AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST

BROKER'S OPEN | TUESDAY 11AM-2PM

8778 LOOKOUT MOUNTAIN | LOS ANGELES

A unique, light filled cottage in the heart of Laurel Canyon. Open floor plan and great indoor-outdoor flow create the perfect environment for living the California lifestyle. This charming updated home boasts vaulted ceilings, hardwood floors, a beautifully redone kitchen and a dining area that opens to an outdoor entertainment area framed by mature trees. The cheery upstairs bedroom has its own deck and overlooks the private flat backyard. Canyon living at its best.

www.8778lookoutmountain.com

Open House | 2/21/16 Sunday 1-4
2/23/16 Tuesday 11-2
2/28/16 Sunday 1-4

Offered at: $849,000

Bill Barker
Sales Associate
CalBRE#: 01248100
billbarker@me.com | C: (310) 666-8301 | O: (310) 979-3910

COLDWELL BANKER
RESIDENTIAL BROKERAGE

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LISA MANSFIELD PRESENTS

10595 Ashton Avenue, #301 - Westwood

Open Tuesday 11 - 2

2 BEDS | 2.5 BATHS | 2-STORY PENTHOUSE | DEN

www.AshtonAve.com | Offered for $1,625,000

Stunning "designer chic" 2-Story Penthouse in luxurious building feels like a single family home. Natural light, high ceilings & great flow. Grand living room with large terrace with views. Gracious living & family rooms both with gorgeous mantels, crown moldings, & exquisite window coverings. Formal dining room with wainscoting. Large chef's kitchen with huge breakfast room. Enormous master suite with fireplace, huge walk-in closet and spacious terrace with views. 2nd bedroom suite with remodeled bathroom. Den is ideal for office. Huge laundry room, 2 zone AC, hardwood floors, 3 parking spaces, storage room. Corner unit with 1 shared wall.

LISA MANSFIELD
Realtor®, NRT's Top 1,000 Sales Associates
310.481.4313 | lisa.mansfield@sothebyshomes.com
www.lisamansfield.com | CalBRE#: 01105508

Sotheby's
INTERNATIONAL REALTY

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11911 San Vicente Blvd, Suite 200, Los Angeles, CA 90049 | **ONLYWITHUS.COM**

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AREA 5

WESTWOOD – CENTURY CITY

WESTWOOD

2016 CUSTOM BUILT MODERN HOME

2356 Kelton Avenue

New 2016 custom built 5+6.5 architectural home with amazing attention to every detail. Oversized master + 3 bdrm, all w/ balconies, & office area up and guest bdrm & powder down. All bdrms have great closet space w/ master having dual large closets & linen. Gracious foyer leads on to step down living, family rm, kitchen & dining. All overlooking an entertainment friendly grassy yard w/ sparkling pool, spa, & built-in BBQ bar. Open floor plan w/ skylights, walls of windows and glass make this home very light & bright. Endless features such as high ceilings & LED lighting throughout, chefs kitchen w/ custom built-in glass front cabinetry, top of the line SS built-in appliances, dual zone Nest controlled HVAC, central vacuum system, indoor & outdoor sound system and other impressive features. Easy accessible yard makes this home perfect for families or entertaining. Property is close proximity to restaurants, coffee shops, Westside Pavilion, award winning schools and more. Easy to show.

$3,195,000

Open Tuesday, 2/23 11am to 2pm

Shah Noorvash
310.709.7424
snoorvash@coldwellbanker.com
CAL BRE #00695525

COLDWELL BANKER PREVIEWS INTERNATIONAL

Peter Gabayan
310.409.9797
peter@realestatepeter.com
CAL BRE #01748879

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Beautiful 9000 Square Foot Property North Of Wilshire

$2,418,000

OPEN TUESDAY 11-2

JEFFREY JANGER
Jeffrey.Janger@PacePropLA.com
310.722.7786

PACE PROPERTIES
310.273.8383

LINDA JANGER
LLJanger@PacePropLA.com

Incredible Opportunity In The Highly Coveted Old Polo Fields!

2 Bedroom + 3 Bathroom Plus a Den & 2 Fireplaces | 1,770 SF | 8,069 Lot | Offered at $1,799,000

Incredible opportunity in the highly coveted Old Polo Fields! Contemporary one story home, light and bright with an open floor plan. 2 bedroom & 3 bath plus a Den. Hardwood floors throughout, fireplaces in LR and Den. Sun room with skylight that opens out to lovely grassy yard with mature trees. Central Air and Heat, direct access from 2 car garage and laundry room. Great home in beautiful Brentwood neighborhood, close to shopping, restaurants, Brentwood Country Mart, San Vicente, UCLA, Santa Monica Beaches, great Charter Schools and perfect for enjoying a great outdoor lifestyle.

MARK HANDLER
REALTOR® | Estates Director
(310) 922-0817
markhandler@rodeore.com
www.HandlerProperties.com

www.13330Sunset.com

RODEO REALTY
Fine Estates®

SHARON LODIN
REALTOR® | Estates Director
(818) 807-4423
sharonlodin@gmail.com
www.SharonLodin.com

This is not intended as a solicitation if your property is currently listed with another broker. Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources. Mark CalBRE License #01309310. Sharon CalBRE License #01014736.

1102 REXFORD DRIVE #PH1

BEVERLYWOOD

3 BEDROOMS | 2 BATHROOMS | 1,666 SQ. FT.

OPEN TUESDAY 11-2PM

NEW LISTING

Luxurious turnkey penthouse with views, ideal location, no common walls and flooded with natural light. Elegant with quality upgrades in one of the most desirable locations of LA. This top floor, ready for move-in unit offers views, hardwood flooring, large master suite with walk-in closet and lavish master bathroom. Washer/dryer area in unit. Living room has beautiful fireplace with custom marble. Three balconies, views from living room and all three bedrooms.

OFFERED AT $1,195,000

WWW.1102REXFORDDRPH1.COM

STEVEN KIRSHBAUM
424.230.3743

savills
An international associate of Savills | THEAGENCYRE.COM

THEAGENCY

AREA 9

BEVERLYWOOD VICINITY

DEVELOPERS DREAM OR FIRST TIME BUYER PERFECT HOME

FEBRUARY 23 FROM 11:00 TO 2::PM

$1,495,000

1132 S SWALL DR

THIS IS THE SLEEPER OF THE YEAR. A TWO BEDROOM HOME READY FOR EXPANSION. A BUILDERS DREAM OR THE DREAM HOME FOR THE FIRST TIME BUYER. THE KITCHEN IS REDONE AND GORGEOUS AND THE BATHROOMS ARE GRANITE. THERE IS A HUGE DECK FOR ENTERTAINING WHICH COULD EASILY BE A THIRD BEDROOM. YOU MUST SEE THIS HOME. THERE IS NO SIGN IN FRONT LONG DRIVEWAY AND LARGE GARAGE INCLUDED. NORTH OF PICO AND SOUTH OF OLYMPIC. THE BEST NEIGHBORHOOD.

SANDI LEWIS

319 770-4111

sandral@coldwellbanker.com

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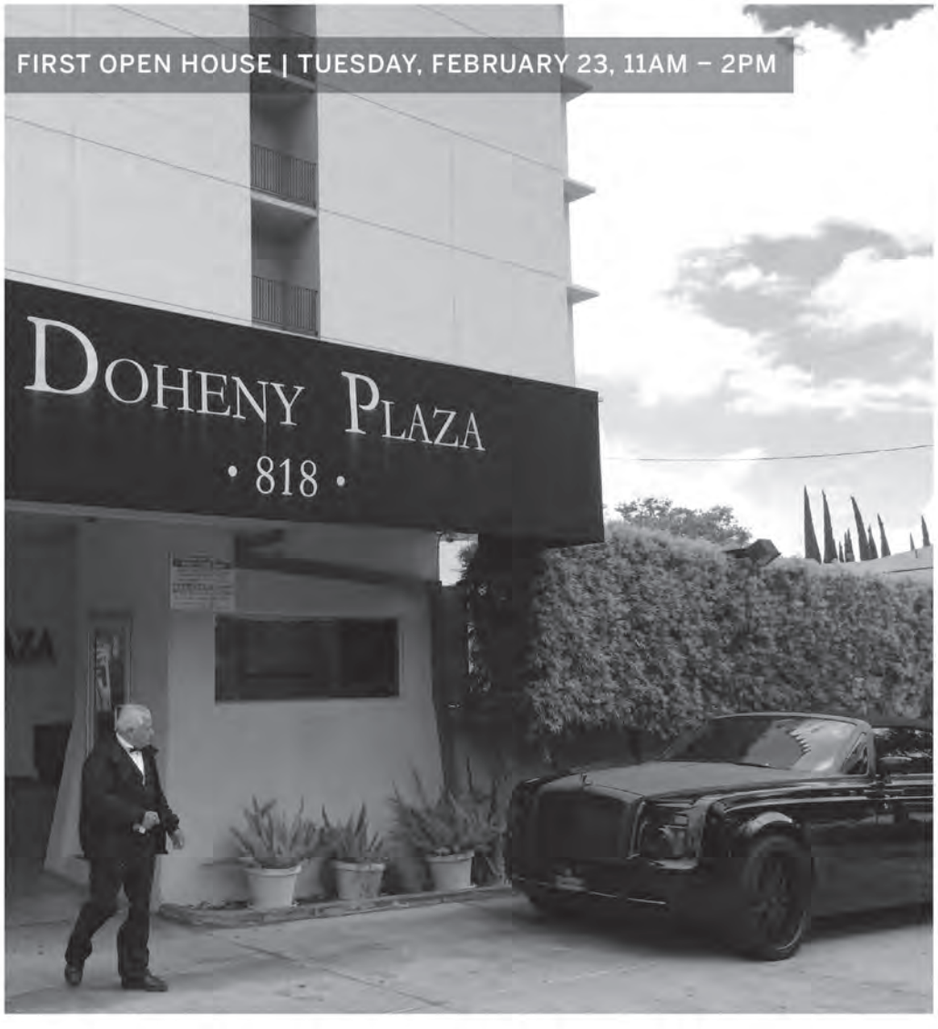
INCREDIBLE PRICE AT DOHENY PLAZA
2 BEDROOM, 2 BATH



818 N. DOHENY DRIVE #203 | WEST HOLLYWOOD
Offered at $900,000

First Open House! Come see it for one of the two opens before it is sold! Great value with open space, and nice size bedrooms with large balcony and Sunset Strip views. Perfect opportunity for a buyer to add some design touches and reap the rewards!

JEFFREY J. HOBGOOD
CalBRE#: 01247414
310.305.7653
Jeffrey.Hobgood@sothebyshomes.com

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

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AREA 10

WEST HOLLYWOOD VICINITY

3 BEDROOMS | 4 BATHROOMS | 3,034 SQ. FT.

Rare penthouse offering featuring over 3,000 square feet of living space in the exclusive full-service "Doheny Plaza." Endless city and Hollywood Hills views with generous wrap around balcony. This open and bright floor plan creates the perfect "trophy" residence for those seeking something truly special.

EXCLUSIVE REPRESENTATION BY

DUSTIN NICHOLAS

R.E. LICENSE # 01385049

310.770.1847

N

NICHOLAS PROPERTY GROUP | NICHOLASPROPERTYGROUP.COM

OCEAN TOWERS

201 Ocean Avenue #804B, Santa Monica $1,999,000

This three bedroom corner wraparound unit with unobstructed views of ocean, mountain and city views is located at the end of Ocean Avenue in Santa Monica's most prestigious location. New white oak hardwood floors throughout the unit, updated kitchen with stainless steel appliances and Caesarstone counter tops. This is a full service building with 24-hour valet parking, security, pool, spa, gym and maid service is also available. The convenience of a luxury hotel with the comfort and furnishings of a home. Building is a co-op.

DORINA SCHIRO
310.210.9090
dgschiro@yahoo.com

Sea Cliff Realtors. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed. CalBRE 01227758.

