New Trex Single Slip Dock with Dock House. **\$1,799,000**



## *Retire to Lake Arrowhead!*

One of the most dramatic Lakefront Properties in Lake Arrowhead! Gorgeous grounds with layered brick Patios meandering down to the waters edge and Double Dock. The Lake frontage expands 2 large Lots and Boaters from Lakeside are awed by the grand statement by day and are dazzled at night by the 100's of lights twinkling the Landscape. It is like living in a Park on the Lakes Edge. There are breathtaking Lake Views from all points of the property including the **Separate Guest House** for staff or teens. While over 7,000 sq. ft., the Home feels comfortable and inviting with interesting architectural elements. The Master Suite is on the main level with Ladies Bath Lounge. There are 2 professional Wet Bars, one in the Living Room and the other in the Sports Room. There is an entirely Separate Wing with Kitchen, Living Room, 3 Bedrooms and 2.5 Baths with Private Patio for long term Guests or Inlaws. There are 4 Family Bedrooms in the Residence. There is an outdoor Chef's Kitchenette and the grand scale Terraces will entertain 100's. Sauna with Shower. Motor Court. Located within Hamiltair Guard Gated Community. Beautiful Showing. **Only 1 1/2 hour drive from Los Angeles.** Retire to Lake Arrowhead! **Text or Call Lynne B. Wilson, 951-741-7117. \$5,250,000.**

*Lynne B. Wilson*

Lynne B. Wilson and Associates, Inc. • Realtors

Lake Arrowhead (909) 337-2080 • Beverly Hills • [www.CottagesToCastles.net](http://www.CottagesToCastles.net) • [ResortHomes@aol.com](mailto:ResortHomes@aol.com) • Lake Gregory (909) 338-3600



## *Your Mountain Estate ~ Escape!*

Situated within a gated community of just a few other Estates, the spectacular Residence is within walking distance to Tavern Bay Beach Club and away from any boat noise... Just the peaceful sound of birds and the brook that circles the property. Architecturally Magnificent! It took 4 years to build this Masterpiece. The meticulous Owner with Ron Dolman orchestrated the construction of *Belle Maison*. They selected only the finest Artisans and Contractors using the "ultimate" in materials. The stone, vintage lumber and antique timbers were impeccably chosen and fabricated on the property. The Landscaping of Giant Sequoia Trees, Spruce, Daffodils, and Roses were carefully chosen to compliment the circulating streams which meander the property ending in a pond under the glorious foot bridge. The stone and marble were selected and imported from various quarries in France. The stone mason and artist Francois Leocadio hand carved all the stone within and around the Residence. The roof tiles were manufactured to perfection in Fijac, France and imported to America by ship. Nearly 5 acres of manicured lawns and gardens. The Home is 9,000 sq. ft. Two 5,000 Gallon Water Holding Tanks. Deep Water Well. Solar Panels. 2 Generators. State of the Art Mechanical Devices. Gated. **The entire property was designed to save energy and costs. Ideal for corporate conventions, weddings, fundraisers. Only 1 1/2 hour drive from Los Angeles. Retire to Lake Arrowhead! Text or Call Lynne B. Wilson, 951-741-7117. \$5,998,000.**

*Lynne B. Wilson*

Lynne B. Wilson and Associates, Inc. • Realtors

Lake Arrowhead (909) 337-2080 • Beverly Hills • [www.CottagestoCastles.net](http://www.CottagestoCastles.net) • [ResortHomes@aol.com](mailto:ResortHomes@aol.com) • Lake Gregory (909) 338-3600

# 8427 Ridpath Dr, Los Angeles, CA 90046

3 BED + OFFICE | 3 BATH | \$1,595,000



- Contemporary Craftsman
- 3 bedrooms plus office

- Leafy green views from every room
- Large yard with room for pool
- Outdoor screening room

- 2 car garage with direct access
- Wonderland School District

Tori Horowitz, Estate Director | 323.203.0965 | torih@compass.com

[www.canyonhaus.com](http://www.canyonhaus.com) | [www.8427Ridpath.com](http://www.8427Ridpath.com)



COMPASS

[compass.com](http://compass.com)  [compass](https://www.instagram.com/compass)  [compassinc](https://www.twitter.com/compassinc)  [compass](https://www.facebook.com/compass)