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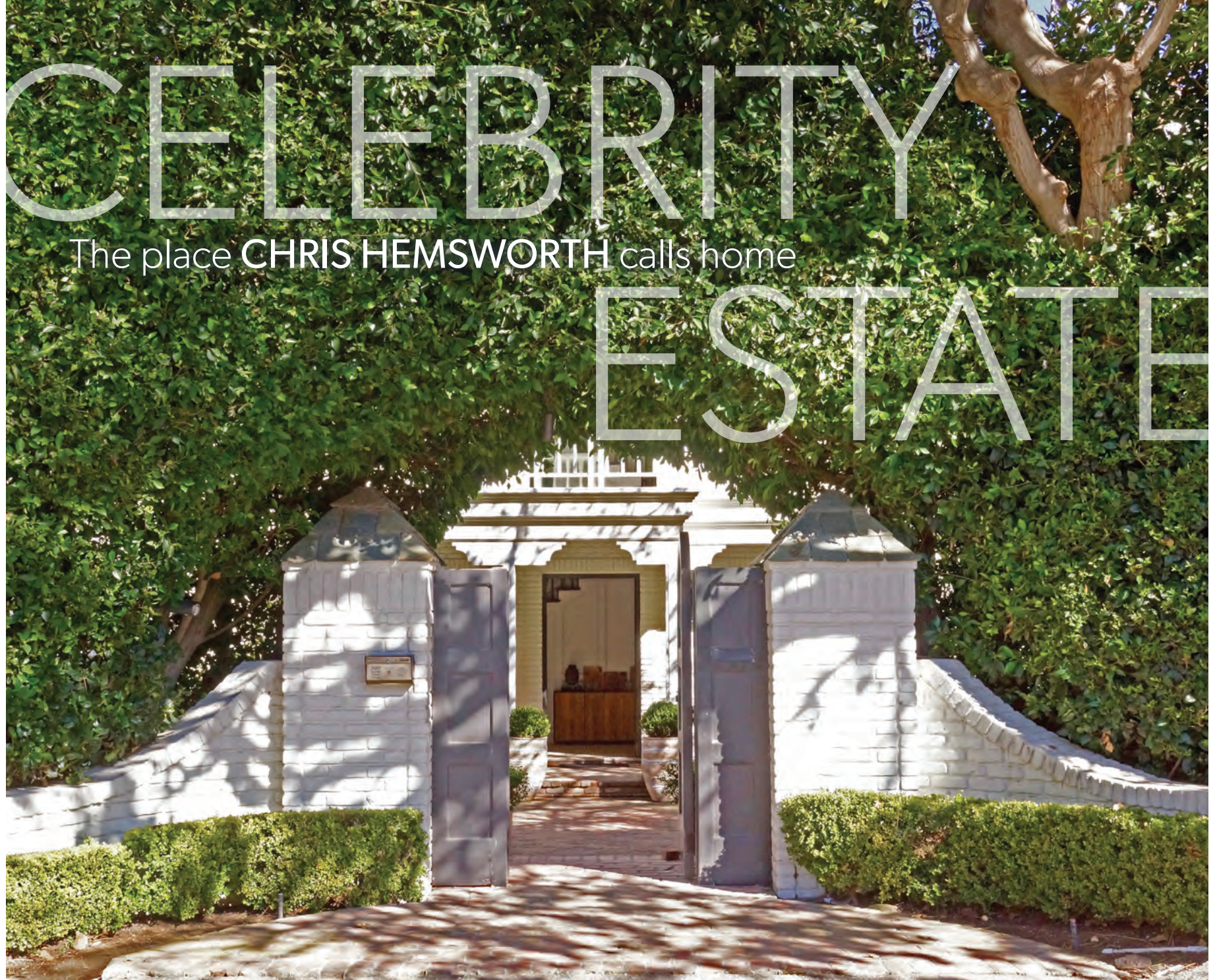
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**BROKER CARAVAN™**

**INTERNATIONAL**

TUESDAY, FEBRUARY 23, 2016

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE



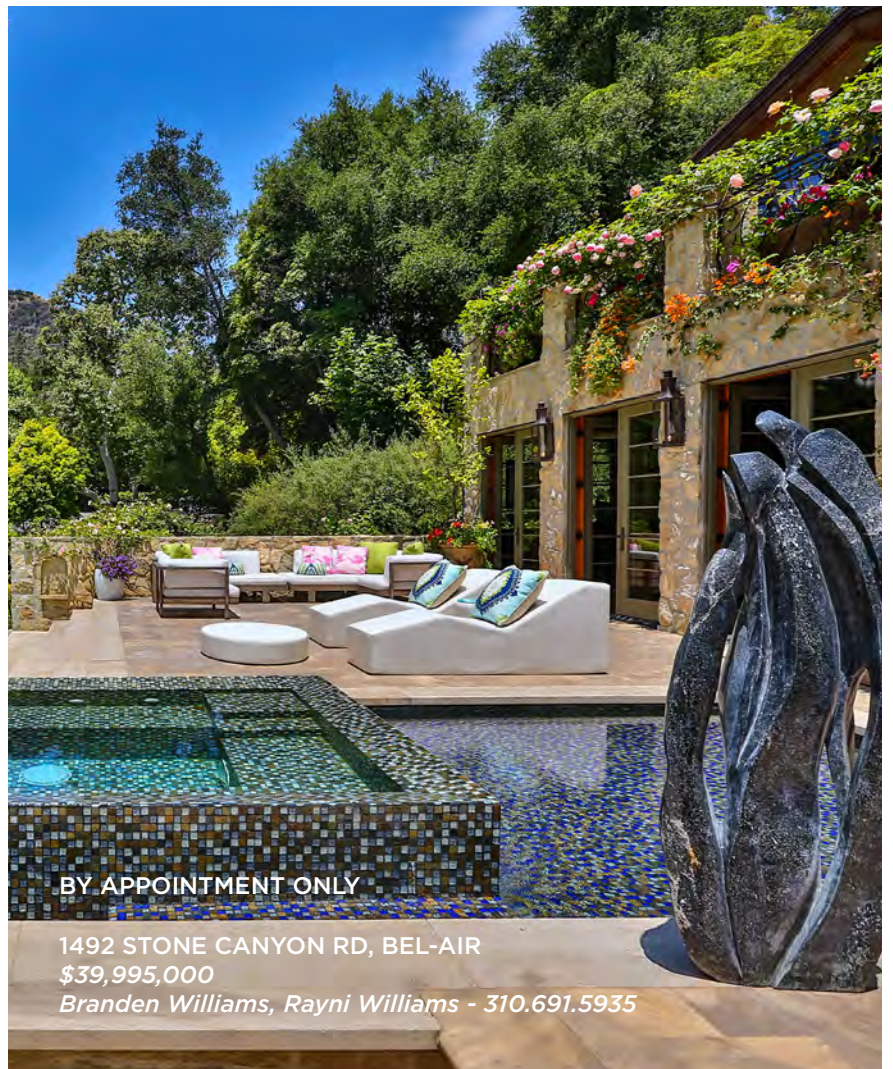
7022 GRASSWOOD AVENUE, MALIBU  
\$6,500,000 | [7022grasswood.aaroe.site](http://7022grasswood.aaroe.site)