AREA 15

PACIFIC PALISADES

Architectural Penthouse Showstopper

870 Haverford Avenue #402, Pacific Palisades

Explosive Panoramic Ocean and Mountain Views

Rare southwest corner 3BR/2.5BA penthouse + den with broad terrace in prime village location. Sophisticated and artistically appointed with open living, dining, family design, this unit features hardwood floors, fireplace and floor to ceiling windows and doors all flowing to a comfortable terrace showcasing spectacular views and sunsets. Off a polished entry is a chic powder bath with dark wood floors and custom fixtures. A well laid out center island kitchen epitomizes function and design with quality stainless appliances, wine refrigerator and loads of storage. There are two guest rooms that share a full bath, plus a deluxe master suite with walk- in closet and grand bath with double sinks, shower and bath. Along the bedroom wing is utility room + extra storage. This contemporary security building, built in 2008 is complete with stylish lobby, gym, pool, two car side by side parking + guest parking. It's simply sensational and for the most discriminating buyer – the best unit in the Palisades!!

Open Tuesday 11-2 | Offered at $2,095,000
www.870Haverford402.com

COLDWELL BANKER PREVIEWS INTERNATIONAL

Joan Caplis | Susan Stark
310.748.2208 | 310.345.7450
joancaplis.com | susanstark.com

Gibson INTERNATIONAL

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BRAND NEW CALIFORNIA TRADITIONAL
Proudly Offered at $6,779,000

PACIFIC PALISADES | 901 El Medio Avenue
Web: 0355517 | MLS: 16-982515
6 br, 6.5 ba | Interior: 6,700 sq.ft. (approx.)
www.901ElMedio.com

BRENTWOOD BROKERAGE
11911 San Vicente Boulevard, Suite 200 | Los Angeles, CA 90049
sothebyshomes.com/losangeles
ONLYWITHUS.COM

Gorgeous and just completed gated California traditional home. Situated on an expansive approx. 16,000 sq. ft. lot with approx. 6700 sq. ft. of world class finishes and open living spaces. An elegant home in the Pacific Palisades, artfully designed with custom traditional finishes throughout including vaulted ceilings, wine cellar, hardwood floors, and extensive use of moldings and custom wood finishes. The formal entry flows nicely into both the formal living and dining rooms. The gourmet kitchen features Sub-Zero and Wolf appliances, a large walk-in pantry, large center island, a butler's pantry which leads into the dining room, and a cheerful breakfast room. Adjacent to the kitchen is an over-sized family room with fireplace, which flows perfectly to the over-sized rear yard. There is also a den/office with private patio & outdoor fireplace. There are 5 en-suite bedrooms upstairs and a maid's room downstairs with access to a back staircase. Each upstairs bedroom is spacious with private balconies. The stylish master bedroom has a large sitting room, an over-sized custom-designed walk-in closet, and a dual-sided fireplace leading to a luxurious bath. A generously scaled backyard with sunny private pool, spa & outdoor kitchen are ideal for outdoor entertaining. The 3-car garage is a car collector's dream with a hookup for an electric vehicle and direct access to the home. This is a rare offering.

BRUNO ABISROR
CalBRE:01852542
818.419.1459
bruno.abisror@sothebyshomes.com
BRUNO ABISROR PROPERTIES

PROVINCETOWN ESTATES

STEVEN MORITZ
CalBRE:0928961
310.871.3636
steven@stevenmoritz.com
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SERVICE ▪ COMMITMENT ▪ RESULTS

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AREA 19

BEVERLY CENTER – MIRACLE MILE

Open Tuesday 11am-2pm

439 N. Martel Avenue

3 BED | 2 BATH | THE GROVE | $1,399,000

—

Jeeb O'Reilly
Tori Barnao
310.980.5304

JE EB THE JEEB TEAM | COMPASS

compass.com 310.230.5478 compass compassinc compass

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Just Listed Brand New Home

14806 HESBY ST

2/23/2016 12pm-2pm

Exquisite East Coast Traditional Entertainer's Dream Home. Nested on a cozy tree lined street in a desirable pocket in Sherman Oaks. Enter into an impeccably detailed designer 5BD/5.5BTH + OFFICE open floor plan with no expense spared. The sleek pool and lush large grassy area with custom built-in BBQ, sink, and fridge make So Cal entertaining in this home perfection! Create and innovate in an Office and host in a separate Guest Room downstairs.

Offered At $1,899,000

ONWARD CAPITAL
REAL ESTATE

Michael Shlomof
310 728 9996

www.14806hesby.com

BEVERLY HILLS REAL ESTATE EXECUTIVE ASSISTANT NEEDED

Top producing high-end agent with 20+ years experience, at leading Beverly Hills real estate brokerage, in need of experienced executive Real Estate assistant to manage agent's office and provide outstanding customer service to clients. Ideal position for someone with 2 years minimum Los Angeles Real Estate experience & CA BRE Licensed who wants to play an integral role in managing and growing a successful business. The strongly organized candidate should have a professional demeanor with excellent verbal & written communication skills, work well under pressure in a fast paced environment, be able to prioritize and manage multiple on-going responsibilities with attention to detail. Flexibility and strong problem solving abilities are crucial.

Personality:

- Proactive: Self Motivating, Self Starting & Takes Initiative
- Quick Learner
- Dependable
- High Energy
- Positive Attitude
- Creative

Responsibilities:

- Maintain multiple contact databases & be computer savvy
- Proficiency drafting contracts (Zip Forms & DocuSign)
- Manage transaction process from listing appointment to close
- Liaison with marketing department for ad, brochure, listing package production, and postcard marketing campaign
- Coordinate and conduct open houses and showings
- MLS maintenance
- Website & social media management

Full time position and will be required to be on-call one weekend a month. Hours typically are 9:30-6:30 M-F
Dependable & presentable car required with proper licence & insurance
Ideally looking for long term employment with upside potential
Confidentiality guaranteed

Please email cover letter, resume, & salary requirements to: **BHRealEstateAssistantneeded@gmail.com**

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Thursday, March 31st

Skirball Cultural Center

2701 N. Sepulveda Blvd.
Los Angeles, CA 90049

Tickets:
Early Bird Realtor: $99*
Early Bird MLO: $109*

*Parking, lunch,
and beverages included!

For tickets and more information, go to...

summit.themls.com

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

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Educational Seminars

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

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Become an apartment building and commercial property pro.

This course will provide you with a comprehensive overview specific to large apartment and commercial buildings. You'll get an understanding as to how to handle facilities and equipment, tenant profiles, agreements, improvements by tenants and policies. Learn how to review the many opportunities and challenges that come with managing commercial properties and larger apartment buildings.

Larger Apartment Buildings and Commercial Properties

(also PMC Elective Course 3)

The Larger Apartment Buildings and Commerical Properties course counts toward earning the Property Management Certification (PMC). For more information about the certification, please visit www.car.org/education/designations/pmc/.

How you will benefit from taking this course:

- Identify properties suitable for your level of experience and skills
- Develop financial and physical evaluation skills for apartment and commercial properties
- Learn how to establish an operating budget and plan
- Understand your role and responsibility as a professional property manager
- Understand the California Bureau of Real Estate (BRE) licensing laws
- Describe the various types of commercial properties
- Perform an investment analysis for an apartment building or commercial properties
- Understand the guidelines, concepts and terms of loan programs

PMG PROPERTY MANAGEMENT CERTIFICATION

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BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

6330 San Vicente Blvd #100
Los Angeles, CA 90048

Friday, March 4, 2016
10:00am – 2:00 pm

BHGLAAR Members: $110.00
Non-Members: $120.00

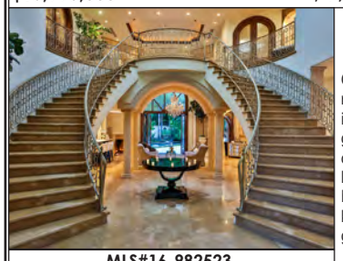
Register online at:
www.bhglaar.com
Or by phone at 310.967.8800

PARKING VALIDATION INCLUDED

TUESDAY

01 Beverly Hills — Single Family

1181 LAUREL WAY — Open 11-2 — NEW
$16,995,000 | 7+9 | MEDITERRANEAN



MLS#16-982523

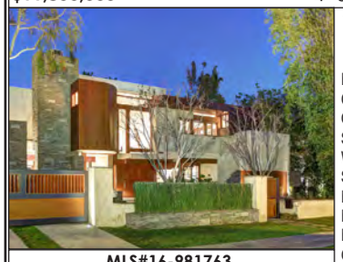
Mauricio Umansky 424-230-3701
THE AGENCY

RESORT-LIKE CONTEMPORARY MEDITERRANEAN IN BEVERLY HILLS

Gated Contemporary Mediterranean estate offering private resort-style living and full-scale entertaining on over an acre in Beverly Hills. A rare gem offering seclusion next to the glamorous Beverly Hills hotel and Rodeo Dr. A palatial entry opens to grand scale interiors feat limestone floors, cove lighting, elegant crown moulding and glamorous finishes. Main level with open floor plan includes living room,chef's kitchen with breakfast room, family room, dining, office, guest suite, media room.

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

✕ 818 N ROXBURY DR — Lunch 11-2 — NEW
$11,800,000 | 4+6 | 2sty-ARCHITECTURAL



MLS#16-981763

MICHAEL J. LIBOW 310-285-7509
CBRB - BH S

WORLD-CLASS ARCHITECTURAL MODERN ESTATE ON PREMIER 800 BLOCK

MALIBU IN BH! WORLD-CLASS ARCH MODERN ESTATE CSTM BLT BY FORT HILL CONSTRUCTION FOR THE OWNER AT THE CUSP OF THE NEW MILLENNIUM. A SYMPHONY OF FINE NATURAL MATERIALS & GLASS WALLS CREATES THE ULTIMATE INDOOR/OUTDOOR SETTING. CASUALLY ELEGANT SPACES FOR ONE OR MANY W/AMAZING ART DISPLAY & STORAGE AREAS. MASTER SUITE W/SIT RM/FP/DUAL LUXE BAS/WALK-INS. MASSIVE CHEF'S KITCHEN OVERLOOKS PRIVATE REAR GROUNDS INCLUDING PL/SPA/LAWNS/PATIOS/MATURE FOLIAGE.

WWW.818ROXBURYDR.COM

713 N ALTA DR — Open 11-2 — NEW
$8,000,000 | 5+7 | TRADITIONAL

MLS#16-979809

Chrys Stamatis 310-571-1323
COLDWELL BANKER - BW

OPEN TUESDAY 11-2PM

Incredible flat, fully usable 20,286 SF lot in prime B.H. location. Build new or renovate trad. 2 story 4,958 SF home. w/circular drive and pool. Two bedrooms +2 bathrooms, playroom & office on 2nd level. Master & guest suites, formal living & dining, family rooms + powder room are on the main level. Private setting. Prime lot on desirable, sought after street.

570 CHALETTE DR — Open 11-2 — NEW
$7,995,000 | 5+5.5 | 1sty-CONTEMP MED

Noushin Ahobim (310)863-4325
NELSON SHELTON & ASS

MAGNIFICENT VILLA WITH AMAZING VIEWS

Magnificent Villa in the Trousdale Estates. Grand foyer w/ high ceilings throughout, the home has spacious living & entertaining spaces. Chef's kitchen, features a center island w/ breakfast bar. Grand living & family rooms w/ fireplaces. Large master bedroom has a sitting area w/ a beautiful view of Los Angeles. Outdoor spaces provide a private California oasis w/ outdoor loggia, pool w/ fountains, spa, sauna & fire pit. Stunning city lights and ocean views enhance the elegance of this home!