Presented by  
**RYAN DAVIS**

Director, Aaroe Estates  
310.999.1377

**JOHN AAROE GROUP**

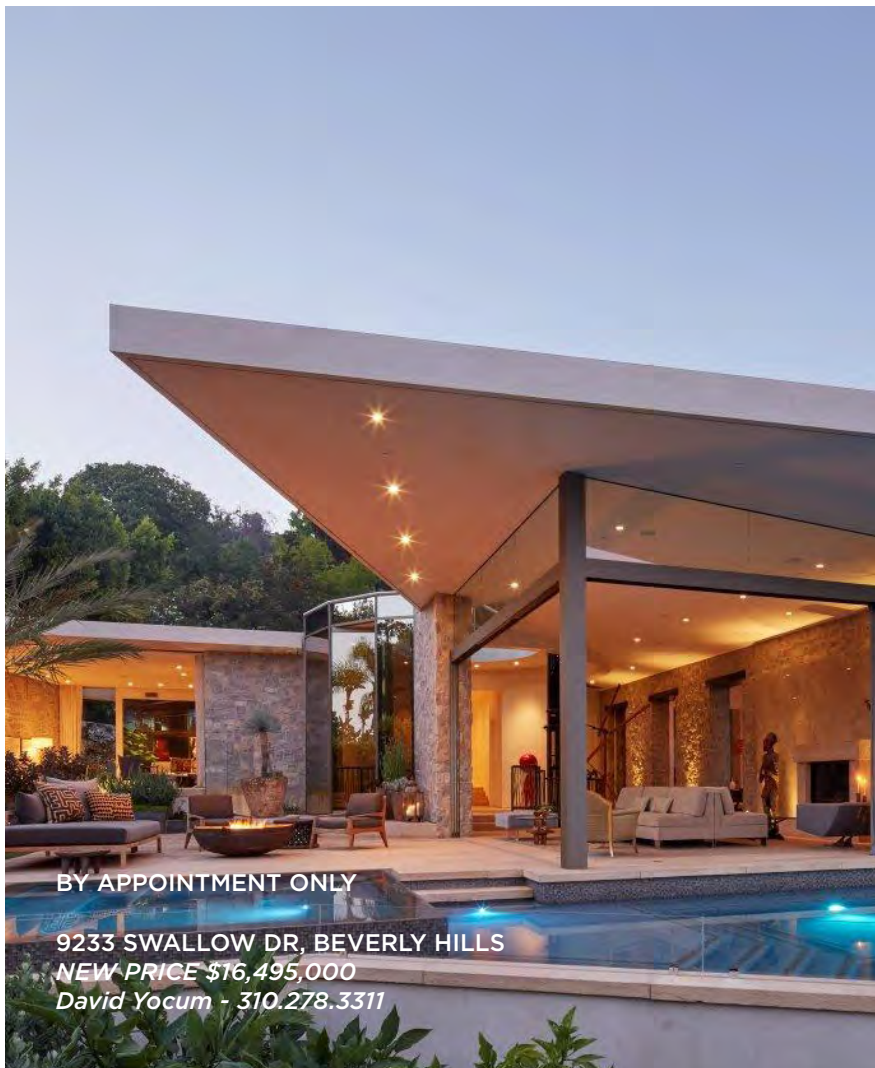




BY APPOINTMENT ONLY

1492 STONE CANYON RD, BEL-AIR  
\$39,995,000

Branden Williams, Rayni Williams - 310.691.5935

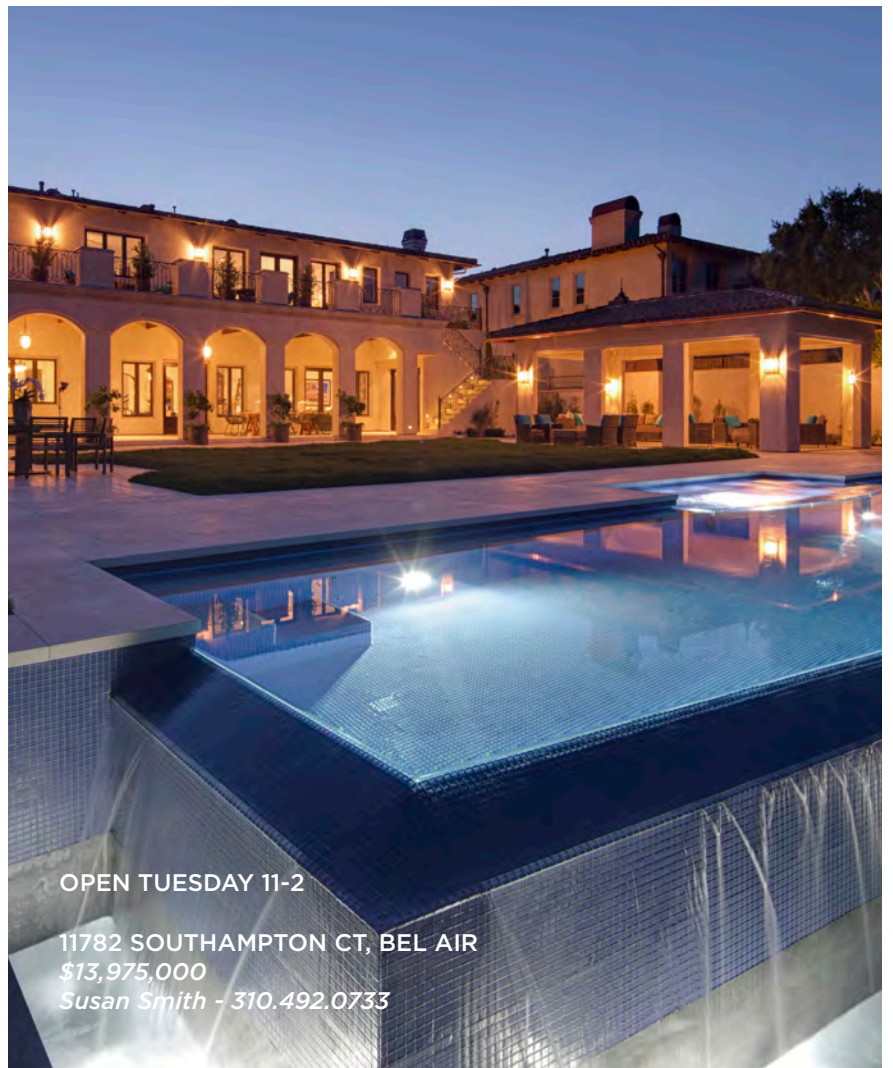


BY APPOINTMENT ONLY

9233 SWALLOW DR, BEVERLY HILLS

NEW PRICE \$16,495,000

David Yocum - 310.278.3311



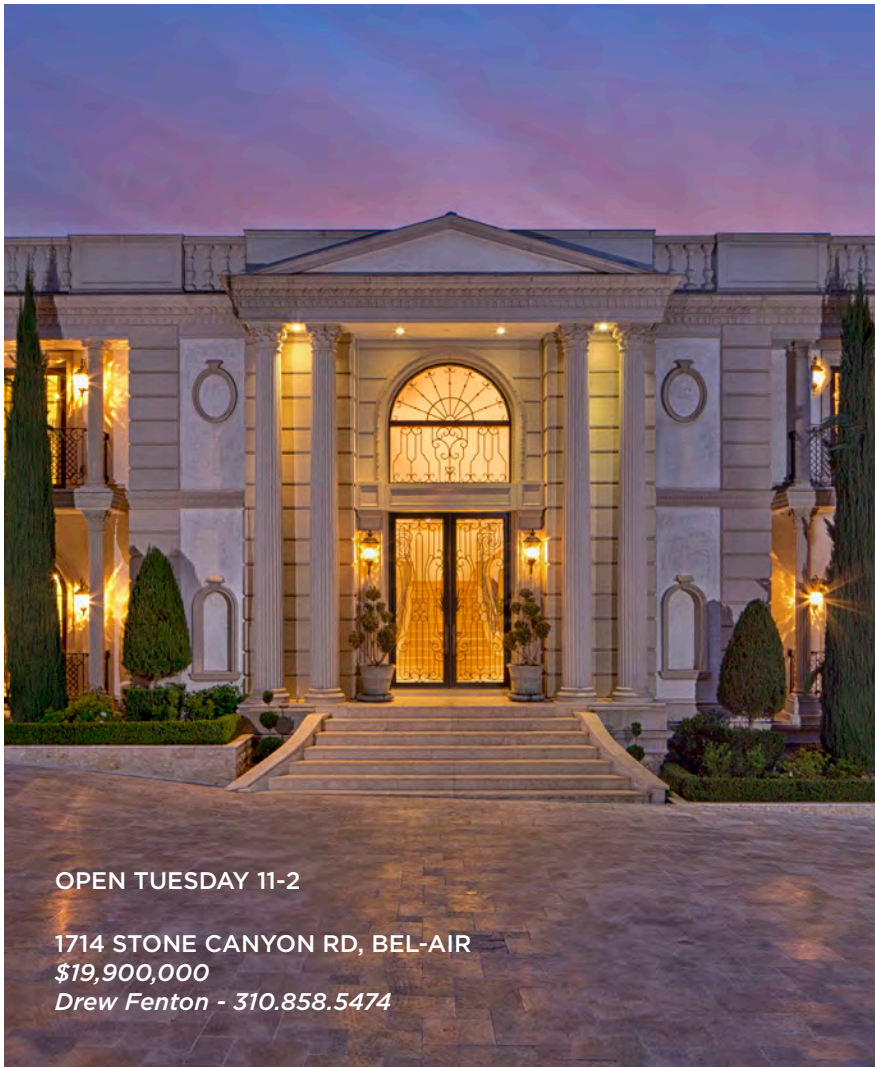
OPEN TUESDAY 11-2

11782 SOUTHAMPTON CT, BEL AIR

\$13,975,000

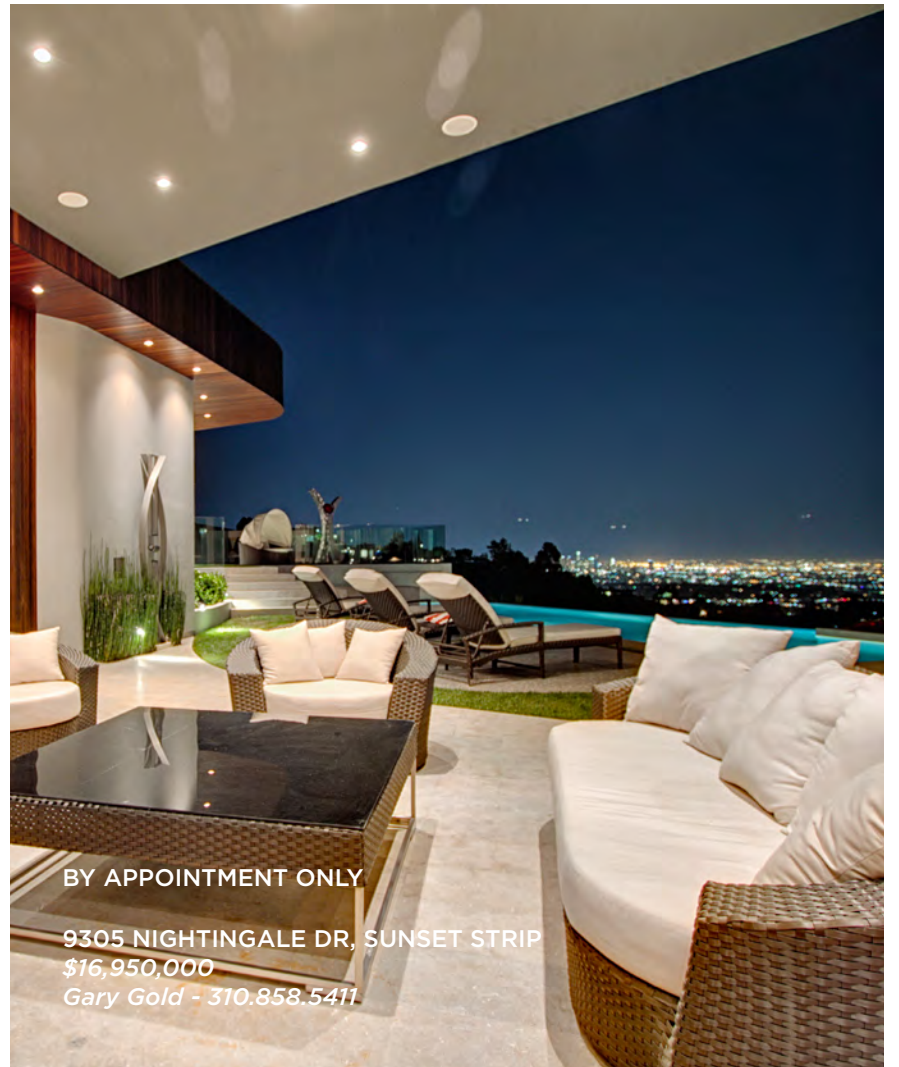
Susan Smith - 310.492.0733





OPEN TUESDAY 11-2

1714 STONE CANYON RD, BEL-AIR  
\$19,900,000  
Drew Fenton - 310.858.5474



BY APPOINTMENT ONLY

9305 NIGHTINGALE DR, SUNSET STRIP  
\$16,950,000  
Gary Gold - 310.858.5411



BY APPOINTMENT ONLY

425 N MAPLE DR #PH602, BEVERLY HILLS  
\$12,420,000  
Gordon MacGeachy, Denise Moreno - 310.273.3311

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HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311





## RUSSELL JOHNSON, ARCHITECT

### **MOUNTAIN COMPOUND: SYCAMORE HOUSE + GUEST HOUSE – San Gabriel Mountains, California**

Set creekside on almost 13 wooded acres in the Angeles National Forest, yet only 45 minutes from Hollywood, the Sycamore House is a close-in retreat from the city. Designed by Los Angeles architect Russell Johnson to be sustainable and be part of nature. An open plan and a wall of glass allow the outdoors to become part of the living space. The house is built of Rasta, an insulating concrete with recycled Styrofoam and steel, and was designed to supersede building code requirements for seismic safety. The building system also provides the benefits of low maintenance, energy conservation and a long life span. The house has 2 bedrooms, 2 baths and a large outdoor deck with spa. Also on the property is a guesthouse, with 3 bedrooms, 2 baths and a two-car garage. The guesthouse was renovated in 2004. The property includes three lots, APNs 2581-009-014, 015 and 016. The main house has 1,852 square and the guesthouse has 2,097 square feet. The guesthouse is currently rented for \$2,600 per month.

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

**\$1,350,000**

**Stephen Skuris & Crosby Doe**

**CROSBY DOE**  
**ASSOCIATES**





## PETER TOLKIN, ARCHITECT, A.I.A.

### ARTS & CRAFTS BUNGALOW + MODERN STUDIO – Pasadena, California

Classic California Bungalow and Modern Art Studio by Peter Tolkin, AIA. Contrary to popular belief, today's casual open plan program, which so characterizes modern California living and convenience, did not begin with the modern movement, but rather during the earlier Craftsman boom. The popular book Bungalows by Henry Saylor, published in 1911 celebrated efficiency, practical use of space, and the open floor plan. A rash of bungalow plan books followed featuring open plan interiors. This was the genesis of this 1912 classic craftsman bungalow. Set within award winning gardens, the residence with a significant portion of its historic fabric intact, features a lightened interior space that enhances the modernism of the open plan. Kitchen and bath have been tastefully updated. The back garden invites casual entertaining, and incorporates the original craftsman garage, and a detached artist's studio constructed of egalitarian materials exemplifies Tolkin's creativeness in design.

[1229SierraBonita.com](http://1229SierraBonita.com)

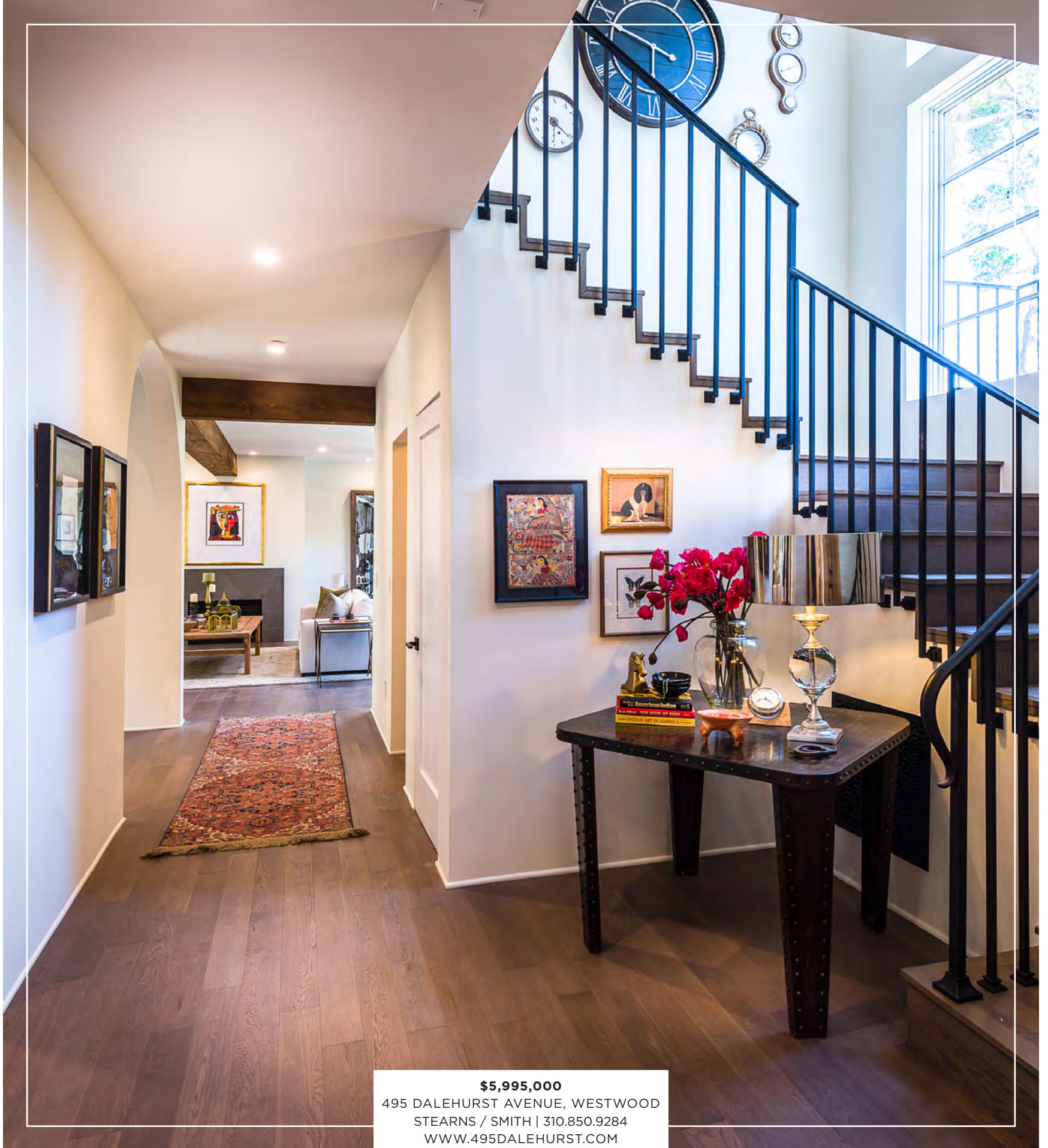
**\$699,000**

**Matthew Berkley 626-665-3699**

**310.275.2222**  
[architectureforsale.com](http://architectureforsale.com)<sup>™</sup>



# PARTNERS *trust*



**\$5,995,000**  
495 DALEHURST AVENUE, WESTWOOD  
STEARNS / SMITH | 310.850.9284  
[WWW.495DALEHURST.COM](http://WWW.495DALEHURST.COM)



# PARTNERS *trust*



*By  
Appointment*

**31885 CIRCLE DRIVE, LAGUNA BEACH**  
KEVIN DEES | \$8,995,000 | 310.500.3015



*Development  
Opportunity*

**15238 FRIENDS STREET, PACIFIC PALISADES**  
DAVID KELMENSEN | \$2,799,000 | 310.500.1430



*By  
Appointment*

**516 HANLEY PLACE, BRENTWOOD**  
RICHARD STEARNS | \$1,900,000 | 310.850.9284



*By  
Appointment*

**3430 PRIMERA AVENUE, HOLLYWOOD HILLS**  
KAREN MISRAJE | \$1,195,000 | 310.500.3909





JOHN AAROE GROUP

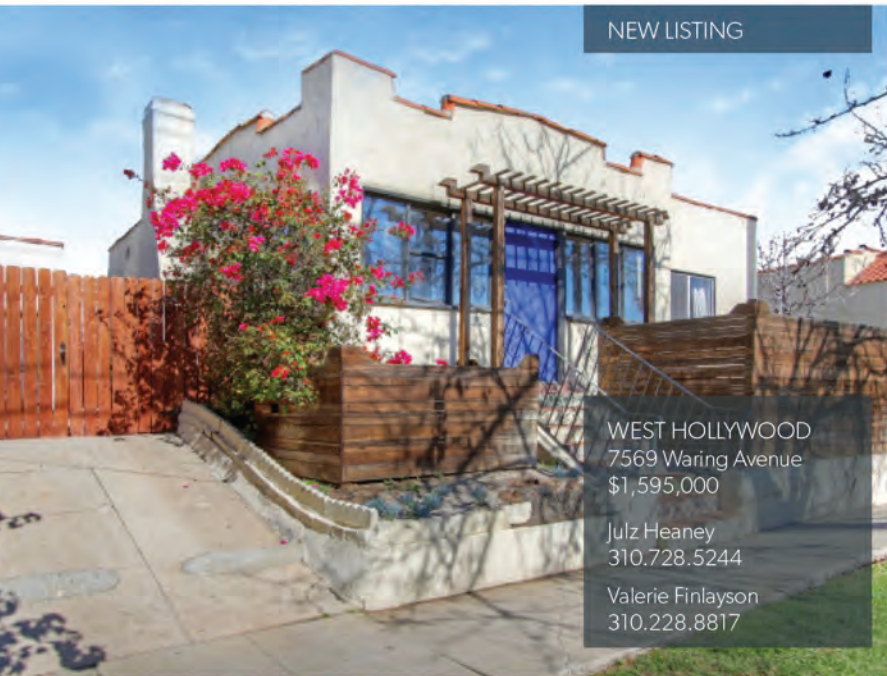


VENICE  
2205 Ocean Front Walk  
\$5,598,000  
Erica Reams & Paul Stukin  
310.709.1085



OPEN TUESDAY 11-2

LITTLE HOLMBY  
701 Thayer Avenue  
\$3,800,000  
Jane Brill Gavens  
310.497.5166



NEW LISTING

WEST HOLLYWOOD  
7569 Waring Avenue  
\$1,595,000  
Julz Heaney  
310.728.5244  
Valerie Finlayson  
310.228.8817



BEL AIR  
1740 Bel Air Road  
\$23,350,000  
Aaron Kirman  
424.249.7162

aaroe.com

- BEVERLY HILLS
- BRENTWOOD
- SUNSET STRIP
- BALDWIN HILLS
- SHERMAN OAKS
- TOLUCA LAKE
- PASADENA
- DOWNTOWN LA
- STUDIO CITY | FEB '16





SUNSET STRIP  
1307 Sierra Alta Way  
\$22,900,000  
Sally Forster Jones  
310.691.7888



BEL-AIR  
1714 Stone Canyon Road  
\$19,900,000  
Aaron Kirman  
424.249.7162  
Neyschia Go  
310.882.8357



NEW PRICE

DOWNTOWN L.A.  
1155 S. Grand Ave #316  
\$699,000  
Agnes & Jessica  
213.458.0787



HOLLYWOOD HILLS  
6191 Temple Hill Drive  
\$2,995,000  
Venessa Blair  
323.646.9444



BEVERLY HILLS  
927 N. Rexford Drive  
\$7,999,000  
Mary Brill  
310.748.3764





**2207 BOWMONT DRIVE, BEVERLY HILLS**  
LISTED AT \$6,495,000

OPEN TUESDAY 11-2PM

Located on a large lot at the end of a gated, private driveway is the two-story Steven Ehrlich modern masterpiece with interiors by Mark Brunetz. This RARE home features double-heighted living room and custom kitchen, 5 bedrooms, 5.5 bathrooms, formal dining room and over 5,000 sq. ft. of living space. The property boasts multiple outdoor entertaining areas, including pool/spa and a private lookout patio with city to ocean views.

TOM DAVILA / KENNON EARL 310.432.6492  
www.2207BOWMONT.com showings@rarepropertiesinc.com



**1050 STRADELLA ROAD, BEL AIR**  
LISTED AT \$3,690,000

BY APPOINTMENT

This sophisticated two story, 5,000 sq ft home is situated in exclusive Lower Bel Air through the prestigious West Gate, with breathtaking canyon and city views from every single room. This 4 Bedroom, 5.5 bathroom estate sits on over one acre of expansive, tranquil land.

TERI HERAVI  
www.TERIHERAVI.com

310.433.0176  
TeriHeraviSellsLA@gmail.com



**616 N. POINSETTIA PLACE, MIRACLE MILE**  
LISTED AT \$3,149,000

OPEN TUESDAY 11-2PM

Rarely does a property come along which blends the stunning details of classic Spanish architecture with modern amenities. This home features over 4100 sq ft, 5 bedrooms, 6.5 baths PLUS a separate 400 sf cabana with bath & outdoor shower ideal for future guest house or home office. Pool, spa and a flat grassy yard. Must see designer perfection!

OMEGA GROUP-TODD MICHAUD 310.429.8191  
www.616POINSETTIA.com ToddMichaud.LA@gmail.com





**1402 EL BOSQUE CT, PACIFIC PALISADES**  
LISTED AT \$2,700,000

BY APPOINTMENT

Classic 5 Bedroom, 6 Bathroom French-style home on a large corner lot with formal entry with marble and wood floors (downstairs). Huge formal living and dining rooms, 2 stone fireplaces and high ceilings throughout. 5 en-suite bedrms with carpeting and full baths. Master suite with ocean view and sauna. 3 bedrms have balconies. Additional rooms: Den/office, breakfast room. 3 car garage.

JEFF LEMEN 310.482.2033  
www.THECUNNINGHAMGROUP.net jefflemen@kw.com



**445 N. EDINBURGH AVE, BEVERLY-GROVE**  
LISTED AT \$2,400,000

OPEN TUESDAY 11-2PM

Stunning Spanish located in the Beverly Grove. This classical home features 4 bedrooms, 3 bathrooms, immaculate finishes, and a gourmet kitchen. The master bedroom is accompanied by a designer bathroom. This Spanish oasis boasts plenty of outdoor space, including a pool and a veranda for dining al fresco, and a studio suite. Centrally located and a short distance away from trendy boutiques and restaurants on Melrose.

THE SUNSET TEAM-ALEX LOMBARDO 310.274.3900  
www.445EDINBURGH.com alex@thesunsetteam.com

**410 N. LA JOLLA AVENUE, GROVE**  
LISTED AT \$2,370,000

OPEN TUESDAY 11-2PM

This Spanish Modern perfectly embodies timeless, classic charm. It features 3 bedrooms, 3 baths, and a gourmet kitchen with an oversized kitchen island. The beautifully landscaped private backyard includes a pool with a stunning cabana, perfect for day or night entertaining. Centrally located in the hottest area of LA and a short distance away from restaurants, high-end boutiques on Melrose and Beverly Blvd, The Grove and Farmers Market. Hedged for privacy.

THE SUNSET TEAM-ALEX LOMBARDO 310.274.3900  
www.410LAJOLLA.com alex@thesunsetteam.com





# Sotheby's

INTERNATIONAL REALTY



## LOS FELIZ

5509 Red Oak Drive | **\$3,495,000**

Located in the highly sought Oaks of Los Feliz, majestic Red Oak Manor boasts grand public rooms, towering ceilings, hardwood floors and unparalleled craftsmanship. This 5-bedroom, 8-bath estate has a large foyer beckoning guests into the dramatic living room, featuring a stone fireplace, high ceilings and character details suggestive of generational family gatherings and holiday celebrations. Accented by a stunning chandelier, the formal dining room also boasts a fireplace and French doors. web: 0308589

Sunset Strip Brokerage  
**Patrick Martin 310.888.3759**  
**Gwen Banta 323.252.1700**



# THE ART OF LIVING



**CENTURY CITY | 1 Century Dr. #4d** 2BD/2.5BA | web: 0027385 | **\$3,450,000**  
Beverly Hills Brokerage  
Lori Berris 310.880.3061



**WESTWOOD | 10580 Wilshire Blvd #16ne** 2BD/2BA | web: 0116334 | **\$3,199,000**  
Beverly Hills Brokerage  
Lori Berris 310.880.3061, Jennifer Puz 310.770.1196



**WESTWOOD | 616 Holmby Avenue** 5BD/4.5BA | web: 0027349 | **\$2,950,000**  
Beverly Hills Brokerage  
Josie Tong 310.779.8776, Daniel Fan 310.308.7688



**CENTURY CITY | 10110 Empirean Way #301** 2BD/2.5BA | web: 0027384 | **\$1,595,000**  
Beverly Hills Brokerage  
Lori Berris 310.880.3061



**WOODLAND HILLS | 23007 Collins St.** 4BD/2.5BA | web: 0343733 | **\$1,025,000**  
Pacific Palisades Brokerage  
Sanaz Siamak 310.403.4584



**WEST HOLLYWOOD | 1221 N Kings Rd. #103** 1BD/1BA | web: 0308584 | **\$539,000**  
Sunset Strip Brokerage  
Keith Kaplan 323.646.7791

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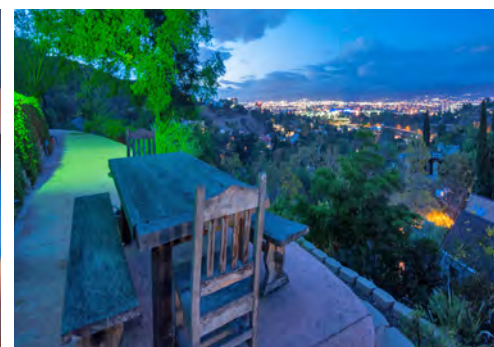
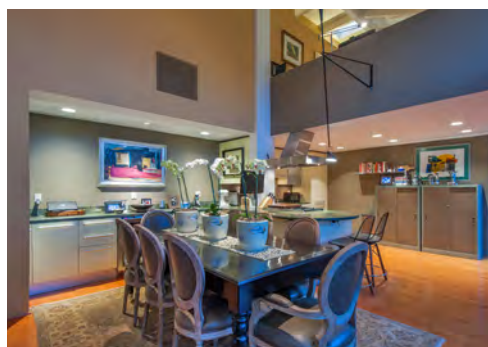
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FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000  
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 Yawar.Charlie@EVUSA.com