447 S BEVERWIL DR — Open 11-2 — NEW
$2,399,000 | 4+3 | TRADITIONAL

MLS#16-982075

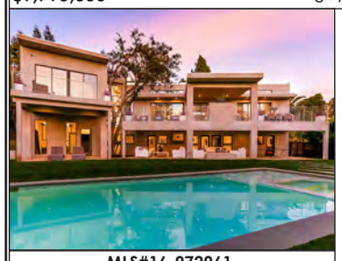
Susan Smith 310.415.5175
HILTON & HYLAND

CHARMING TRADITIONAL

First time in the market in over 50 years this charming traditional home sits above the tree line street. Three bedrooms upstairs. Den/bedroom on main level. Third level has a large bonus room. Hardwood floors. Updated kitchen. Good size formal dining room. Sunny backyard with room for a pool. Separate 2 car garage.

www.susansmithrealty.com

1085 CAROLYN WAY — Open 11-2 — rev
$9,795,000 | 5+7 | 2sty-CONTEMPORARY



MLS#16-972961

Brent Watson 310-600-9119
COMPASS

UPDATED & EXPANDED CONTEMPORARY-CENTURY CITY VIEWS

Dramatic double entry leads to the spacious foyer with 15' ceilings, "Great Room" features 12' ceilings & clerestory windows, multiple seating options, fireplace & breathtaking state-of-the-art kitchen. The lower level consists of three self contained bedroom suites. Also on this level, is a cinema or studio, pool bath, laundry room facilities & another lounging area. The rear yard is private with a new pool with spa

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

1218 COLDWATER CANYON DR — Open 11-2 — rev
$4,595,000 | 4+4 | TRADITIONAL

MLS#16-969931

Dominique Jeramaz 310-531-2910
CITY REAL ESTATE

INCREDIBLE OPPORTUNITY TO REMODEL OR BUILD NEW

Remodel existing residence or tear down and build new. Newly constructed pool is near completion. Plans and permits pending approval to build approximately 9,300 square foot home plus detached guest house and pool cabana. Plans include huge formal dining room and entertaining areas, master suite with his and hers baths and closets, theater, gym, game room, and 2000 bottle wine cellar. Fold away doors, expansive yard with pool and spa, outdoor fire elements, covered loggia. Endless possibilities.

None

217 S CANON DR — Open 12-2 — rev
$3,250,000 | 4+4 | TRADITIONAL

MLS#15-965255

Laura Pardini 888-931-3337
COMPASS

OPEN NOON - 2PM

Open noon - 2pm. Location. Location. Location. Walking neighborhood...close to restaurants, stores and schools. Spacious four bedroom home. Cook's kitchen with double wide refrigerator. Formal dining room. Generous size master with en suite bath and two walk-in closets. Includes one bed/bath garage conversion.Large backyard.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

01 Beverly Hills — Condo / Co-op

272 S LASKY DR #105 — Open 11-2 — NEW
$1,298,000 | 2+3 | CONTEMPORARY

MLS#16-981821

Litta Lee 213-595-2455
COLDWELL BANKER RESI

GORGEOUSLY STAGED TWO-STORY TOWNHOME IN BEVERLY HILLS!!

GORGEOUSLY STAGED TWO-STORY TOWNHOME IN BEVERLY HILLS! THIS CONTEMPORARY HOME HAS A BEAUTIFUL OPEN LIVING ROOM W/ FIREPLACE & WET BAR, PERFECT FOR ENTERTAINING FAMILY & FRIENDS. A LOVELY SEPARATE DINING ROOM WITH HARDWOOD FLOORS & CUSTOM BUILT-INS. THE WINDING STAIRCASE LEADS YOU TO A FABULOUS 2ND FLOOR MASTER SUITE WITH LARGE OPULENT BATH, WALLS OF CLOSETS & SITTING ROOM. AMAZING PLACE TO CALL HOME! CONDO INCLUDES 2 SIDE BY SIDE PARKING SPACES & IS JUST STEPS AWAY FROM BEVERLY HILLS HIGHSCOOL!

Grbg Disp

324 N PALM DR, UNIT 401 — Open 11-2 — NEW
$1,099,000 | 2+2 | 1sty-ARCHITECTURAL

Sam Solaimani 310-422-6026
COLDWELL BANKER BHN

BRIGHT, BEAUTIFUL 2BR + 2BA CONDO

Bright, Beautiful 2+2+bonus room for a office with high ceilings penthouse, located in the heart of Beverly Hills, N. of Burton Way, this unit is tastefully remodeled in secured building w/manned security guard. This large unit of 1701 Sq ft has hdwd flrs, recessed lighting, granite counter tops, New kitchen floors, washer, dryer in the unit, Refrigerator, new cabinetry. Built-ins Bar & custom closets. Master bedroom is exceptional, New gym, comes with side by side Parking spaces with storage.

Other

TUESDAY

01 Beverly Hills — Income

456 SMITHWOOD DR — Open 11-2 — NEW
$3,250,000 — Triplex — SPANISH

CAPTIVATING BEVERLY HILLS TRIPLEX

Captivating Beverly Hills Triplex in prime location to finest hotels and best shopping. 2 front units which are updated with 3 beds/2 baths each. Open floorplan with large living room, dining room, breakfast area and hardwood flooring. The rear structure was constructed in 2004 and has 2 beds/1.5 baths with high ceilings and wrap around balcony overlooking rear courtyard, 3 garages with parking for 5 cars. Laundry inside, metered. 2 of 3 units can be delivered vacant upon close of escrow.

George Kahwaji 310-994-5060
RODEO REALTY

02 Beverly Hills Post Office — Single Family

2207 BOWMONT DR — Open 11-2 — NEW
$6,495,000 — 5+5.5

PERFECT RETREAT FOR YOUR CELEBRITY CLIENT!

Located on a large lot at the end of a gated and private driveway is this 2-story Steven Ehrlich modern masterpiece with interiors by Mark Brunetz. Featuring the best indoor/outdoor living, the home boasts multiple outdoor entertaining areas, pool and spas as well as the private lookout patio with city to ocean views!

Tom Davila 323.327.8292
KELLER WILLIAMS BH

9464 BEVERLY CREST DR — Open 11-2 — NEW
$3,995,000 — 4+5 — CONTEMP MED

MLS#15-946905

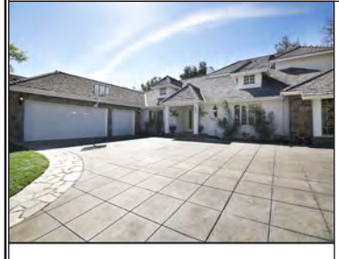
INCREDIBLE UNOBSTRUCTED VIEW PROPERTY

Views out the canyon to ocean complement this gorgeous hillside property, located in prime BHPO Crest streets. Spacious rooms, high ceilings, great volume accented by gorgeous picture windows/pocket doors. Open floor plan features 4 bdrms & 4.5 bthrms. Two-story entry opens into living room with fireplace. Main level also features large family room with fireplace & eat-in kitchen. 2nd floor has 2 bdrm suites. Lower level can be used as guest/maids quarters with 2 bdrms with en-suite bathrooms.

Joseph Babajian 310-623-8800
RODEO REALTY - BH

www.9464BeverlyCrestDrive.com

2833 DEEP CANYON DR — Open 11-2 — NEW
$3,850,000 — 6+6 — 2sty-TRADITIONAL



BEAUTIFUL AND GATED REMODELED HOME

Beautiful gated and remodeled family home of approximately 5,093 square feet with 2 fabulous master suites (1 upstairs as new addition and 1 downstairs with fabulous large custom closets and his and her baths plus upstairs balcony off new master addition overlooking pool. 3 additional bedrooms plus maids down). Great open kitchen with breakfast area and large island countertop seating and hardwood floors throughout. Coveted Warner Avenue Elementary.

Ginger Glass 310-927-9307
COLDWELL BANKER BHN

www.2833deepcanyon.com

Why Advertise? Large Distribution Area

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

1600 BENEDICT CANYON DR — Refresh. 11-2 — NEW
$3,299,000 — 5+5 — 2sty-MEDITERRANEAN

MLS#16-980303

NEWER GATED MODERN MEDITERRANEAN ESTATE

Set above the street w/ 4277+ sq ft of living. Grand entry w/ 10 ft solid mahogany doors, LR w/ 12' coffered ceilings, FP, wd flrs, & bi-fold drs open onto a front deck. French drs open onto back patios. Chef's kitchen w/ center island, breakfast area, designer cabinets, & prof. appliances (Sub-Zero, Wolfe and Miele). Bose speakers thru-out, programmable lighting controlled by Iphone/Ipad, iPhone docks alarm & camera security system & central vacuum. Pool, Jacuzzi and waterfall. Parking for 4-5.

Michael Khorshidi 310-569-1121
K.L.F. REALTY

BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other

9694 OAK PASS RD — Open 12-2 — rev
$30,000,000 — 7+10 — CONTEMP MED

MLS#15-959873

Private gated celebrity enclave of "Oak Pass Road" complete compound just under 2 acres designed by previous celebrity ownership. Main house chic modern finishes, light oak floors, large open space, formal living room w fireplace and terrace, dining room, chefs kitchen, professional screening room, luxurious master and baths, children wing, family/game room, amazing grounds with "paradise pool" and waterfall.

Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

1250 ANGELO DR — Lunch 11-2 — rev
$5,695,000 — 4+5 — ARCHITECTURAL

MLS#16-980509

BEAUTIFUL CONTEMPORARY HOME COME SEE OUR NEW LOOK!!!

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

Martin Halfon 310-344-4465
RODEO REALTY - BEVER

Cbl,Dshwshr,Grbg Disp,Hood Fan,Intrcm

03 Sunset Strip - Hollywood Hills West — Single Family

2936 MONTCALM AVE — Lunch 11-2 — NEW
$7,950,000 — 8+6 — 2sty-SPANISH

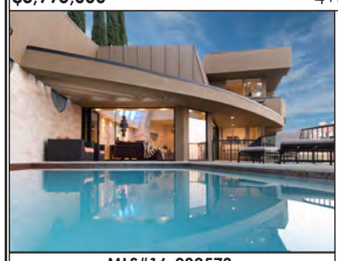
STUNNING 7 ACRE COMPOUND IN THE HOLLYWOOD HILLS

The Andrew R. Getty Estate, one of the largest Hollywood Hills compounds is available for the first time in years. This 7 acre property has only traded hands three times since its conception in 1926. Truly one of the most magnificent Spanish homes in Los Angeles, this is the perfect oasis for any buyer seeking privacy. With breathtaking views of Los Angeles, this home is move in ready.

Josh Flagg 310.720.3524
RODEO REALTY BH

Range/Oven, Freezer, Fridge

2201 SUNSET PLAZA DR — Open 1-4 — NEW
$3,995,000 — 4+5 — CONTEMPORARY



MLS#16-980573

VIEWS FROM THE TOP

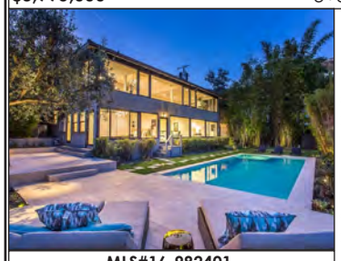
Welcome to the top, this welcoming contemporary residence overlooks the city of Los Angeles. The jetliner views serve a WOW factor like nothing else on the Sunset Strip. No detail was overlooked in the recent renovations.

Paul Blair 3109233467
THE AGENCY

Pool, Views, Remodeled

TUESDAY

8314 MARMONT LN
Lunch 11-2
$3,995,000 3+3 CONTEMPORARY
NEW



MLS#16-982401

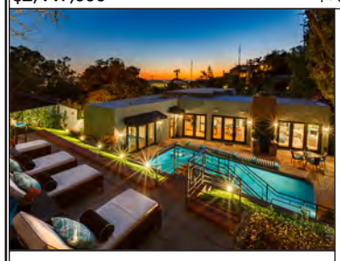
RENOVATED ESTATE ON THE SUNSET STRIP

Perched on a cul-de-sac just above the Chateau Marmont, sits this completely renovated and gated estate with jetliner city views. A private entrance leads you to an expansive living room with soaring vaulted ceilings, sleek gourmet chef's kitchen and ample natural light. Three spacious downstairs bedrooms, including a master suite with an elegant spa-like bathroom. This thorough and tasteful renovation creates an ambiance of sophistication and warmth for the most discriminating buyer.