  
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**18329 Clifftop Way · Malibu** **\$2,295,000**  
 Sandra Miller 310.616.6213  
 4 bed · 2.75 bath · 2,564 sf · 6,153 sf lot



**1919 4th Street, #B · Santa Monica** **\$2,299,999**  
 Sandra Miller 310.616.6213  
 3 bed · 2.5 bath · 2,300 sf



**29365 Castlehill Dr · Agoura Hills** **\$2,199,999**  
 Alan Bess 310.867.1900  
 6 bed · 6 bath · 5,021 sf · 17,155 sf lot



**15023 Moorpark St · Sherman Oaks** **\$1,499,000**  
 Olga Laron 310.849.9687  
 5 bed · 4 bath · 5,254 sf lot · Duplex



**1322 N Detroit St, #13 · Los Angeles** **\$1,050,000**  
 Yawar Charlie | Karen Sanchez 323.547.8900  
 2 bed · 2.5 bath · 2,013 sq ft



**13650 Marina Pte Dr, #1804 · Marina del Rey** **\$14,950/mo**  
 Guy Reid 310.699.2601  
 3 bed · 3.5 bath · 3,386 sf



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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





Open House Tuesday 11-2pm, Beverly Hills 90210

**1085 Carolyn Way**

5 BED | 7 BATH | \$9,795,000

Brent Watson  
310.600.9119  
Gregory Yearde  
310.880.1208



Private Mid-Century Refuge, Bird Streets

**9237 Warbler Way**

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Two State of the Art Built and Designed Houses, Venice

**707 Flower Avenue**

4 BED | 6 BATH | \$3,950,000

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310.866.5039



Newly Built Contemporary, Hollywood Hills

**7350 Pacific View Drive**

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310.963.9300



**Venice**  
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Rare Marina Peninsula  
Abe Sassoon  
310.795.4367



**Westwood**  
1315 Holmby  
\$2,155,000

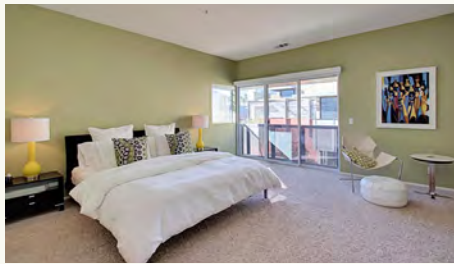
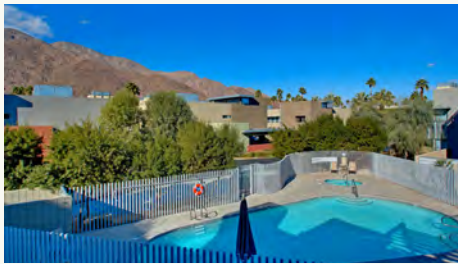
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Fehmida Anwar  
626.975.2000



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WELCOME TO 48@ARENAS, ONE OF PALM SPRINGS' MOST DESIRABLE, central and intimate communities. This Architecturally stunning modern townhouse is an exceptional end unit with mountain and pool views along with a wrap-around private patio. The spacious and open floor plan is perfect for entertaining. The kitchen is enhanced with stainless appliances and slab granite counters. A dramatic staircase of glass, wood and steel leads to the second level and two over-sized master suites - one with stunning mountain and pool views. This award winning small enclave of 48 townhouses is located on Fee land (you own it) with sparkling pools and spas.

- 2 bed + 2.5 bath | 1,596 SqFt
- Stainless appliances and slab granite counters
- Two over-sized master suites
- Gorgeous mountain and pool views
- Architecturally stunning
- Townhouse end unit



STEVEN AARON  
310.432.6588  
stevenaaron@kw.com  
StevenAaronRealtor.com

MARC LANGE  
760.834.5484  
marc@iamthedesert.com  
CalBRE # 01407481



STEVEN AARON REALTOR GROUP CalBRE #01341785





# WESTSIDE ESTATE AGENCY



## THE PARK BEL AIR BEL AIR | \$115,000,000

The finest "bespoke" estate collection to be built in LA. Permitted & ready to build. Private estate w/its own gatehouse. 3 acres, city + ocean views. Main: 42,539 sf (6 BR en suite). Gst hse: 15,418 sf (5 BR, 4 staff). IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, full-service spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars with underground connector tunnel, two pools (89 ft and 75 ft). [weahomes.com/listing/788-tortuoso-way](https://weahomes.com/listing/788-tortuoso-way)

**Kurt Rappaport**

(310) 860-8889 | CalBRE# 01036061

**Stephen Shapiro**

(310) 860-8888 | CalBRE# 01257836

**Fred J. Bernstein**

(310) 300-0599 | CalBRE# 01476689



## ONCE IN A GENERATION WORLD-CLASS ESTATE BRENTWOOD | \$55,000,000

Pvt 10-acre compound with city, ocean, & mtn views. Main residence: dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry library, prof. screening rm, paneled library, a luxe master ste & more. Pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 gst houses, & rolling lawns. [1911westridgeroad.com](https://1911westridgeroad.com)

**Fred J. Bernstein** (310) 300-0599 | CalBRE# 01476689

## BUILD YOUR DREAM ESTATE HOLMBY HILLS | \$32,500,000

This incredible approx 2 1/4 acre estate features endless possibilities and a dream for any architect or designer. Up a gated private driveway & secluded amidst towering trees & lush landscaping. An incredible private parklike setting. One of the last trophy estates in Holmby Hills available. Pre-qualified clients only. [weahomes.com/listing/charing-cross](https://weahomes.com/listing/charing-cross)

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



## THE EPITOME OF LUXURY BEVERLY HILLS | \$25,000,000

In the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, and privacy. Includes a 5 bedroom + 9 bath main house, a guest house, a north/south lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. [weahomes.com/listing/661-doheny-rd](https://weahomes.com/listing/661-doheny-rd)

**Fred J. Bernstein** (310) 300-0599 | CalBRE# 01476689

## OPEN TUESDAY, FEB. 23RD 11-2PM: 466 N. CARMELINA AVE BRENTWOOD | \$12,975,000

Located in one of Brentwood's most desirable locations. Custom built, gated, Spanish estate with 9 bdrms & approx 9,400 sf on just under 30k lot. High vaulted ceilings, a center courtyard with a wood burning fireplace, & an entertaining kitchen with breakfast area. Large grassy yard, 2 bdrm gst house, pool + spa & more. [466ncarmelina.com](https://466ncarmelina.com)

**Richard Ehrlich** (310) 860-8885 | CalBRE# 01267136

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





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Saturday by Appointment Only • Sunday Open House 1-4pm

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The developer reserves the right to make modifications to the floor plans, pricing and unit dimensions of residences or other areas at any time. This is neither an offer to sell nor a solicitation to buy in any state where prohibited by law or where prior registration is required. Developer shall have no obligation to sell any residence unless the purchaser executes a sale agreement and other documents required by the developer and such documents are executed and accepted by the developer. The development will be subject to the jurisdiction of a homeowners association and owners will be obligated to pay assessments to the association for maintenance of common facilities. Please review the association budget and Final Subdivision Public Report issued for the development by the California Department of Real Estate for more information. CA BRE #01005145.





# THE FINAL 5 RESIDENCES



**THE  
SEYCHELLE**



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THE BEST OF SANTA MONICA**

**3% BROKER COMMISSION**

**Residences from \$3,450,000**

Sales Gallery open Monday - Friday 10am - 6pm. Saturday by Appointment Only.

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The developer reserves the right to make modifications to the floor plans, pricing and unit dimensions of residences or other areas at any time. This is neither an offer to sell nor a solicitation to buy in any state where prohibited by law or where prior registration is required. Developer shall have no obligation to sell any residence unless the purchaser executes a sale agreement and other documents required by the developer and such documents are executed and accepted by the developer. The development will be subject to the jurisdiction of a homeowners association and owners will be obligated to pay assessments to the association for maintenance of common facilities. Please review the association budget and Final Subdivision Public Report issued for the development by the California Department of Real Estate for more information. CA BRE #01005145.



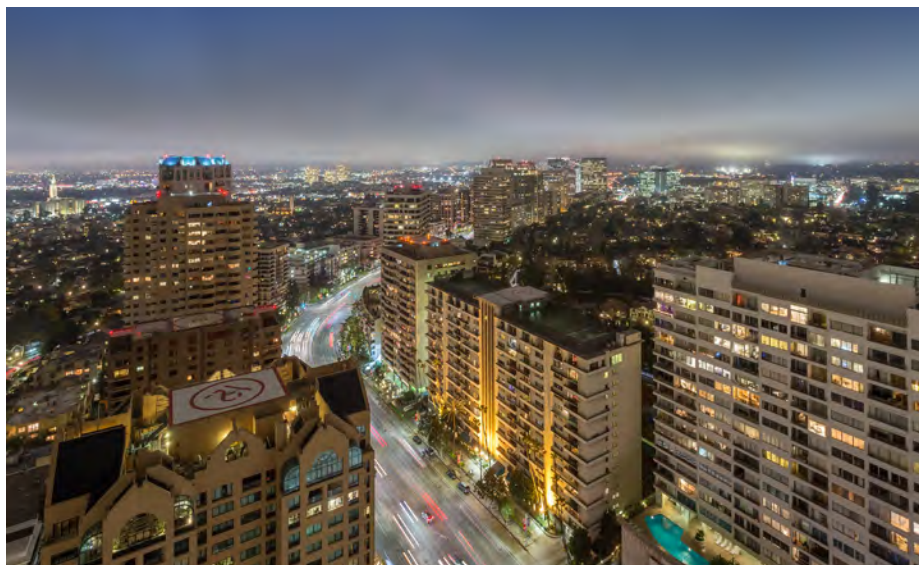




# Just Listed

Offered at: \$4,395,000

10490 Wilshire Blvd. #2701  
Los Angeles, CA 90024



Panoramic views from Century City to the Getty Museum. Walk in through the front door into the foyer and this 3,495 sq ft oasis in the sky with views to die for will embrace you with warmth & comfort. Floor-to-ceiling windows, recessed lighting, spacious den with built ins and wet bar, living room with fireplace, formal dining room. Huge master bedroom with an abundance of closet space, baster bath with a separate shower and tub. There are 2 additional en-suite bedrooms. Stunning powder room.



## STEVEN BIJAN MESBAH

Licensed Broker | Commercial & Residential  
CalBRE #00883705  
Licensed Broker in Nevada  
BRE #0017607

Cell: 310.897.0044

Fax: 310.724.7131

Sbijan007@aol.com

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







Open House Tuesday 11-2pm

**1085 Carolyn Way 90210**

5 BED | 7 BATH | \$9,795,000

---

**Brent Watson**

Estate Director

310.600.9119

CalBRE # 01183125

**Gregory Yearde**

Estate Director

310.880.1208

CalBRE # 01830859



**COMPASS**





**1730 Sawtelle Blvd. PH13 | Los Angeles**

Modern and eco-friendly penthouse with 2 bedrooms and 2 beautiful full baths centrally located in West LA. The sleek unit has been designed for efficiency and includes CaesarStone counters, stainless steel EnergyStar appliances, Grohe sinks, laundry room, and wood floors. An open kitchen and dining room leads to a large patio with city views and low maintenance, drought sensitive landscaping. Security monitored garage with 2 side by side parking spaces and an additional storage unit. Several beautiful common areas throughout featuring lounge seating and fireplaces. Low HOA fees that include internet, water, gas, and earthquake insurance.