Brett Oppenheim 3109900687
THE OPPENHEIM GROUP

www.ogroup.com

1444 QUEENS RD
Open 11-2
$2,449,000 4+3 CONTEMPORARY
NEW



CHIC & STYLISH REGENCY

Situated north of Sunset on coveted Queens Road this gorgeous home boasts sophisticated polished workmanship and designer finishes. Home is approximately 2400 sq. ft. and has four bedrooms and three bathrooms. Flexible floor plan with a private master suite separated from the guest/family bedrooms. Expansive terraced gardens and patio complete with a pool are great for indoor/outdoor entertaining.

J.Crane/C. Blankenship 310-994-6451
DOUGLAS ELLIMAN

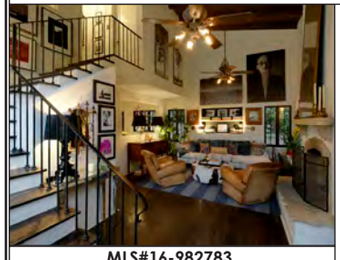
8825 HOLLYWOOD BLV
Open 11-2
$3,495,000 3+3 2sty-MID-CENTURY
NEW

TWILIGHT OPEN HOUSE 2/23/2016 5-7PM

Impeccable Sunset Strip mid-century architectural home w/ city to ocean views. Private & gated promontory w/ large flat pad. 2 story w/ 3 bd, 3 ba, office & media/family rm, large pool & spa overlooking spectacular views. Entertainer's kitchen opens to expansive living & 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 & electric car ready!

Ronald Goldhammer 3109275222
BERKSHIRE HATHAWAY

2025 PINEHURST RD
Open 11-2
$1,425,000 3+4 SPANISH
NEW



MLS#16-982783

PRIVACY AND TRANQUILITY IN THIS ADORABLE SPANISH!

Enchanting Home on a quiet cul-de-sac. Exuding charm & taste, this tranquil retreat offers ultimate privacy. Smart outdoor planning, with expansive decking creates a warm and inviting atmosphere, ideal for entertaining and al fresco dining surrounded by lush trees. The two story height living room with wood beam ceilings leads to the open kitchen with butcher block and high end appliances. The formal dining room opens through French doors to the yard, creating an effortless indoor-outdoor flow.

Clemens Mandell 310-571-5721
COLDWELL BANKER

Blt-Ins,Clng Fan,Dshwshr,Grbg Disp,Other

1610 N KINGS RD
Open 11-2
$2,995,000 3+3.5
NEW

A MUST-SEE JEWEL PERCHED JUST ABOVE THE SUNSET STRIP

Charm exudes from every corner of this residential treasure perched just above the Sunset Strip. As you pass through the gated entrance, you are transported from the excitement of LA's finest entertainment hot spots to an extremely private oasis of lush landscaping & storybook ambiance. City views. A must-see jewel.

Nathaniel Smith 310.367.0529
HILTON & HYLAND

www.hiltonhyland.com

2753 LA CUESTA DR
Open 11-2
$1,099,000 2+3 2sty-MID-CENTURY
NEW

MLS#16-982589

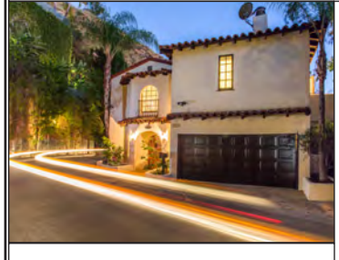
NICHOLS CANYON OPPORTUNITY!

DON'T MISS THIS COSMETIC FIXER LOCATED ON A LOVELY QUIET STREET IN UPPER NICHOLS CANYON. FIRST TIME ON THE MARKET IN 30 YEARS, THIS PRIVATE TWO BEDROOM, TWO BATH HOUSE SITS ON A GOOD SIZED LOT WITH SERENE CANYON VIEWS FROM ALMOST EVERY ROOM AND FROM THE AMPLE BALCONIES. IN ADDITION, THERE IS A SEPARATE GUEST SUITE WITH ITS OWN ENTRANCE AND BATH. THERE IS A ONE CAR GARAGE AND TWO OFF STREET PARKING SPOTS. THIS IS GREAT OPPORTUNITY TO CREATE THE HOME OF YOUR DREAMS IN THE HOLLYWOOD HILLS.

D Banchik & A Dantzler 310-877-8361
BHHS CA PROPERTIES

Dshwshr,Rng/Ovn,Fridg

1723 VIEWMONT DR
Lunch 11-2
$2,795,000 3+3 CONTEMP MED
NEW



STUNNING VIEWS ABOVE THE STRIP

This romantic celebrity hideaway captures the grace & elegance of a classic entertainer's home. On a private bluff above Sunset Plaza, this property provides breathtaking views of the Pacific Design Center, Century City & directly west to the sea. With captivating vistas from every room, this 3bd 3ba abode affords an open floorplan lined w/oak hardwood floors, gourmet chef's kitchen, brilliant picture windows pouring in rays of natural sunlight & a soaking tub perfect for ocean view relaxation.

Tamra (Tami) Pardee 310.907.6517
PARDEE PROPERTIES

8778 LOOKOUT MOUNTAIN AVE
Open 11-2
$849,000 2+1.5 1sty-CALIFORNIA BUNGALOW
NEW

CHARMING LAUREL CANYON COTTAGE

A unique, light filled cottage in the heart of Laurel Canyon. Open floor plan and great indoor-outdoor flow create the perfect environment for living the California lifestyle. This charming updated home boasts vaulted ceilings, hardwood floors, a beautifully redone kitchen and a dining area that opens to an outdoor entertainment area framed by mature trees. The cheery upstairs bedroom has its own deck and overlooks the private flat backyard. Canyon living at its best.

Bill Barker 310-666-8301
COLDWELL BANKER

www.8778lookoutmountain.com

1687 MARMONT AVE
Refresh. 11-2
$2,499,000 3+3 CONTEMPORARY
NEW

GATED HOME WITH POOL AND VIEWS ABOVE CHATEAU

Great city views in this sophisticated Sunset Strip contemporary home above famed Chateau Marmont! Fleetwood pocket doors create seamless indoor/outdoor flow from the living areas to terrace and infinity pool. Gourmet kitchen with top-of-the-line appliances, master suite featuring marble bath and large walk-in closet, plus two additional bedrooms. Set behind an electric gate, this home offers privacy and security all within close proximity to world-class shopping, dining, and nightlife.

Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

www.1687marmontavenue.com

6621 EMMET TER
Open 11-2
$795,000 2+1 1sty-MEDITERRANEAN
NEW

EXCEPTIONAL RESTORATION AND VALUE WITH VIEWS!

Lovingly restored over years, this is a very rare opportunity to purchase a "jewel box" single family home in historic Whitley Heights. South facing with views! Wonderful façade with graceful entrance to surprising large entry and coved and beam living room. New kitchen and bath tastefully completed, re-built fireplace and chimney, including an array of upgrades.

Tim Swan 310-991-3559
BERKSHIRE HATHAWAY

Historic Whitley Heights

TUESDAY

9306 WARBLER WAY — Open 11-2 — red

$3,395,000 | 3+3 | ARCHITECTURAL

SEXY BIRD STREETS WITH VIEWS

This Architectural 3+3 home in the Bird Streets has panoramic views. Custom kit w/high end SS appliances & center-island. The 2nd level is a floor-through master suite incl a bdrm w/prvt balc, walk-in closet & mstr ba w/soaking tub & dual shower heads. The indoor/outdoor flow leads to the multiple exterior living/entertaining areas. Complete w/Ann Sacks marble, custom cabinetry, hardware & Serge Mouille-inspired Italian lighting.

MLS#16-975573

Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

Co-listed with Kira Gould 310.963.9563

1514 BLUE JAY WAY — Open 11-2 — rev

$8,495,000 | 4+4 | CONTEMPORARY

SHOVEL READY FOR NEW CONSTRUCTION

REDUCED!! Shovel ready beautiful new construction project on world famous Blue Jay Way! All permits including haul route are approved, ready to issue. Brett Barrett Inc designed plans for 2 levels with over 7,000 sq ft of living space, architectural pool, 4 car garage and mechanical vault. This elevated flat pad site enjoys head on sweeping views across Los Angeles from Downtown to the Pacific. Existing contemporary home may also be remodeled.

MLS#15-921727

J Hyland, A Hughes 310.278.3311
HILTON & HYLAND

www.hiltonhyland.com

✕ 2035 DAVIES WAY — Lunch 11-2 — rev

6+9 | 2sty-CONTEMPORARY

NEW DEVELOPMENT OPPORTUNITY WITH 320 DEGREE VIEWS!

Catered Taco Tuesday! Experience the city as you've never seen it before! An unparalleled dev opportunity & an unprecedented value on a HUGE flat promontory w/ expansive 320° unobstructed views! Rivalling the most prestigious view sites, Davies Way provides 25,000 sqft of ultimate privacy and ideal trophy property. Included are floor plans & renderings for an 11,500+ sqft home, 1,500+ sqft guest house & 7-car garage. A once-in-a-lifetime opportunity for the most discerning buyer & visionary!

MLS#16-982797

Sally Forster Jones
JOHN AAROE GROUP

www.2035daviesway.com

1540 N CURSON AVE — Open 11-2 — rev

$3,990,000 | 5+6 | MODERN

Boasting jaw dropping scale with soaring ceilings and open floor plan. Featuring some of the most highly advanced electronics, this 5 bed 6 bath modern has to be seen to be believed. Water features can be enjoyed from all areas of the house along with a rooftop terrace that provides views of the Downtown skyline and hills. Upgraded throughout and totally designer done this home offers the best in in/out living with new outdoor kitchen and BBQ. Home sits on extra large 7,000 square foot lot.

MLS#16-979727

Spencer Payson 310-486-8039
KELLER WILLIAMS BEVE

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

8291 PRESSON PL — Open 11-2 — rev

$2,995,000 | 4+4.5 | TRADITIONAL

EXQUISITE CHARLES DORIAN RETREAT ABOVE SUNSET STRIP

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

MLS#16-978609

ST.JAMES + CANTER +SALIM 917.459.2664
BERKSHIRE HATHAWAY

www.8291PRESSON.COM

04 Bel Air - Holmby Hills — Single Family

161 ASHDALE PLACE — Open 11-2 — NEW

$8,950,000 | 6+7 | 2sty-COUNTRY FRENCH

LUXURY HOME WITH STUNNING VIEWS

Luxury home with 6458 SF including guest house. Expanded in 1999 and upgraded in 2009. 6 bedrooms, 7 bathroom on .49 usable acre. Stunning panoramic views of downtown Los Angeles to Palos Verdes with spectacular sunsets over the Pacific Ocean. Millions spent on custom built four level outdoor area with outside lighting, hardscape and landscape. Outdoor dining on a private terrace. Heated pool with waterfall and hot tub. Built in BBQ , refrigerators,wood burning stone fireplace and TV.

MLS#Sr16030074cn

Frances Tinsley 818 312-1891
TTIC ESTATEDIVISION

BBQ,Dshwshr,Grbg Disp,Micro,Fridg,Other

2305 WORTHING LN — Open 11-2 — NEW

$7,499,999 | 6+10 | 2sty-MEDITERRANEAN

MAGNIFICENT MEDITERRANEAN VILLA

Magnificent Mediterranean villa in exclusive 24 hour guard gated Bel Air Crest. 6 bedrooms and 10 bathrooms in an expansive 8500 square feet. Jaw dropping two story foyer with double circular staircase and massive artisan skylight. Palatial master bedroom with fireplace and grand marble dual baths. Center island Chef's kitchen and sky high ceilings with music throughout. Beautiful backyard with incredible swimming pool and spa complete this sensational estate.

MLS#16-981195

Marshall Peck 310-497-3279
DOUGLAS ELLIMAN

Atc Fan,BBQ,Cent Vac,Dshwshr,Dryer,Other

2835 BOTTLEBRUSH DR — Open 11-2 — NEW

$2,350,000 | 4+5

A PRIVATE PARADISE

Situated behind gates down a long driveway lies a newly remodeled gem boasting 270 degree serene canyon views. Open, bright and flowing floor plan. All public rooms open to flat lawn and canyon views beyond. Gracious gourmet kitchen adjoins view-side dining room as well as family room with fireplace.