[www.1730Sawtelleph13.com](http://www.1730Sawtelleph13.com)

**Offered at: \$689,000**



**Mary Beth Woods**

*Previews Estates Director*  
 310.571.1358 direct  
 310.463.1599 cell  
 mwoods@marybethwoods.com  
 www.marybethwoods.com  
 CalBRE# 00470539





# VIEW



## FEATURED *Properties*

BRENTWOOD PARK | \$14,495,000  
Represented by MARY LU TUTHILL (310) 979-3981

COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to 15.9 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*







**ARCADIA | \$2,798,000**  
 Incredible Lower Rancho Craftsman style boasts 4 en suites/ Chef's kitchen/Arcadia schools  
**ASH RIZK (626) 393-5695**



**BEVERLY HILLS | \$6,995,000**  
 2625 Deep Canyon Drive. Custom Contemp Est. 10,652sf. Apx 61,908 lot. N/S Tennis Ct.  
**GINGER GLASS (310) 927-9307**



**HOLLYWOOD | \$1,199,000**  
 Old world 3bd/2ba Spanish charmer located walking distance to Melrose shops & restaurants!  
**JEFFREY FRITZ & BRIAN SPITZNAGEL (310) 754-8148**



**LA CAÑADA FLINTRIDGE | \$1,395,000**  
 4 Bedroom | 2 Baths. Single story house. Living room w/ fireplace. Open and spacious family room.  
**ELLIE YOON (310) 601-0953**



**LOS ANGELES | \$2,195,000**  
 An exciting blend of contemporary finishes with soaring ceilings and open floor plan.  
**ANDREW YALCIN (310) 871-3833**



**LOS ANGELES | \$1,795,000**  
 Mid-Century Post & Beam architectural, city and mountain views. 4bd & 2.5bth move-in ready  
**CHRIS ABBOTT (323) 210-1430**



**LOS ANGELES | \$1,795,000**  
 OPEN SUN. 1-4. Rare Mediterranean Revival duplex in Hancock Park. Architect A.W. Hawes.  
**PHIL BORODA/RICHARD HARTZLER (310) 968-3844**



**MALIBU | \$5,500,000**  
 Stunning two-story Mediterranean ocean and mountain views estate with detached guest room.  
**PUREWAL/CORTAZZO (310) 924-9480**



**MANHATTAN BEACH | \$3,499,000**  
 THE NATURAL... Choice | 4BD/4.5BA | Office | Media Family Room | MB Tree Section  
**LAUREN FORBES (310) 901-8512**



**MARINA DEL REY | \$8,900,000**  
 Watch dazzling sunsets from this tastefully updated traditional on "Millionaire's Row."  
**GALINA BLACKMAN (310) 281-3642**



**MID WILSHIRE | \$799,000**  
 Duplex with 2+1 units. Parking for 2 cars. Automatic gate. Coin washer/dryer in premises.  
**JENNY CHOW (323) 460-7624**



**MONTECITO | \$3,650,000**  
 Light-filled 3BD/4BA contemporary estate on a country lane w/saltwater pool  
**SUSAN BURNS ASSOCIATES**



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**





**NEWBURY PARK | \$759,000**

Remodeled 3+2.5, in a gated community. Prof landscape, spa w/rock waterfall & BBQ center.

**ERIN AND BOB (805) 230-3308**



**OXNARD | \$3,595,000**

Spectacular Beach Front home in the heart of Hollywood Beach! 4 bed, 3.5 bath + office!

**JAMES HELGAGER (818) 312-2441**



**PACIFIC PALISADES | \$3,795,000**

Exquisite Mediterranean. Fabulous in/out entertaining flow. Grand-scale rms. Views.

**MICHAEL EDLEN (310) 230-7373**



**ROLLING HILLS ESTATES | \$1,389,000**

Turnkey 4BD/2BA | Beautifully remodeled one level home | City Lights/Mountain Views | Pool

**BRITA MC GEE (310) 791-6016**



**SAN MARINO | \$16,500,000**

1161 Virginia Road, True San Marino quality living and the European craftsmanship

**EDMUND SUNG (818) 424-9468**



**SANTA MONICA | \$3,795,000**

2528 32nd - 5+fam+office+7 bath estate on huge lot. Great floor plan. Resort yard. Pool.

**RON WYNN (310) 963-9944**



**SHERMAN OAKS | \$1,399,000**

Extraordinary 4+3+fam rm w/views, amazing mstr & great outdoor areas. www.13555Contour.com

**STEVE SHRAGER (818) 606-7862**



**TOPANGA | \$1,200,000**

Mountain Retreat Fernwood 3B/3B Views Waterfall Garden SM/Malibu Schools

**MONICAANDKATHERINE.COM (310) 880-8977**



**TUJUNGA | \$829,000**

Brand new construction! large living rm w/high ceilings, formal dining. 3BR | 3BA

**STACY PETROSSIAN (818) 240-1111**



**VENTURA | \$1,190,000**

www.1227Westridge.com | 4+3.5 Clearpoint Mini Estate on .5 acre with pool and views.

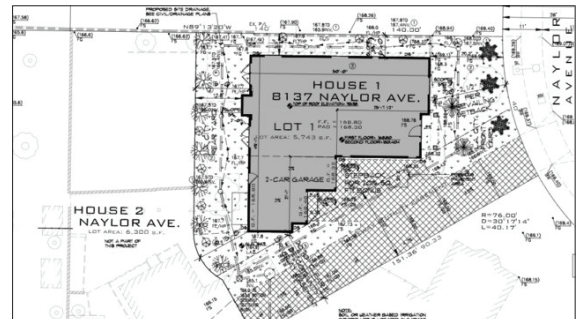
**LAURIE RUTLEDGE (805) 648-5051**



**WEST LOS ANGELES | \$1,449,000**

OPEN SUN 1-4. 3+2 remod. gem loc in prime area. Bonus rm can be 4th bd/office. Won't last!

**JESSICA CARDONA (424) 245-5157**



**WESTCHESTER | \$1,300,000**

A "Ready To Issue Permit" Project for (2) SFR Development site located at 8137 Naylor Ave

**BOB WALDRON & JESSICA HEREDIA (310) 913-8112**

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

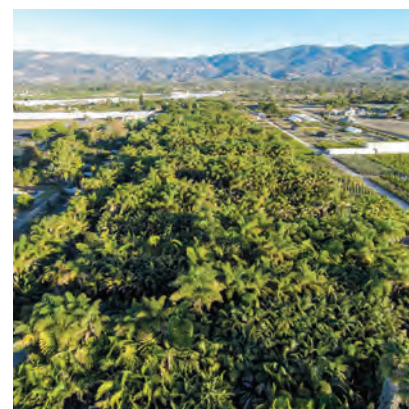
## ARCHITECTURE & DESIGN

### MY LUXURY PALM TREE VIEW

With Cristi Walden  
by Bret Parsons



Palm trees have reached iconic status in the Southern California landscape. Ever wondered where they come from? There's a good chance it's Sea Crest Nursery in Goleta, CA, which specializes in 25 varieties of palms and 15 varieties of rare, endangered cycad varieties + tropical and unusual trees. In 1976, Westside lawyer Jack Stevenson grew weary of practicing law. Fortunately, his love of palm trees provided a midlife career change. He bought 20 acres on the coast of Santa Barbara, just south of UCSB, and never looked back. Forty years later he's considered one of the few old-time nurserymen still working and is clearly the go-to expert in the world of palms. The nursery is now second-generation, run by his daughter Cristi Walden, and is still revered for specimen trees you won't find anywhere else. It's technically a wholesale business and they encourage homeowners to contact them via landscape architects, designers or contractors. However, if the project is large enough, they will work directly with homeowners who are creating their own landscape. Sea Crest's specimen trees can be found at The Biltmore in Montecito, Bacara Resort in Santa Barbara, The Mirage Hotel in Las Vegas, LACMA, Lotusland, The Huntington Gardens, Virginia Robinson Gardens, and in hundreds of beautiful private estates from San Diego to Sonoma. [www.SeaCrestNursery.com](http://www.SeaCrestNursery.com)



### ARCHITECTURAL HOMES OF THE WEEK

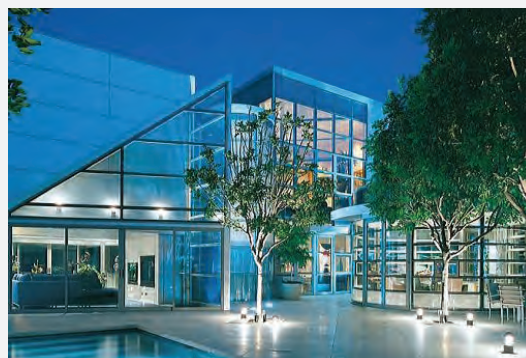
ARCHITECT: JOHN REED



BEVERLY HILLS PO | \$22,995,000  
[www.9739OakPassRoad.com](http://www.9739OakPassRoad.com)

Jade Mills (310) 285-7508

ARCHITECT: EDWARD R. NILES, FAIA



BEVERLY HILLS | \$18,900,000  
Glass-and-Steel House in the Flats of BH on nearly 1/2 an acre, inner courtyard with pool.

Joyce Rey, Executive Director (310) 285-7529

ARCHITECT: BERTRAM GOODHUE



MONTECITO | \$6,150,000  
2+ Acres at the top of a Quiet Country Lane near Montecito's Upper Village, Schools, Shops

Randy Solakian (805) 565-2208



RESIDENTIAL BROKERAGE

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



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**OPEN THURSDAY 12:00PM-2:00PM**

**33583 MULHOLLAND HIGHWAY - MALIBU**

**ED NILES ESTATE ON 16 ACRES - APPROX 8,000 SQUARE FEET**

**\$7,495,000**



**SANDRO DAZZAN**

**(310) 317-9348**

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



# 713 Alta Drive

Prime Beverly Hills Flats



[www.713AltaDr.com](http://www.713AltaDr.com)

List price: \$8,000,000

5 Bedrooms | 7 Bathrooms | Pool

Broker's Open: Tuesday, February 23rd. 11-2



Represented exclusively by

**Chrys Stamatis**

*Previews Director*

310.571.1323 direct

[Chrysstamatis1@gmail.com](mailto:Chrysstamatis1@gmail.com)

CalBRE# 00469535

Lot size: 20,286 Flat with full utility

Residence: 4,958 2 Sty. Traditional

Ideal to renovate or build new estate





# TRADITIONAL WITH A MODERN TWIST

2542 AIKEN AVE, CHEVIOT HILLS

NEW PRICE! \$3,580,000

Amazing newly constructed Traditional with it all:  
5 Beds, 6.5 baths, screening room, pool and spa,  
master with sweeping golf course views and much more.

**Greenz  
ON Wheelz**

**JOIN US FOR LUNCH  
TODAY, 11-2**

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

*Joyce Rey*

**JOYCE REY** EXECUTIVE DIRECTOR  
(310) 285-7529 | [Joyce@JoyceRey.com](mailto:Joyce@JoyceRey.com)  
[www.JoyceRey.com](http://www.JoyceRey.com) | CalBRE #00465013

**HILARY STEVENS** PARTNERS WITH JOYCE REY  
(310) 281-3941 | [Hilary@greatLAproperties.com](mailto:Hilary@greatLAproperties.com)  
[www.greatLAproperties.com](http://www.greatLAproperties.com) | CalBRE #0177593



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Magnificent Mediterranean Estate  
16242 Shadow Mountain Drive, Pacific Palisades  
[www.16242ShadowMountainDrive.com](http://www.16242ShadowMountainDrive.com)  
\$13,500,000  
Open Tuesday 11-2



Jade Mills  
310.285.7508  
[Homes@JadeMills.com](mailto:Homes@JadeMills.com)  
CalBRE #00526877

Ali Rassekhi  
310.359.5695  
[Rassekhi@Gmail.com](mailto:Rassekhi@Gmail.com)  
CalBRE #01183331



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INCREDIBLE NEW PRICE!

*Casa Bella*

14 Strauss Terrace, Rancho Mirage

[www.14StraussTerrace.com](http://www.14StraussTerrace.com)

NOW \$12,995,000

Shown By Appointment

Jade Mills

310.285.7508

[Homes@JadeMills.com](mailto:Homes@JadeMills.com)

CaBRE #00526877

Elizabeth Arcaro

760.776.2611

[ElizabethArcaro@ColdwellBanker.com](mailto:ElizabethArcaro@ColdwellBanker.com)

CaBRE # 01275611

Rick Ursem

760.408.4846

[RickUrsem@ColdwellBanker.com](mailto:RickUrsem@ColdwellBanker.com)

CaBRE # 01700879



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## BRAND NEW EXQUISITE EAST COAST TRADITIONAL

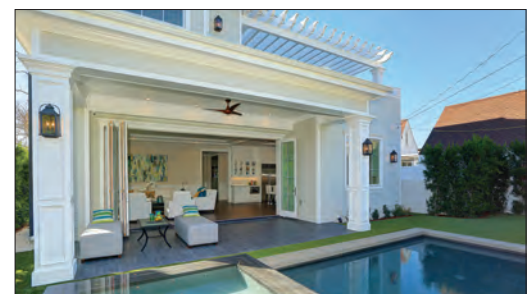


464 S. CITRUS AVENUE, LOS ANGELES

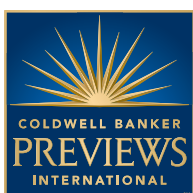
*Just completed. Magnificent Hampton's style home with great scale and meticulous attention to detail. Grand entry accented by French oak wood floors adds to an elegant living room with fireplace and custom crown moldings. Formal dining room with adjacent gallery-style chilled wine room. Stunning gourmet eat-in kitchen with imported stone tops, large center island and top-of-the-line Wolf and Sub-Zero appliances, Butler's pantry and prep area. Wonderful family room with second fireplace and retractable glass doors that open to wonderful and private yard with covered patio, pool and spa. A housekeeper's suite and powder room complete the downstairs. Custom wood staircase leads to grand master suite with a third fireplace, large walk-in closet, sumptuous master bath and a large private balcony. Three additional bedroom suites with walk-in closets, private baths and additional outdoor space. Laundry room is conveniently located on the second floor. This smart home includes a Control 4 home automation system, dual climate systems and low maintenance landscaping. Approximately 4,600 sq. ft., 5 bedrooms and 5.5 bathrooms. Located on a beautiful tree-lined street. Magnificent living in the Hancock Park area!*