M Fenton, D Fenton 310.858.5474
HILTON & HYLAND

www.drewfenton.com

✕ 11811 BELLAGIO RD — Lunch 11-2 — NEW

$1,798,000 | 3+2 | CONTEMPORARY

WONDERFUL LOWER BEL AIR CONTEMPORARY

Updated Lower Bel Air Contemporary Traditional. Framed by a leafy & mature landscape, taking advantage of lots of natural light, this immaculate, remodeled, 3 BD/2 BA home has a contemporary flair exuding CA casual. High-beamed ceilings & skylights in most of the rms, interiors painted in a crisp neutral color palette, all create an airy feel throughout. Formal living, family & dining rms. Galley kitchen. Master retreat w/ sitting area/fireplace. Private backyard. Pool/spa. Getty views. Warner.

MLS#16-982191

Larry Young 310.777.2879
BERKSHIRE HATHAWAY

www.11811Bellagio.com

2825 ANGELO DR — Open 11-2 592B1 — NEW

$1,595,000 | 4+3 | CONTEMPORARY

STUNNING & COMPLETELY REMODELED

Stunning Completely Remodeled 4 Bedroom & Loft/Office In Bel Air Glen Association. Located In Highly Sought After Roscomare School District. Private Pool With Spa And Amazing Views! Huge master suite with great closets. Exclusive community amenities include: club house, pool, 3 tennis courts upscale gym, and patrolled security, resort like amenities. Fabulous location with easy walking distance to popular weekend farmers market at the Glen Center shops.

MLS#16-983039

Barbara Tenenbaum 310.720.7270
HILTON & HYLAND

www.hiltonhyland.com

TUESDAY

10563 SCENARIO LN — Open 11-2 — NEW

$1,325,000 | 3+3 | 2sty-CONTEMP MED

TRANQUIL MYKONOS-INSPIRED HILLSIDE VILLA

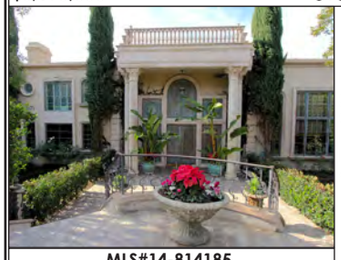
Beautiful Mykonos inspired hillside villa w/ breathtaking mountain views. Exudes charm throughout. Entry hall to the living room w/ soaring 2 story ceilings, and fireplace. Cook's kitchen w/ stainless steel appliances, honed granite counters & custom cabinetry, which opens to dining room. Master suite accented by fireplace & sitting area w/ dual French doors out to balcony. Guest suite & bath downstairs. Loft bedroom upstairs. Security system, speakers throughout, dual zone central HVAC.

Josh Flagg 310.720.3524
RODEO REALTY BH

Range/Oven, Freezer, Fridge

2171 STRATFORD CIR — Open 12-2 — 591G3 — red

$6,195,000 | 6+8 | MEDITERRANEAN



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. Also for lease furnished $29,500/month.

MLS#14-814185
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

1714 STONE CANYON RD — Open 11-2 — rev

$19,900,000 | 8+12 | NEO

PALATIAL BEL-AIR COMPOUND

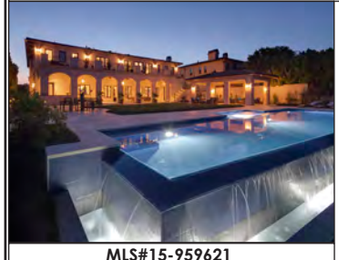
On a prime Bel-Air lot of nearly 4 acres, this classically-inspired property features exquisite and tasteful finishes throughout. Incredibly unique!

MLS#16-974371
D Fenton, A Kirman 310.858.5474
HILTON & HYLAND

www.drewfenton.com

11782 SOUTHAMPTON CT — Open 11-2 — rev

$13,975,000 | 8+12 | MEDITERRANEAN



CONTEMPORARY MEDITERRANEAN - PRIVATE BEL-AIR GATED COMMUNITY

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

MLS#15-959621
Susan Smith 310.415.5175
HILTON & HYLAND

www.susansmithrealty.com

10605 LINDAMERE DR — Refresh. 12-2 — rev

$2,999,000 | 4+3 | 1sty-MID-CENTURY

STUNNING MID CENTURY

Stunning newly remodeled mid-century on serene Cul-de-Sac st off of Stone Cyn. Star designer Robert Marinelli selected the finest materials: Spanish limestone, European wide plank oak flrs, high gloss European cabinets, Italian quartzite counters Wolf & Subzero commercial kitchen. Light bright w great flexible center flr pln . All entertaining areas open to gorgeous back yd w boca-de canon stone hardscape, sunny swimmers pool, grassy yd, extensive decking complete prvacy w unobstructed vistas

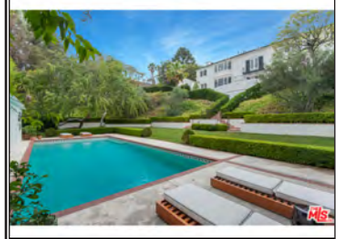
MLS#16-974555
Victoria Risko 3108820246
SOTHEBYS INTL REALTY

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

04 Bel Air - Holmby Hills — Lease

419 ST CLOUD RD — Open 11-2 — rev

$45,000 | 5+7 | TRADITIONAL



ELEGANT TRADITIONAL ESTATE NESTLED BEHIND GATES

Elegant traditional Estate nestled behind gates, designed by architect Ray J. Kieffer. Open and entertaining floor plan showered in natural sunlight. Large motor court, privacy, attention to detail throughout the entire estate. Lush, well appointed and serene environment for your most discerning clients.

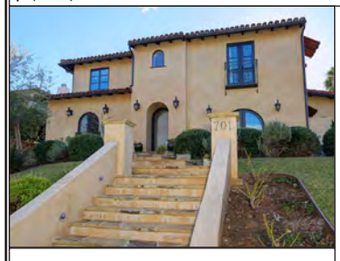
MLS#15-967247
Laura Kalb 818.371.9350
HILTON & HYLAND

www.LauraKalb.com

05 Westwood - Century City — Single Family

701 THAYER AVE — Lunch 11-2 — NEW

$3,800,000 | 4+4 | SPANISH



STUNNING SPANISH IN LITTLE HOLMBY

Recently rebuilt with an ideal floor plan, excellent taste and quality finishes. Large living rm with high ceilings, wood floors, fp, media rm and dining that flow into a landscaped, flat yard w/ outdr kitchen. Chef's eat-in kitchen opens to family rm. Maids plus laundry complete 1st flr. 2nd flr has 2 spacious bedrooms & enormous master suite with vaulted ceilings, luxurious bath and walk-ins. Finished, temp controlled garage.Plumbing, elec, roof, HVAC, foundation all new or updated in 2009.

JANE GAVENS 310-497-5166
JOHN AAROE GROUP

2356 KELTON AVE — Open 11-2 — NEW

$3,195,000 | 5+6.5 | 2sty-MODERN

2016 MODERN ARCHITECTURAL HOME

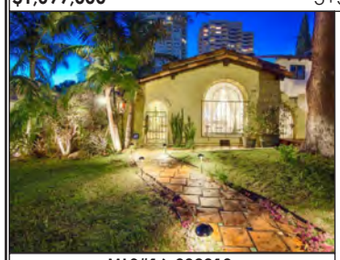
Beautiful 5+6.5 architectural home. Master + 3 bdrm up & guest bdrm & powder down. Foyer leads to step down living, family rm, kitchen & dining. Overlooking grassy yard w/ sparkling pool, spa, & built-in BBQ bar. Open floor plan, light and bright, high ceilings & LED lighting throughout, chefs kitchen w/ custom built-in glass front cabinetry, top of the line SS built-in appliances, dual zone Nest controlled HVAC, indoor & outdoor sound system and other impressive features.

MLS#16-982647
Peter Gabayan 310-409-9797
COLDWELL BANKER

Listed W/ Shah Noorvash & Peter Gabayan

10519 WELLWORTH AVE — Open 11-2 — NEW

$1,699,000 | 3+3 | SPANISH



LUSHLY LANDSCAPED SPANISH GEM

Completely remodeled in 2004 & meticulously maintained, this 3 bedroom/3 bath is a Spanish Gem. The lushly landscaped backyard highlights mature trees, a large grassy area, two sitting areas & an incredible deck. Perfect for California living & dining alfresco throughout the year, the backyard is not only private, but also a retreat from the hustle & bustle of the city. Near shops, Westwood Village, & UCLA making this the ideal location. Truly one of the best values on the market today!

MLS#16-982013
B Farrugia, A Lascano 424.253.5489
HILTON & HYLAND

www.alphonsobjorn.com

REMINDER

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

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

TUESDAY

10323 CALVIN AVE — Open 11-2 — NEW

$1,579,000 | 3+2.5 | SPANISH

CENTURY CITY ADJACENT SPANISH TRADITIONAL STYLE UPDATES.

Century City Adjacent Spanish 3 bed/2.5 bath plus family room with traditional style updates throughout. Enclosed front yard with newer walkway & driveway. Formal entry with closet opens to sunny living rm with beamed ceiling & fireplace. Formal dining room with wainscoting, coved ceiling & French doors to sun filled kitchen w/stainless steel appliances, separate laundry room & breakfast bar opening to spacious family room w/ crown molding & sliding door to paver tiled patio & grassy backyard.

MLS#16-982289

Chad Lund 424-202-3295
TELES PROPERTIES

10323CalvinAvenue.com

2030 MANNING AVE — Open 11-2 632/C4 — NEW

$1,525,000 | 3+2 | SPANISH

JUST BLOCKS FROM WESTWOOD CHARTER

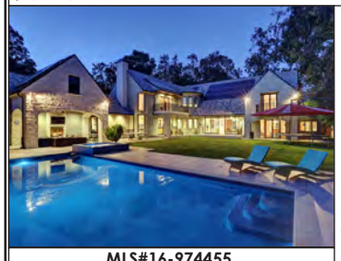
Stunning 3 bed/ 2 ba Spanish has been completely modernized yet retains its original character. From the graciously proportioned living room and sun-filled formal dining room to the remodeled cook's kitchen, no detail has been spared.
Spacious master suite w/ walk in closet and custom office area. "Man's Cave" downstairs - can function as a TV room, play room or retreat! Gleaming HW floors, archways, upgraded plumbing and electrical, sec. system, central air and detached 2 car garage.

Lynn Whitaker 310-622-7404
GIBSON INTL

www.2030Manning.com

383 S BEVERLY GLEN — Open 11-2 632C1 — rev

$7,350,000 | 6+8 | CONTEMPORARY



HOLMBY PARK SPECTACULAR 6BD CONTEMPORARY ON HUGE LOT

Private & gated on a HUGE lot, stunning contemporary estate perfectly blends sophistication & character of the area w desires for modern living. Open & light-filled w soaring ceilings, Fleetwood doors push away to create ideal flow. 6BD + office, this home offers complete flexibility. Spectacular glass bridge connects upstairs wings, 500+bottle wine cellar below, visible via glass ceiling. Huge chef's kitch & comfy fam rm. Crestron, Wolf, Sub-Zero, Miele, Porcelanosa- all top-of-the-line. Solar!

MLS#16-974455

Noelle Hettlinger 310-621-9800
RODEO REALTY- BRENTW

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

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

10595 ASHTON AVE, UNIT 301 — Open 11-2 — NEW

$1,625,000 | 2+2.5 | 2sty-MEDITERRANEAN

"DESIGNER CHIC" 2-STORY PENTHOUSE IN LUXURIOUS BUILDING!!