OFFERED AT \$2,949,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit [www.464Citrus.com](http://www.464Citrus.com)



AERO MALKA

CALL 310.779.1225  
[www.AeroMalka.com](http://www.AeroMalka.com)



STEVE FRANKEL  
DISTINCTIVE HOMES

CALL 310.281.3981  
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# Malibu in Beverly Hills



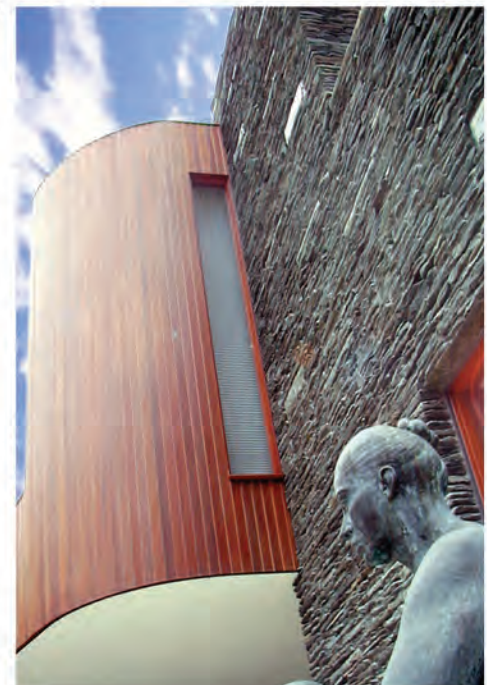
## 818 North Roxbury Drive • Beverly Hills

- World-class architectural modern gated estate
- Voluminous and sunlit open spaces
- Super high ceilings & retractable walls of glass
- A symphony of fine natural materials
- Casually elegant spaces for one or many
- Extraordinary art display and storage areas
- Huge center-isle kitchen overlooks rear grounds
- Luxurious master suite with sitting room & FP
- Stunning dual master baths and huge walk-ins
- Family room with fireplace opens to grounds
- Massive dining room with custom display areas
- Rear yard w/ pool/spa/lawns/patios/mature foliage
- Playful and innovative use of curvature and texture
- Custom built for the owner by Fort Hill Construction
- Created with great foresight at the cusp of the new millennium
- Sited on the most desirous 800 block in the Flats

**Grand Opening Tuesday, February 23<sup>rd</sup> • 11-2**

**\$11,800,000**

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







\$5,595,000 | 5717 Round Meadow Rd, Hidden Hills | 6BD/9BA  
**Marc & Rory Shevin | 818.251.2456/818.251.2476**



\$26,950,000 | 1722 San Remo Drive, Pacific Palisades | 7BD/11BA | [www.1711sanremo.com](http://www.1711sanremo.com)  
**Gary Glass | 310.820.9343**



\$3,799,000 | 12334 Gorham Ave, Brentwood | 5BD/4½BA  
**Natalie K. Levi | 310.309.9299**



\$3,000,000 | 1510 N Tigertail Rd, Brentwood | 2BD/2BA  
**Kim Halverson | 310.737.8173**



\$2,725,000 | 9607 Wendover Dr, Beverly Hills P.O. | 4BD/3BA  
**Bill Taylor | 818.599.1712**



\$2,700,000 | 310 Bellino Drive, Pacific Palisades | 3BD/3BA  
**Jody Fine | 310.230.3770**



\$1,400,000 | 2243 Canyon Dr, Hollywood Hills | 3BD/2BA  
**Holly Purcell | 310.890.4023**

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura



# EXTRAORDINARY RESULTS



\$12,495,000 | 5800 Jed Smith Road, Hidden Hills\* | 8BD/10BA  
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$3,995,000 | 16825 Maricopa Hwy, Ojai | 84± acres (assr)  
Nancy Kogevinas | 805.450.6233



\$2,150,000 | 520 N Las Casas Ave, Pacific Palisades | 4BD/3BA  
Susi Gilmartin | 310.230.3751

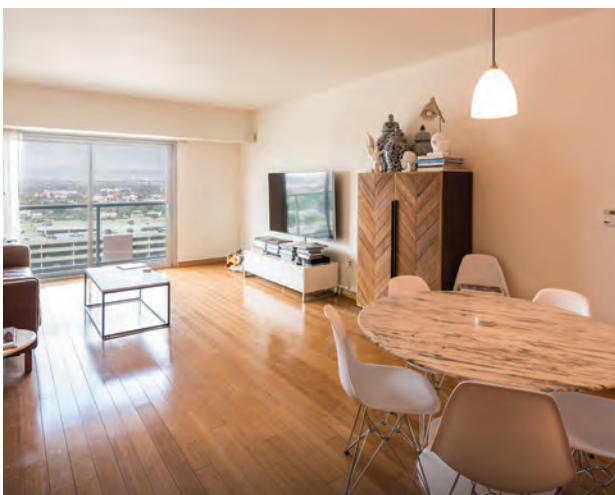


**OPEN TUES 11-2**

\$1,999,999 | 16352 Royal Hills Dr, Encino | 4BD/5BA  
Jackie Murguia | 818.522.1807



\$1,995,000 | 4152 Weslin Ave, Sherman Oaks | 5BD/3¾BA  
Matt Epstein | 818.789.7408



\$654,000 | 13700 Marina Pointe Dr #1118, Marina del Rey | 1BD/1BA  
Sokolowski/DelPonte | 310.344.0898



**OPEN SUN 1-4**

\$1,749,000 | 14921 Otsego Street, Sherman Oaks | 4BD/4BA  
Arman Grigoryan | 818.770.2777

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. \*Photo rendering. CalBRE 01317331





## JACKIE MURGUIA

818.522.1807

jackiemurguia@gmail.com

CalBRE# 01372853

# OPEN TUESDAY 11-2



# GATED MINI ESTATE

16352 Royal Hills Drive | Encino

Offered at \$1,999,999

This stately 4BD/5BA, two-story contemporary Mini-Estate sits behind electric gates in prestigious Royal Hills. Upon entering, this majestic residence features a grand two-story foyer, w/ designer wrought iron staircase & travertine floors, which leads into the open formal living and dining room areas. The kitchen with granite counters and center Island is contiguous to the den/family area, opening to a beautiful resort-style, large patio with pool, fireplace, spa, outdoor chef's kitchen and entertaining lounge areas. One downstairs suite and four spacious upstairs bedrooms, including master with fabulous bathroom, make this the perfect home. Westside access & Lanai School district location.

## BERKSHIRE HATHAWAY | California Properties HomeServices





# 11811 Bellagio Road Lower Bel Air

## Open House

Tuesday, February 23  
11 - 2 pm  
Lunch Served



Fine Contemporary Traditional  
3 Bedrooms | 2 Baths  
1,913 Sq. Ft. Living Area  
8,279 Sq. Ft. Lot Size  
Modern Kitchen. Den. Pool/Spa.  
Warner Avenue School

**\$1,798,000**

Property  
Information

More photos & information at  
[11811Bellagio.com](http://11811Bellagio.com)



## Larry Young

Luxury Properties Director

(310) 777-2879

[larry@larryyoungwestside.com](mailto:larry@larryyoungwestside.com)

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



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties





# TWILIGHT 5-7PM

OPEN TODAY 11-2 PM + TWILIGHT. Impeccable 3BD/3BA Sunset Strip mid-cent Architectural home with city to ocean views. Private/gated promontory with large mostly flat pad. Two-story with office, media/family room, large pool and spa overlooking spectacular views. Entertainer's kitchen opens to spacious living and dining areas. Dazzling views in the luxurious master suite can be seen through floor to ceiling glass. Custom low voltage halogen lighting, integrated sound system, newly installed full service solar system and electric-car ready!

8825 Hollywood Blvd | Sunset Strip

Offered at \$3,495,000



**RONALD GOLDHAMMER**

310.927.5222

Ronaldgoldhammer@mac.com

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices





# ARCHITECTURAL MASTERPIECE

1722 SAN REMO DRIVE  
PACIFIC PALISADES

WITH SPECTACULAR CITY, OCEAN & MOUNTAIN VIEWS

7 BEDROOMS & 11 BATHS  
OFFERED AT \$26,950,000  
OPEN 11-2



GARY GLASS ESTATES

[WWW.1722SANREMO.COM](http://WWW.1722SANREMO.COM)

BERKSHIRE HATHAWAY | California Properties  
HomeServices

GARY GLASS | 310.820.9343

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\* Hollywood as few will ever know it. | Above The Penthouses. | Up to 5,000+ SF

323.476.1826 | [michelle@abovethepenthouses.com](mailto:michelle@abovethepenthouses.com)  
BRE #01731312

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THE OPPENHEIM GROUP  
REAL ESTATE

## CONTEMPORARY FOUR-PLEX IN BEVERLY CENTER AREA

A completely remodeled and contemporary 4-plex with all units boasting a two-bedroom and two-bathroom open floor plan. Property has been strategically constructed with superior finishes to enhance operating and management efficiency. 7-car parking with each unit having an automated and private garage. Fully occupied, \$12,400 monthly rental income.



BEVERLY CENTER

612 N. GENESEE AVE.

\$2,595,000 | 8<sup>BED</sup> 8<sup>BATH</sup> 4,742<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2PM

612GENESEE.COM

JASON OPPENHEIM, ESQ.  
BROKER/PRESIDENT

OGROUP.COM

jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069





BRETT OPPENHEIM, ESQ.  
BROKER ASSOCIATE/ SENIOR V.P.  
brett@ogroup.com | 310.990.0687

JASON OPPENHEIM, ESQ.  
PRESIDENT/BROKER  
jason@ogroup.com | 310.990.6656





THE OPPENHEIM GROUP  
REAL ESTATE



8314 MARMONT LN. | SUNSET STRIP  
OFFERED AT: \$3,995,000  
OPEN TUESDAY 11-2

BEDS: 3  
BATHS: 3  
SQ. FT.: 3,172  
LOT SIZE: 7,477

8314MARMONT.COM

OGROUP.COM

8606 Sunset Blvd. | West Hollywood | CA 90069



NEW LISTING | TACO TUESDAY + 320° VIEWS!

Experience the City As You've Never Seen it Before!

OPEN TUESDAY 11-2PM | Please RSVP

Fully Catered Gourmet Taco Bar

DISTINCTIVE CATERING



Sally Forster Jones  
310.691.7888  
sally@sfjgroup.com  
sallyforsterjones.com

2035 Davies Way, Sunset Strip  
Asking \$4,795,000 | 2035daviesway.com  
RSVP: rsvp@sfjgroup.com



# INCREDIBLE DEVELOPMENT OPPORTUNITY!



An unparalleled development opportunity on a HUGE flat promontory with expansive 320° views! Rivaling the most prestigious view sites in Trousdale or the Bird Streets, 2035 Davies Way provides the ultimate in privacy and some of the most awe-inspiring and supremely dramatic views you'll ever see. The site presents a rare opportunity to redevelop and craft an extraordinary estate to take advantage of the remarkable vistas. Included in the sale are floor plans and renderings for an 11,500+ square foot ultra-modern home, 1,500+ square foot guest house & 7-car garage. A once-in-a-lifetime opportunity for the most discerning buyer & visionary!

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





OPEN TUESDAY | FEBRUARY 23<sup>RD</sup> | 11AM - 1PM

- #3702 FEATURES: 3 BED | 3 BATH | 3,400 SF | LARGEST UNIT IN THE BUILDING
- #3701 FEATURES: 0 BED | 1 BATH | 860 SF | IDEAL AS A GUEST HOUSE, OFFICE, OR MAID'S QUARTERS
- PANORAMIC 270 DEGREE VIEWS SPANNING FROM THE HOLLYWOOD SIGN TO THE PACIFIC OCEAN
- SECURE ELEVATOR ACCESS
- 5 DEEDED PARKING SPACES
- BUILDING INCLUDES OUTSTANDING AMENITIES: SKYDECK WITH INFINITY POOL, BARBECUES, FIRE PIT, WET BAR, GYM, SCREENING ROOM, AND BUSINESS CENTER



MO HAYAT | 310.308.2705 | MOHAYAT@SILTREE.COM | BRE# 01386061  
 ROBERT CIPOLLONI | 213.399.9001 | ROBERT@DWELLINGRE.COM | BRE# 01458843

State tax records reflect 3,170SF and 670SF. Buyer to verify all square footage and additional information.





NEW CONTEMPORARY HOMES IN EAGLE ROCK



**ONLY  
5  
LEFT**

**TWO FURNISHED MODELS**

2 & 3-Story Single-Family Homes  
Up to 1,576 Sq. Ft.  
3 Bedrooms

**From \$665,000**

PH 323.422.2244  
2228 Yosemite Drive  
Los Angeles, CA 90041

**BROKER OPEN**  
Tuesday, February 23  
Thursday, February 25  
12 noon- 3pm

Furnished Model Homes Open  
Saturday, Sunday and  
By Appointment

**GRAND OPENING**

Eagle Rock, a highly-diverse community with many historic and architecturally significant homes continues to evolve and reinvent itself with the emergence of Strata, an intimate grouping of 10 new contemporary single-family homes.

These 2 & 3-story, sleek, 3-bedroom homes offer modern amenities such as E-stone and Silestone countertops, wood plank flooring, Nest learning thermostat, low E, dual-glazed aluminum windows, dual-flush toilets and much more.

Conveniently located near DTLA, Pasadena and Glendale, the new Sprouts farmers market will soon open across the street, while hip neighborhood hangouts, restaurants, cool cafes, and abundant recreation are all just minutes away either on foot, by bike or via car.

Don't miss living in one of LA's most sought after neighborhoods.

Strata. The newest layer of Eagle Rock.

**2.5 % Broker Cooperation**  
Exclusively represented by Christopher Furstenberg  
Nourmand & Associates | CA BRE# 01208924





# WOW WHAT VALUE! BEST BUY IN BEL AIR CREST!



**OPEN TUESDAY, FEBRUARY 23RD 12-2PM**

**2171 Stratford Circle, Bel Air**

**New Price \$6,195,000**

Beautiful Mediterranean home in prestigious 24hour guard gated Bel Air Crest. Custom built and very private. Huge entry with double curving staircase and stone floors. Formal living room with antique carved wood fireplace, library with built in cabinets, fantastic center of the house with koi pond and large Buddha. Large family room, dining room and huge eat-n kitchen with all top of the line appliances and center isle all rooms open to deck and views overlooking pool and garden. Fantastic game room, theatre downstairs opening to the pool. 5 beds up, master with dual baths and sitting area and terrace. Total of 6 bedrooms 8 baths approximately 10,631sft. Beautifully done!. This home has a really great "vibe". Also for lease furnished \$29,500/month.

	APPROX. 10,631 SFT		6 BEDROOMS		8 BATHROOMS
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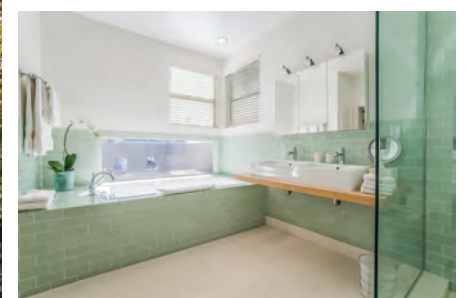
  
**VALERIE FITZGERALD**



**Valerie Fitzgerald**  
 301 N Canon Dr Suite E. Beverly Hills, CA 90210 | Phone: 310-285-7515  
[www.valeriefitzgerald.com](http://www.valeriefitzgerald.com)    [valerie@ValerieFitzgerald.com](mailto:valerie@ValerieFitzgerald.com)  
 Cal BRE #00974075

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*Experience a new level of excellence in luxury real estate. Discover RE/MAX*

**Coveted Venice Canal Home provides an atmosphere of peace and tranquility  
Originally designed by Fred Fisher and impeccably updated for modern living  
431 Carroll Canal, Venice | Offered for \$2,999,000**



Impeccably updated canal home has both an idyllic location and luxury amenities including gourmet kitchen, dark hardwood floor, custom bathrooms, and private master suite. 2 bedrooms | 2.5 bathrooms | 1,952 sf living

Represented by REinvestLA, Rebecca Saenz and Jeremy Billauer. They can be reached in the West LA office or direct at (310) 774-0094.

Santa Monica • Venice • West LA/Westwood • Marina del Rey • Abbot Kinney • Beverly Hills • El Segundo • Manhattan Beach • Downtown Manhattan Beach • Hermosa Beach • Malaga Cove • Redondo Beach • Torrance • Rolling Hills Estates • Rancho Palos Verdes • San Pedro • [www.RealEstateLosAngeles.com](http://www.RealEstateLosAngeles.com)





**NEW LISTING**  
**410 N La Jolla Ave**  
**\$2,370,000**

**Open Tuesday, February 23rd**  
**from 11am to 2pm**

This quintessential Spanish perfectly embodies the classic charm that remains timeless. It features 3 bedrooms, 3 baths, and a gourmet kitchen with an over-sized kitchen island. The beautifully landscaped private backyard includes a pool with a stunning cabana, perfect for day or night entertaining. Centrally located in the hottest area of LA and a short distance away from restaurants, high-end boutiques on Melrose and Beverly Blvd, The Grove and Farmers Market. Hedged for optimal privacy.

[www.410LaJolla.com](http://www.410LaJolla.com)

**kw**HOLLYWOOD HILLS  
KELLERWILLIAMS REALTY

**The Sunset Team**

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
[thesunsetteam.com](http://thesunsetteam.com)



REDEFINING REAL ESTATE

Sales | Consulting | Design





**NEW LISTING**  
**445 N Edinburgh Ave**  
**\$2,400,000**

**Open Tuesday, February 23rd**  
**from 11am to 2pm**

Stunning Spanish located in the Beverly Grove. This classical home features 4 bedrooms, 3 bathrooms, immaculate finishes, and a gourmet kitchen. The master bedroom is accompanied by a designer bathroom. This Spanish oasis boasts plenty of outdoor space, including a pool and a veranda for dining al fresco. The garage has been converted into a studio suite. Centrally located and a short distance away from trendy boutiques and restaurants on Melrose.

[www.445Edinburgh.com](http://www.445Edinburgh.com)

**kw**HOLLYWOOD HILLS  
KELLERWILLIAMS REALTY

**The Sunset Team**

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
[thesunsetteam.com](http://thesunsetteam.com)



REDEFINING REAL ESTATE

Sales | Consulting | Design



# Lowest priced in the area



1410 THAYER AVE

**Tuesday Feb 23, 2016 from 11AM to 2PM**

Great location. Close to Century city mall, Beverly Hills, Westwood and freeways Located on serene and tree-lined street , This charming Traditional boasts 2 bedrooms, 1.5 baths and family room, formal dining room, large formal

living room with fireplace opens to the enclosed courtyard, hardwood floors, nice backyard with hot tub, Very light and bright. Ideal for a quick remodel or a complete overhaul. lot size: 6310 and the house is 1832 sq. ft

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



Steven Mesbah  
310-897-0044







25067 JIM BRIDGER ROAD, HIDDEN HILLS  
OFFERED AT \$12,500,000

## TOMER FRIDMAN

310.926.3777 • [Tomer.Fridman@SothebysRealty.com](mailto:Tomer.Fridman@SothebysRealty.com)

## ISIDORA FRIDMAN

818.402.4442 • [Isidora.Fridman@SothebysRealty.com](mailto:Isidora.Fridman@SothebysRealty.com)