Stunning Townhome feels like a SFR w/natural light, high ceilings & great flow. Grand living rm w/lrg terrace w/views. Huge living & family rms both w/gorgeous mantels, crown moldings & exquisite window coverings. Formal dining rm w/ wainscoting. Large chef's kitch w/huge brkfst rm. Enormous master suite w/fpl, huge walk-in closet & terrace w/views. 2nd bdrm suite w/redone bath. Den ideal for office. Huge laundry rm, 2 zone AC, hrdwd flrs, 3 prkng spaces, storage rm. Corner unit w/1 shared wall

Lisa Mansfield 310.481.4313
SOTHEBY'S BRENTWOOD

DEN+ FAMILY RM+ 2 LRG TERRACES W/ VIEWS!

1430 S BEVERLY GLEN BLV, UNIT 102 Refresh. — 11-2 — NEW

$998,000 | 3+4 | 1sty-CONTEMPORARY

STUNNING LUXURY 3 BEDROOM CONDO

Enter this spacious, luxury 3 bedroom condo and fall in love. Over 2000 sqft , this home has two master suites,and a lush garden patio. The gourmet kitchen has stainless appliances , caesarstone counters and custom pecan cabinets. This single level home has a third bedroom which could be an office and 4 baths. It includes washer and dryer and additional storage in the garage. Open Sunday and Tuesday. Don't miss this one!

Kimberly Grant 310-923-4417
GIBSON INTL

ceiling fan,dishwasher,dryer,washer

10790 WILSHIRE BLVD #404 — Lunch 11-2 — NEW

$849,000 | 2+2 | CONTEMPORARY

RARE FLOOR PLAN WITH SPACIOUS SPLIT BEDROOMS IN THE LONGFORD ON WILSHIRE. WALK TO THE MOVIES, WESTWOOD VILLAGE SHOPS & RESTAURANTS. REDONE KITCHEN WITH TOP OF THE LINE APPLIANCES & WINE COOLER, NEW FLOORING. A HIP FLAT FOR EVERYONE TO LIKE!!! FULL AMENITY LUXURY HIGH RISE FEATURING 24 HR CONCIERGE, HEATED POOL, SAUNA, GYM ROOM, AND A FANTASTIC CLUBHOUSE EQUIPPED W/A FULL KITCHEN FOR YOUR FAMILY GATHERINGS.HUGE BALCONY & SIDE LAUNDRY INSIDE. NO OPEN HOUSES ON THE WEEKENDS, PRIVATE SHOWINGS ONLY.

MLS#16-980599

Yar Meshkaty 310-666-6394
COLDWELL BANKER RESI

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

1840 S BEVERLY GLEN BLV, UNIT 309 Refresh. — 11-2 — NEW

$699,000 | 2+3 | CONTEMPORARY

FRONT FACING CONDO IN THE HEART OF CENTURY CITY

Bright front-facing unit with high ceilings and an abundance of natural light. Entryway opens to a formal living room with fireplace and a large patio space. Spacious kitchen with stainless steel appliances and granite countertops lead to a formal dining room perfect for entertaining. Features include side by side washer/dryer, dual pane windows, central air and a large common roof top deck with skyline Century City views. Earthquake Insurance included in HOA.

WINSTON 3109441167
THE AGENCY

650 KELTON AVE, UNIT 201 — Open 11-2 — NEW

$685,000 | 2+2.5 | MODERN

BRIGHT, FRONT-FACING 2+2.5

Single level, well designed floor plan in a DESIRABLE location! Features include hardwood floors, large patio off living room, separate dining area, central a/c and heat, washer/dryer in unit, and gas fireplace with granite mantle. Kitchen has granite counter tops with maple cabinetry and breakfast bar. Gated two-car parking (tandem). Walking distance to Westwood Village shopping and restaurants. Low HOA dues. Conveniently located near UCLA and freeways.

Andrew Thurm 310-345-2661
COLDWELL BANKER WSA

Dshwshr,Elvtr,Wsh/Dryr,RngOvn,GrbgDspsl

10450 WILSHIRE #6B — Open 11-2 — NEW

$659,000 | 2+2 | CONTEMPORARY

SPACIOUS, QUIET, UPGRADED UNIT

Best value in building! Spacious, upgraded, quiet unit in full service building. Low HOA dues include utilities + basic cable. Large rooms, spacious closets. Hardwood floors, several updates in kitchen and bathrooms.Competitive price leaves room for your remaining touches. Large usable balcony with city views.Large living room,separate dining area, master bedroom suite with redone bathroom and walk-in closet, second bedroom has its own full bathroom. 24-hour concierge,valet parking,new pool.

MLS#16-982297

Iris Karni / Shalom Guli 310-508-4934
KW BH / SHALOM GULI

Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other

969 HILGARD AVE, UNIT 207 — Open 11-2 — NEW

$639,000 | 2+1.5 | 1sty-CONTEMPORARY

RESORT STYLE LIVING IN THE HEART OF WESTWOOD VILLAGE

Located in the Heart of Westwood Village, this hard-to-find SE facing corner unit in Park Westwood Towers features a 2 Bed, 1 ½ Bath with open floor plan, kitchen, living & dining area with views overlooking the lushly landscaped heated pool & spa. With a Walk Score of 91, this condo which is just across the street from the "W" Hotel and a block away from UCLA, Target, Trader Joe's & Ralphs is the perfect match for young professionals and students

Morgan Pasco 650.430.0507
MORGAN REAL ESTATE

HVAC, FRIDGE, STOVE, MICRO, DW

TUESDAY

2301 S BEVERLY GLEN BLV, UNIT 305 — Open 11-2 — 632D5

NEW

$565,000 — 2+2 — 1sty-TRADITIONAL

PENTHOUSE TWO BEDROOM W/VIEW

Enjoy city views from this light 2bd/2ba penthouse. An open and airy plan that offers a large living room, extended balcony, separate dining area and a galley kitchen. The master boasts large closets, and dual sinks with tub and shower separate. Located near shops, fine dining and a Rancho Park golf course. The location is convenient to Century City and Beverly Hills as well as easy freeway access to anywhere your heart desires. Seller will carry 1st.

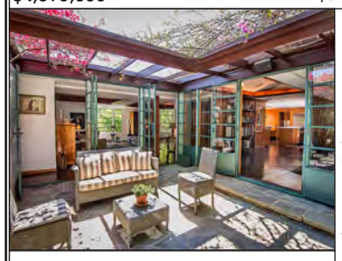
Joanne Lindsay 310-466-7892
PARNTERS TRUST

www.2301Beverlyglen305.com

12036 BENMORE TER — Open 11-2

NEW

$4,395,000 — 4+4 — ARCHITECTURAL



FRANK LLOYD WRIGHT JR. MASTERPIECE

Remarkable 4+4 Architectural w/open flr plan & significant indoor/outdoor living space over nearly a ½ ac of land. This gorgeous Brentwood home adheres to Frank Lloyd Wright Jr.'s vision from 1936: stone frplcs, Texas limestone, orig cypress drs & paneling, bluestone terracing, pathways & newly restored Brazilian walnut wood-tile flooring. The remodeled Chef's kit has a lrg cntr island, skylight & lrg pantry. The outdoor space is graced by a Mayan-inspired fountain & Koi pond w/tranquil streams.

Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

Co-listed w/Victor Kaminoff 213.718.7718

06 Brentwood — *Single Family*

466 N CARMELINA AVE — Open 11-2

NEW

$12,975,000 — 9+8.5

STUNNING BRENTWOOD ESTATE

Located in one of Brentwood's most desirable locations. Custom built, gated, Spanish estate with 9 bedrooms & 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, bright glass sunroom, and more. Pristine landscaping, large grassy yard, 2 bedroom guest house, sparkling pool + spa, and a detached studio with French doors. www.466ncarmelina.com

Richard Ehrlich 310-860-8885
WEA

12036 BENMORE TER — Open 11-2

NEW

$4,395,000 — 4+4 — 2sty-ARCHITECTURAL

LLOYD WRIGHT'S METICULOUSLY RESTORED WARWICK EVANS HOUSE,1936

The exquisitely rich texture & thoughtful use of glass panel windows & doors of Lloyd Wright's Warwick Evans house brings alive the beauty of nature both inside & out. Thoughtfully & beautifully sited and lovingly restored, this rare architectural masterpiece has beautiful gardens on its nearly half acre site. Inside, the beautifully honey colored wooden walls and endless intricate detailing are a joy to behold. The renovation & restoration has been a cover story in Architectural Digest.

VICTOR KAMINOFF 213-718-7718
COLDWELL BANKER BH

Co-listed w/Juliette Hohnen 323.422.7147

1851 MANDEVILLE CANYON RD — Open 1-2

NEW

$7,499,000 — 6+8 — 2sty-TRADITIONAL

HAMPTON'S ON LOWER MANDEVILLE

Doesn't get better than this! Hampton Style on prime lower Mandeville. Designer done newer construction perfect. This property offers a salt-water pool, outdoor eating area with fire pit, BBQ and grassy yard with lemon trees.

Sharona Alperin 310.888.3708
SOTHEBY'S INT/REALTY

www.MySharona.com

3227 MANDEVILLE CANYON RD — Open 11-2

NEW

$3,800,000 — 4+5 — SPANISH

MLS#16-982879

BEAUTIFUL SPANISH 4 BEDROOM AND 4.5 BATHS IN LUSH SETTING!

New Look! New Price! Beautiful classic Spanish 4 bed & 4.5 bath home re-designed by William Hefner Architecture boasts wonderful floor plan with modern amenities. Fabulous open kitchen, dining area and family room along with outdoor dining patio with fireplace and large landscaped yard w/ many fruit trees. Spacious master bedroom suite with fireplace & balcony. Three en-suite bedrooms, 3 car garage w/electric car charger and ample parking on circular driveway Large yard with room for pool/spa.

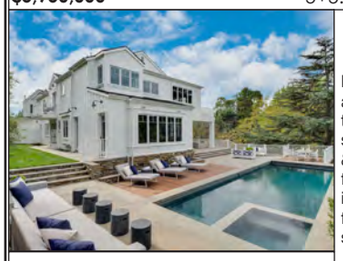
Melanie Sommers (310)418-0343
PARTNERS TRUST SANTA

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

526 TUALLITAN RD — Open 11-2

NEW

$5,950,000 — 5+5.5



NEW CONSTRUCTION CONTEMPORARY FARMHOUSE IN BRENTWOOD

Located on a peaceful cul-de-sac sited above the street, atop a long gated drive, this home offers privacy, views (tree top, canyon & peek a boo ocean), & exceptional entertaining spaces. Abundance of natural light, expansive glass doors & windows, & high ceilings throughout, this special home feels like an elegant and sophisticated treehouse. Wonderful indoor outdoor flow. Exquisite details throughout. Upstairs family room, Wolf range, steam oven, Elon Home Controller, salt water pool.

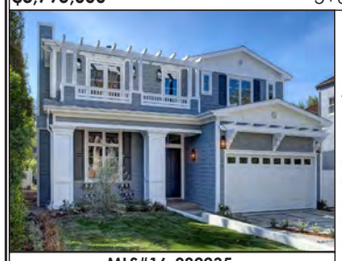
Hugh Evans III 310.500.1331
PARTNERS TRUST BW

range,refrig. drawers, built-ins,

125 N BUNDY DR — Open 11-2

NEW

$3,795,000 — 5+6 — TRADITIONAL



MLS#16-982235

FANTASTIC NEW CONSTRUCTION EAST COAST TRADITIONAL!

Prime Brentwood Estate. This gorgeous East Coast Traditional with 5 en-suite bds & 5.5 ba + upstairs Family room & downstairs office/den offers an ideal family floorplan. Gourmet kitchen w/ gleaming Carrara counters & high-end stainless appliances. Designer finishes in bathrooms & French oak wood floors thruout. Stunning cabinetry & staircase. The home is sunshine bright. Sitting on a totally private 9,172 square foot lot. Yard is complete w/ sparking pool/spa & ample grassy area for play.