Ewing &  
Associates

**Sotheby's**  
INTERNATIONAL REALTY



25354 PRADO DE LA FELICIDAD  
CALABASAS  
OFFERED AT \$7,450,000; TURN-KEY AT \$18,260,000

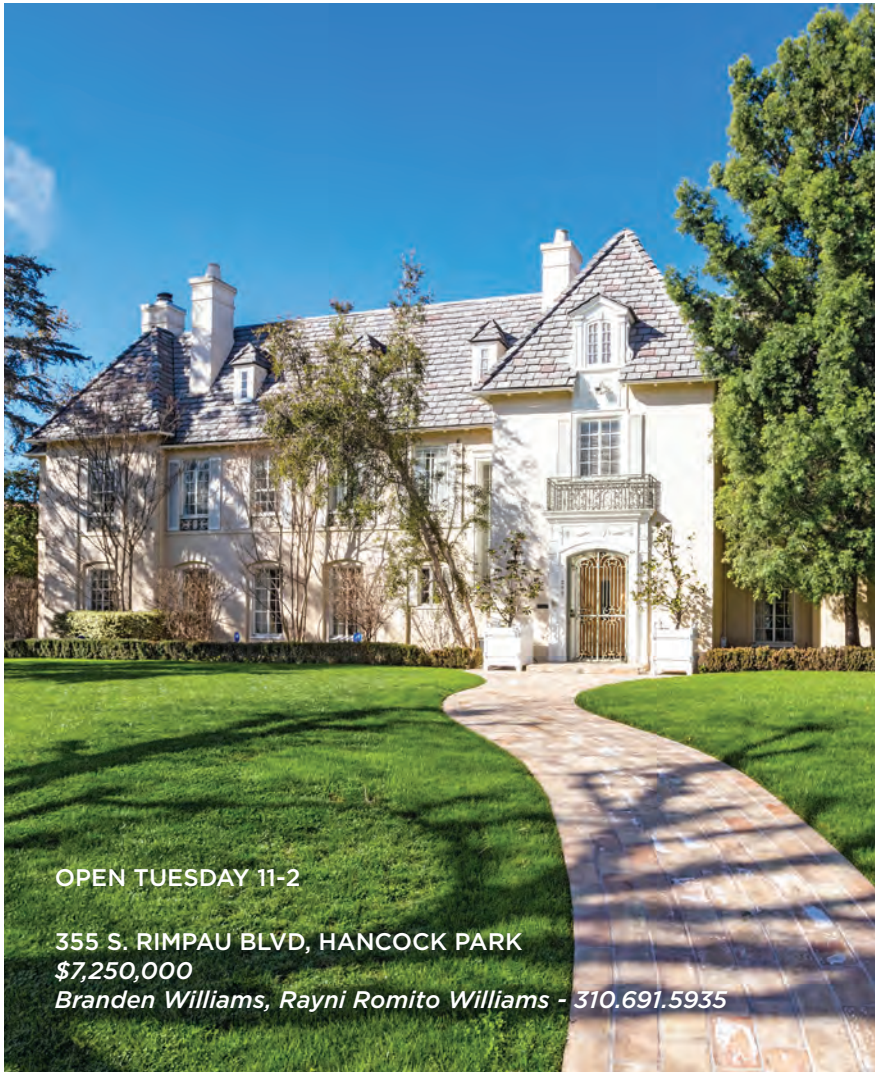


5550 BONNEVILLE ROAD  
HIDDEN HILLS  
OFFERED AT \$3,750,000



25235 PRADO DE ROSADO  
THE OAKS OF CALABASAS  
OFFERED AT \$3,699,000





OPEN TUESDAY 11-2

355 S. RIMPAU BLVD, HANCOCK PARK  
\$7,250,000  
Branden Williams, Rayni Romito Williams - 310.691.5935



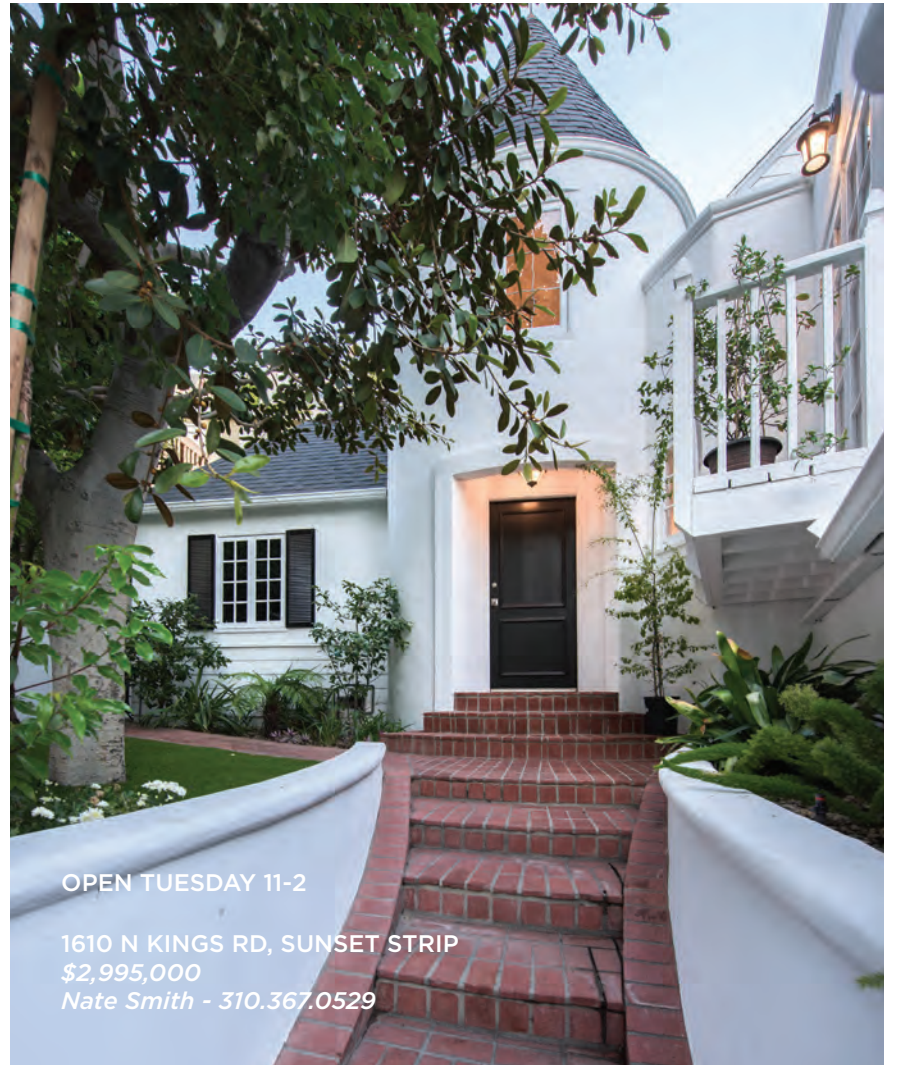
OPEN TUESDAY 11-2

2325 DUXBURY CIR, BEVERLYWOOD  
NEW PRICE \$4,900,000  
Adi Werthman - 310.598.0260



OPEN TUESDAY 11-2

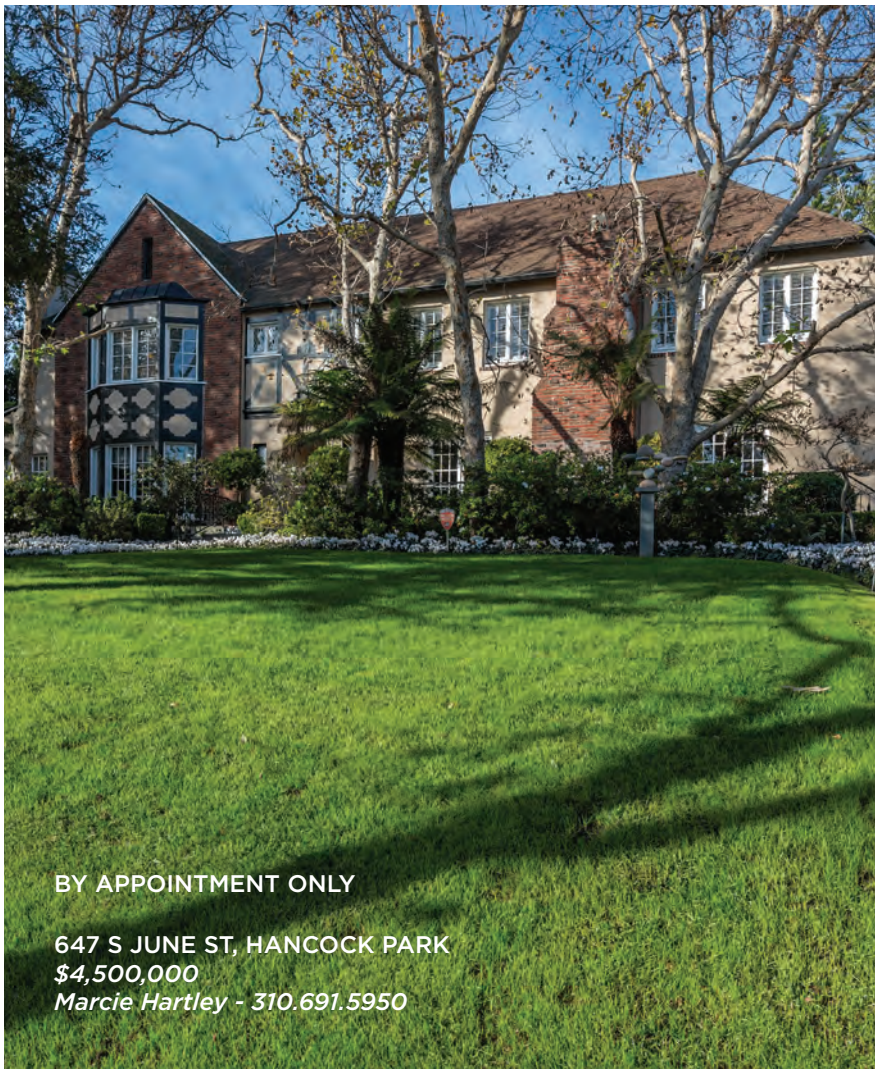
3961 SUNSWEPT DR, STUDIO CITY  
\$3,275,000  
Bjorn Farrugia, Alphonso Lascano - 424.253.5489



OPEN TUESDAY 11-2

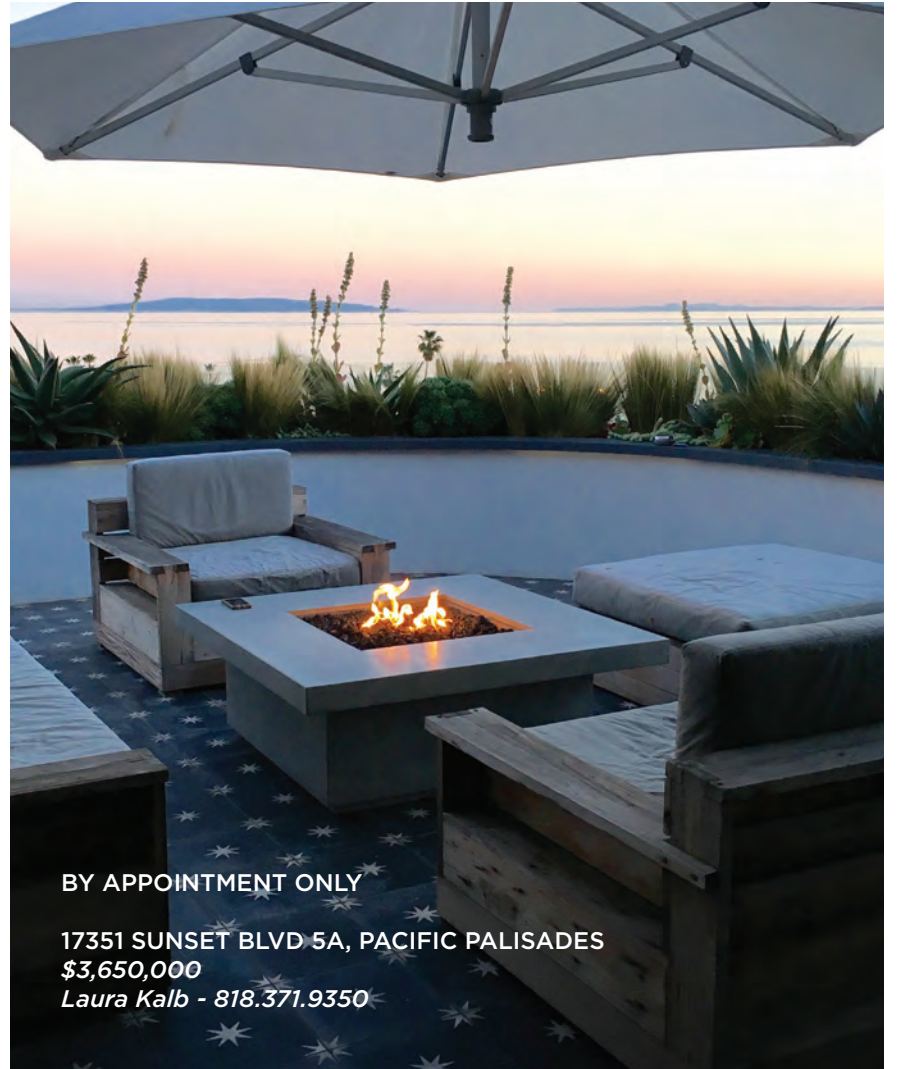
1610 N KINGS RD, SUNSET STRIP  
\$2,995,000  
Nate Smith - 310.367.0529





BY APPOINTMENT ONLY

647 S JUNE ST, HANCOCK PARK  
\$4,500,000  
Marcie Hartley - 310.691.5950



BY APPOINTMENT ONLY

17351 SUNSET BLVD 5A, PACIFIC PALISADES  
\$3,650,000  
Laura Kalb - 818.371.9350



RENDERING

OPEN TUESDAY 11-2

1514 BLUE JAY WAY, SUNSET STRIP  
NEW PRICE \$8,495,000  
Al Hughes, Jeff Hyland - 310.245.8500



HILTON & HYLAND

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311





OPEN TUESDAY 11-2

447 S BEVERWIL DR, BEVERLY HILLS  
\$2,399,000  
Susan Smith - 310.492.0733



OPEN TUESDAY 11-2

2835 BOTTLEBRUSH DR, BEL-AIR  
\$2,350,000  
Drew Fenton, Michael Fenton - 310.858.5474



OPEN TUESDAY 11-2

10519 WELLWORTH AVE, WESTWOOD  
\$1,699,000  
Bjorn Farrugia, Alphonso Lascano - 424.253.5489



OPEN TUESDAY 11-2

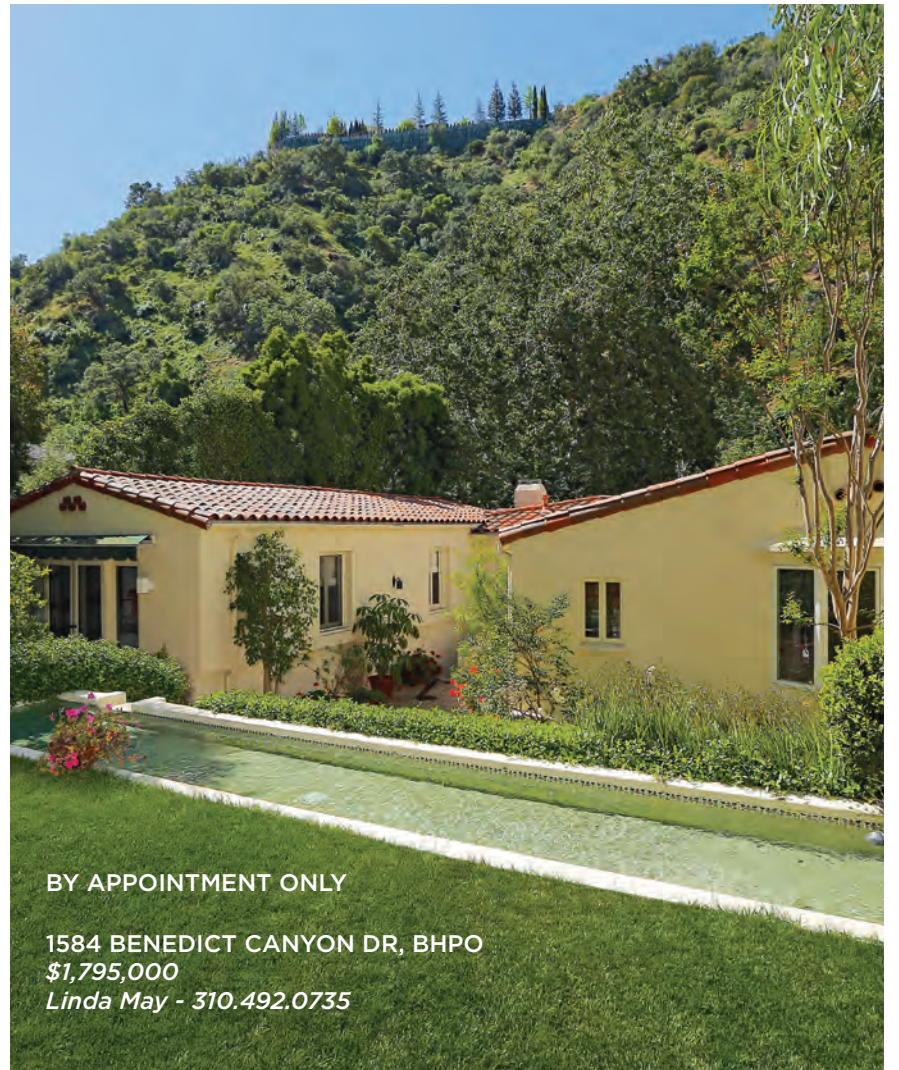
2825 ANGELO DR, BEVERLY GLEN  
\$1,595,000  
Barbara Tenenbaum - 310.858.5468





OPEN TUESDAY 11-2

2103 ALCYONA DR, HOLLYWOOD HILLS  
\$2,149,000  
Ladd Jackson - 310.346.1744



BY APPOINTMENT ONLY

1584 BENEDICT CANYON DR, BHPO  
\$1,795,000  
Linda May - 310.492.0735



OPEN TUESDAY 11-2

419 ST CLOUD RD, BEL-AIR  
LEASE \$55,000 /MO  
Laura Kalb - 818.371.9350



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CHRISTIE'S  
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HILTONHYLAND.COM

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