Melinda and Scott Tamkin 310-493-4141
COMPASS

125NorthBundy.com

446 N CARMELINA AVE — Open 11-2

NEW

$4,999,000 — 4+4 — TRADITIONAL

MLS#16-982923

LAND, PRIVACY & VIEWS IN PRIME BRENTWOOD

Available for the 1st time in over 35 years! 1940's two sty Trad on over 15K Sq Ft of land (per assr) on the very desirable "Rim" side of North Carmelina w/ dramatic mountain & cyn vus. Situated on a very qt & picturesque stretch at the top of this coveted st & surrounded by extraordinary estates, this property possesses an "out of Los Angeles feel," yet is in close proximity to town. Truly rare opportunity to remod, expand or create an extraordinary home w/ beau vus in finest Westside locale.

David Offer 310-820-9341
BERKSHIRE HATHAWAY

www.446northcarmelina.com

1115 N NORMAN PL — Refresh. 11-2

NEW

$2,450,000 — 4+4 — MID-CENTURY

MLS#16-982769

ONCE-IN-A-LIFETIME WINDOWS!

Exquisite 1960 Mid-Century Modern classic! 4 bed, 4 bath in one-story California indoor/outdoor designed by esteemed L.A. architect Louis Katzman. 3500sf smart & spacious U-layout opens at seven entries to the flat, secluded backyard and pool. Entertain to the left; sleep to the right. Great Room features glorious floor-to-ceiling windows with partial view of the Getty Center. Enjoy exclusive free access to Mount Saint Mary's state-of-the-art swimming and tennis facility. Open Tuesday 11am-2pm.

David Brundige 310-869-6577
COLDWELL BANKER - BW

New listing!

TUESDAY

13330 W SUNSET — Lunch 11-2 — NEW

$1,799,000 2+3 1sty-CONTEMPORARY

MLS#16-982863

Mark & Sharon (310) 922-0817
RODEO REALTY- BW

INCREDIBLE OPPORTUNITY IN THE HIGHLY COVETED OLD POLO FIELDS

Incredible opportunity in the highly coveted Old Polo Fields! Contemporary 1-story home, light & bright w/open floor plan. 2 bedroom & 3 bath plus a Den. Hardwood floors throughout, fireplaces in LR & Den. Sun room with skylight that opens out to lovely grassy yard w/mature trees. Central Air & Heat, direct access from 2 car garage & laundry room. Close to shopping, restaurants, Brentwood Country Mart, San Vicente, UCLA, Santa Monica Beaches and great Charter Schools.

Cbl,Dshwshr,Grbg Disp,Rng/Ovn

141 S CLIFFWOOD AVE — Open 11-2 — red

$6,495,000 4+5 RANCH

MLS#16-968747

David Offer 310-820-9341
BERKSHIRE HATHAWAY

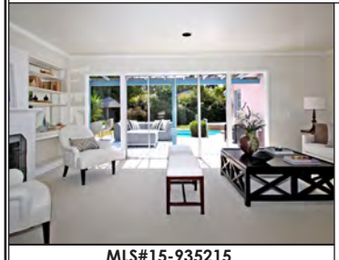
DRAMATIC $500K REDUCTION! FANTASTIC LOT/LOCALE. GREAT VALUE!

Sprawling 1950's 1 sty CA Ranch set amidst towering trees & mature foliage on over 21K sq ft of land (per assessor's map) in prime BW Park. Situated between San Vicente & Sunset & surrounded by magnificent estates, this extraordinary prop offers grt privacy. Patios, large swimmer's pool, lush gardens & complete detached GH. Available for the 1st time in over 40 yrs. Truly a rare oppty to remodel, expand, or create a magnificent estate w/ park-like grounds in the very finest Westside location.

www.141southcliffwood.com

1033 S CARMELINA AVE — Open 11-2 631G5 — bom

$2,418,000 2+3 SPANISH



MLS#15-935215

Jeffrey Janger 310.722.7786
PACE PROPERTIES

FLAT 9000 SQ. FT LOT!!

NOW CLEARED FOR NEW CONSTRUCTION! Whether you renovate or build from scratch, you are about to discover your Brentwood dream home at a bargain price. Peaceful, bright and airy, this transitional Spanish is big enough for a small family with a lot size that allows room for growth. The kids can enjoy the pool and still have plenty of yard to play in. Great street in a desirable North of Wilshire neighborhood. Don't miss this one.

06 Brentwood — Condo / Co-op

1154 S BARRINGTON AVE, UNIT 211 — Lunch 11-2 — NEW

$515,000 1+1 CONTEMP MED

Tami Pardee 310-907-6517
PARDEE PROPERTIES

MEDITERRANEAN HIDEAWAY

Beautiful 1 bed/1 bath condo is the best value in Brentwood. Plethora of amenities includes heated pool, gym, and sauna. Bamboo floors throughout and travertine tiles in the kitchen accent granite counter tops and stainless steel appliances. Full laundry in unit. Sliding glass door to private balcony. Gated garage and video intercom system for building-wide safety. Close to premium dining and shopping on San Vicente, including Whole Foods; and convenience to the best the Westside has to offer.

07 West L.A. — Single Family

2560 VETERAN AVE — Open 11-2 — NEW

$115,000 3+2

Sherri Noel 310-994-8721
KELLER WILLIAMS - SM

A TENSION FREE HOME OF BRIGHT ROOMS

Private and tucked away off the main street, this mid-century modern one level home has multiple decks and yard spaces which allow you to enjoy the indoor/outdoor California lifestyle. The living room is lofty and bright with a fireplace and French doors. An open kitchen with breakfast bar can be accessed from the direct entry 2-car garage with extra storage. This is a special property within walking distance to great shopping and the new Metro Link.

Stove, Oven, Dishwshr, Wshr, Dryer

2477 COOLIDGE AVE — Open 11-2 — red

$1,295,000 ~~1585000~~ 4+4 2sty-OTHER

MLS#15-946011

Paula Ross Jones 310-880-9750
SOTHEBY'S INT'L RLTY

LOVELY FAMILY HOME CONVENIENTLY LOCATED

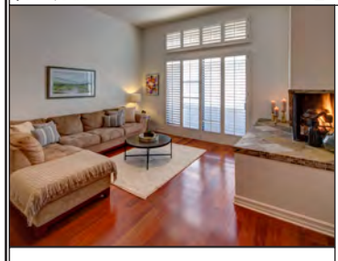
Spacious, approximately 2,633 sq ft home in W.L.A.; ideal for a large family. 4 bedrooms (2 up & 2 down) with 4 bathrooms(2 up & 2 down). Double sided, wood burning fireplace in living, dining, family room open area. Master suite with walk-in closet, wetbar, and office area. Lots of storage. Backyard deck with BBQ tables. Convenient to Starbucks, Whole Foods, restaurants, & shopping. Easy access to 10 & 405!

Dshwshr,Grbg Disp,Rng/Ovn

07 West L.A. — Condo / Co-op

1271 STONER AVE, UNIT 308 — Open 11-2 — NEW

$699,000 2+2 CONTEMPORARY



MAX NELSON 424 238 2482
THE AGENCY

SPACIOUS WEST LA CONDO

This voluminous unit has a practical floor plan with high ceilings and hardwood floors throughout. The sunken living room is accentuated by a gas fireplace and merges with an outdoor balcony. Updated kitchen with stainless steel appliances and breakfast nook. Generous master suite with walk-in closet. Additional junior suite is flexible as 2nd bedroom or office. Washer and dryer in unit. Excellent proximity to Brentwood shops and restaurants and Santa Monica.

1730 SAWTELLE #PH13 — Open 11-2 6325A — NEW

$689,000 2+2 MODERN

MLS#15-960119

Mary Beth Woods 310-463-1599
COLDWELL BANKER

MODERN & ECO-FRIENDLY PENTHOUSE CENTRALLY LOCATED IN WLA

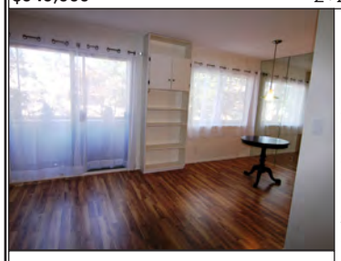
Only a few blocks away from some of the hottest restaurants in town, the YMCA, Stoner Park & Trader Joes. The sleek, light-filled 2bd+2ba unit has been designed for efficiency & includes CaesarStone counters, SS EnergyStar appl, Grohe sinks, laundry rm, wood flrs & patio. Addtl storage in sec-monitored garage, 2 SxS parking spaces & guest parking. Building features beautiful common areas w/drought sensitive landscaping, lounge seating & frpls. Low HOA fees incl internet, water, gas & EQ ins.

1730sawtelleph13.com

homesnap PRO
The Power of The MLS™ Right in Your Hands
Now Available! A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

1831 PROSSER AVE, UNIT 209 Open 11-2 — NEW
$545,000 2+2 UNKNOWN



CHARMING WEST LA CONDO

Prime Condominium located in a sought after West LA neighborhood, with close proximity to the highly acclaimed Westwood Charter School and the very popular Westfield Century City Mall. The condo features a great floor plan, with both bedrooms on opposite sides of the unit, and newer vinyl-plank flooring throughout. The unit boasts a large, Eastward-facing balcony that overlooks Prosser Avenue. Amenities include a pool, covered parking, and secured entrances.

Erik Sjolund 310-663-8164
LYON STAHL RE

08 Cheviot Hills - Rancho Park — Single Family

2542 AIKEN AVE Lunch 11-2 — red
$3,580,000 ~~3850000~~ 5+7 TRADITIONAL

MLS#16-969347

GREENZ ON WHEELZ TRUCK TODAY OPEN 11-2

Traditional with a modern twist. Living room with frplc open to dining room. Step down to family room with balcony and open kitchen with Viking appliances. Office/guest room with bath, powder and laundry rooms on main level. Upstairs: master with sweeping golf course views, frplc, large balcony, his and her walk-ins closets + 3 beds with ensuite baths. Lowest level features screening room with wet bar, bonus area, bath, walk out to amazing, private back yard with pool, spa and outdoor BBQ.

Hilary Stevens 310-281-3941
COLDWELL BANKER RESI

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

9833 VICAR ST Open 11-2 632G6 — rev
$1,799,000 4+3 1sty-MID-CENTURY

MLS#15-958655

WONDERFUL MID-CENTURY MODERN FAMILY HOME.

4 bedrooms, 3 bths plus den and large dining area adjacent to living room and kitchen. Glass wall with sliding doors lead to living room with high ceilings and plenty of light. Very large park-like backyard off the living room. Garden with fruit trees and 2 separate patio areas; one of which is off the master suite. Lots of closets! Wolf cooktop, upgraded appliances, updated electrical and plumbing - Solar Powered!

Paula Ross Jones 310-255-5449
SOTHEBY'S INT'L RLTY

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

09 Beverlywood Vicinity — Single Family

1657 HI POINT ST Open 11-2 — NEW
$1,375,000 3+2.5 2sty-TUDOR

MLS#16-982431

BEAUTIFULLY UPDATED 3BR FAIRCREST HEIGHTS GEM

Beautifully updated 3BR+2.5BA Tudor-style home nestled in desirable Faircrest Heights. Well thought out w/amazing attention to detail, home features open layout, gourmet chef's kitchen, 2nd flr master suite w/spa-like master BA including dual shower, bonus rooms & ample storage. Updated electrical, plumbing, tankless water heater, heated flrs in BAs, laundry & dual zone HVAC. Idyllic yard w/cozy deck w/pergola, grassy yard, lush landscaping & organic garden. Great location & a definite must see!

Jeremy Ives 310-858-1902
TELES PROPERTIES

1657HiPointStreet.com

THE MLS™ .COM
The Source Of Real Time Real Estate™

1743 S GARTH AVE Open 11-2 — NEW
$899,000 2+2 SPANISH

MLS#16-982159

PRICE TO SELL!

Charming Spanish home in very desirable location. Large living room w/ hardwood floors, fireplace and high ceilings that open to the back patio. Beautiful dining room with spacious kitchen and breakfast area. Washer and dryer inside the unit Hardwood floors and tile throughout the property. 1 bedroom guest house w/ kitchen and bathroom, buyers agent to verify permits. Property to be sold in "As Is Condition" located in highly desirable neighborhood close to shops, restaurants, parks and fwy.

Shiva Mehrdad 310-505-9560
NELSON SHELTON

WASHER/DRYER, MICROWAVE, APPLIANCES

1145 S CLARK DR Open 11-2 — red
$1,365,000 ~~1375000~~ 3+2 1sty-SPANISH

MLS#15-963171

SPANISH 3BR BEAUTY IN PRIME BEVERLYWOOD/BH ADJ LOCATION!

Charming & inviting 3BR+2BA Spanish in central Beverlywood/BH Adj. neighborhood. Gracious courtyard entry opens to light & bright living rm w/custom beamed ceiling, fireplace, spacious formal dining rm, updated kitchen w/granite counters, eat-in area & adj laundry rm. Hrdwd flrs, updated electrical & plumbing systems, central HVAC, built-ins & custom detailing thruout. Backyard features generous outdoor patio, grassy yard & ample driveway parking. Close to BH, Century City & Pico/Beverly shops.

Jeremy Ives 310-858-1902
TELES PROPERTIES

1145SouthClarkDrive.com

2325 DUXBURY CIR Open 11-2 — rev
$4,900,000 6+6 TRADITIONAL

MLS#15-948145

COMPLETELY RENOVATED TRADITIONAL MASTERPIECE

One of the five largest lots on this most prestigious street in Beverlywood HOA. Enter this completely renovated traditional masterpiece featuring a voluminous entryway and soaring ceilings. Total 6 bedrooms plus office. Entertainers backyard with built-in BBQ and eating area, fire pit w/sitting area, sports court, Koi pond, and pool table. This could be one of the best homes in the best location of Beverlywood.

Adi Werthman 310.598.0260
HILTON & HYLAND

www.hiltonhyland.com

1132 S SWALL DR Open 11-2 — rev
$1,495,000 2+2 MEDITERRANEAN

MLS#15-958585

THIS IS THE SLEEPER OF THE YEAR. A TWO BEDROOM HOME READY FOR EXPANSION. A BUILDERS DREAM OR THE DREAM HOME FOR THE FIRST TIME BUYER. THE KITCHEN IS REDONE AND GORGEOUS ONLY ONE YEAR OLD . THERE IS A HUGE DECK FOR ENTERTAINING WHICH COULD EASILY BE A THIRD BEDROOM. YOU MUST SEE THIS HOME. . OPEN TUES, FEB. 23RD FROM 11-2:00PM. LONG DRIVEWAY AND LARGE GARAGE INCLUDED. NORTH OF PICO AND SOUTH OF OLYMPIC. THE BEST NEIGHBORHOOD.

Sandi Lewis 319 7790-4111
COLDWELL BANKER RESI

Blt-Ins

09 Beverlywood Vicinity — Condo / Co-op

1102 REXFORD DR #PH1 Open 11-2 — NEW
$1,195,000 3+2 4sty-MEDITERRANEAN

MLS#16-980945

PENTHOUSE WITH VIEWS AND NO COMMON WALLS

Luxurious turnkey penthouse w/views, ideal location, no common walls & flooded w/natural light. Elegant w/quality upgrades in one of the most desirable locations of LA. This turkey unit offers hardwood flooring, large master suite w/ walk-in closet & lavish master bathroom. Washer/dryer area in unit. Living room has beautiful fireplace w/custom marble. 3 balconies, views from living room and all 3 bedrooms. Gourmet kitchen w/stainless steel appliances & Italian cabinets w/Spacious dining area.

Steven Kirshbaum 213-422-9412
THE AGENCY

Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

TUESDAY

1537 S WOOSTER ST, UNIT 108 Open 11-2 — NEW
$699,000 2+3 CONTEMPORARY

2 BD + OFFICE BEVERLYWOOD ADJ. TOWNHOME

Stunning, contemporary 2 bedroom + office open-plan townhome in convenient Pico/Robertson neighborhood has been renovated with impeccable style and taste. Gorgeous acacia wood floors throughout. Chef's kitchen boasts breakfast bar, 6 burner Viking range, Silestone countertops and beautiful glass tile backsplash. 2 fireplaces, 2 balconies, master with walk-in closet and spa-like en-suite bathroom. The owners renovated for themselves, not to sell, and you can tell!

Naomi Selick 213-280-9120
TELES PROPERTIES
1537Wooster.com

09 Beverlywood Vicinity — *Income*

1931 PREUSS RD Open 11-2 — NEW
$2,799,000

AMAZING VIEW PROPERTY AND LOCATION!

This property would make a terrific large family compound plus additional income from second home.The property consists of two separate houses on a large lot. Front house (1931) has approx. 5,200 sq.ft. with 7 bds & 6 baths. Second floor new construction 2013-2016, first floor remodeled with all new systems. Additional approximately 400 sq.ft. guest quarters. Magnificent Panoramic unobstructed views of mountains, city, city lights and tree tops from huge roof top deck, perfect for entertaining.

MLS#16-982015
Anne Austin 213-718-1527
COLDWELL BANKER
Blt-Ins,Dshwshr,Fridg

10 West Hollywood Vicinity — *Single Family*

734 N GENESEE AVE Open 11-2 — NEW
$1,599,000 2+3 1sty-MODERN

MODERN IN MELROSE VILLAGE

Stunning transformation of a Melrose Village bungalow into a modern by noted designers ModOp Design. A former LA Times, Home of the Times, this house is situated on a large 6,500sf lot (opportunity for development). Move-in ready with open floor plan is the very best of CA living. Light and bright living room. Walking distance to restaurants, nightlife & shopping in one of LA's hottest neighborhoods. A rare opportunity that won't last long!

Rob Kallick / Matt Morgu 323-775-6305
SOTHEBY'S LOS FELIZ
Large garage, private backyard, gated

8925 ROSEWOOD AVE Open 11-2 — NEW
$1,595,000 3+3 2sty-FRENCH NORMANDY

PRIME NORMA TRIANGLE LOCATION

Enchanting storybook French Normandy. Extensively remodeled w/ the utmost attention to detail! Spacious living room w/ fireplace & gorgeous, period, diamond-paned windows. Numerous outdoor balconies overlook green spaces. Rear yard for entertaining. Spacious converted garage for play or for the collector car enthusiast!

Clinton and Todd Team 310-924-2484
JOHN AAROE GROUP

THE MLS.COM
The Source Of Real Time Real Estate™

523 N HARPER AVE Open 11-2 593A7 — rev
$3,595,000 5+6.5 2sty-ARCHITECTURAL

NEW ARCHITECTURAL MODERN HOME WWW.523HARPERAVENUE.COM

Walled & gated contemporary architecture at its best. Nearly 5600 sq feet of exquisite indoor-outdoor living spaces, inclusive of a 230 sq ft pool cabana w/ bath, PLUS an 1100 sq ft rooftop entertainment deck w/ outdoor bar & fire pit. Custom LEICHT kit w/ Miele appliances. Imported designer bath tiles & fixtures; custom hwd floors & a state-of-the-art Crestron home automation system. Integrated swimmers lap pool & spa, gorgeous wood decking complete w/ BBQ area. This is an exceptional offering!

MLS#16-975659
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS
www.OmegaGroup.LA

9007 PHYLLIS AVE Open 11-2 — rev
$1,149,000 2+1 SPANISH

WEST HOLLYWOOD WEST'S BEST BUY

Adorable Spanish Bungalow located in West West Hollywood, Norma Triangle. This Gem of a Home has Hardwood Floors Throughout, Great Sized Kitchen with Island, Open Living Room, Good Yard, and Lots of Light! Detached Garage. Move Right In!

MLS#15-950653
Ladd Jackson 310-346-1744
HILTON & HYLAND

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

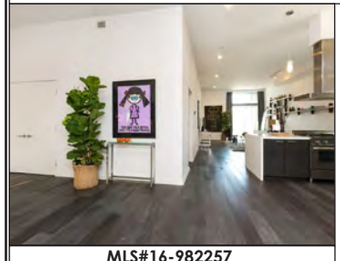
818 N DOHENY DR, UNIT 203 Refresh. 11-2 — NEW
$900,000 2+2 1sty-CONTEMPORARY

INCREDIBLE PRICE FOR THIS 2BDRM 2BATH @ DOHENY PLAZA

FIRST OPEN HOUSE! COME SEE IT FOR ONE OF THE 2 OPENS BEFORE IT IS SOLD! GREAT VALUE WITH OPEN SPACE AND NICE SIZE BEDROOMS WITH SUNSET VIEWS, LARGE BALCONY ALSO WITH SUNSET STRIP VIEWS - $$$$ OPPORTUNITY FOR A BUYER TO ADD SOME DESIGN TOUCHES AND REAP THE REWARDS!

Jeffrey Hobgood 310-305-7653
SOTHEBY'S BEV HILLS
POOL, VALET, GUEST ROOMS, FRONT RECEPTN

751 N FAIRFAX AVE #5 Open 11-2 — NEW
$850,000 2+2 ARCHITECTURAL



SEXY LIVE/WORK LOFT

Live/Work loft unit in LEED Certified Platinum Bldg by Pugh+Scarpa. Tree top and city light views. Open Chefs Kitchen overlooking a large open living space. Master w/ walk in closet and an en suite bathroom. 2nd bedroom has flexible usage. Appointed with wood flooring, white Caesar stone counters, high ceilings, stainless appliances, washer & dryer, extra storage, 2 parking spaces. There Common area roof deck with 360 degree views of L.A. Located by Melrose shopping & trendy Fairfax Village.

MLS#16-982257
Scott Segall 310.480.4823
COMPASS
www.751fairfaxloft.com

874 HAMMOND ST #1 Open 11-2 — NEW
$599,000 2+2 CONTEMPORARY

FANTASTIC 2+2 CONDO W/ HUGE PATIO IN A+ NORMA TRIANGLE LOC.

This corner unit opens to formal entry & spacious living room with smooth ceilings & recessed lighting, dining area, & gorgeously updated kitchen and guest bathroom. Newly upgraded sliding doors open to terrace with water feature, perfect for entertaining & California living. Generous storage space in unit & garage with side by side parking. Low HOA dues, EQ ins. & well-maintained building.

MLS#16-982349
Allie Riley/M. Collins 310-467-4567
TELES PROPERTIES/CB
www.874Hammond.com

TUESDAY

1318 N CRESCENT HEIGHTS #209 Open 11-2 — NEW
$545,000 2+1 SPANISH

MLS#16-980127
Alexis Valentin Ramos 310-867-4404
SOTHEBY'S INT REALTY

CHARMING SPANISH CONDO IN WEST HOLLYWOOD

Charming 2 bedroom 1 bath Spanish condo in the heart of West Hollywood. Top floor unit with tons of light, large living room window overlooks lush courtyard with fountain, hardwood floors.Gated covered parking and low HOA's. Great location close to restaurants & shops!

Dshwshr,Micro,Rng/Ovn

930 N DOHENY DR #410 Refresh. 11-2 — rev
$949,000 2+3 CONTEMP MED

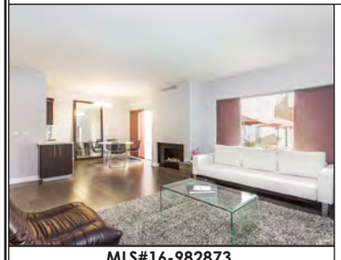
MLS#16-978587
Paul Kellogg 310-729-1371
COLDWELL BANKER BHN

DOHENY PENTHOUSE. ROOFTOP DECK PLUS BALCONY

Top floor townhouse-style unit with soaring ceilings. Elegant Living Room features plantation shutters, recessed lighting, HDWD floors, wet bar, gas FPLC. LR opens to large balcony w/view. 2 en-suite BR/Baths, master has premium closet organizers. Stainless steel & granite kitchen, marble baths. Loft has powder bath and opens to private rooftop patio w/views to DTLA. Laundry inside the unit. 2 side by side parking spaces. Building features front desk, Guest parking, sauna, gym, pool/spa.

Washer, Dryer, Refrigerator, Range

1221 N KINGS RD #103 Open 11-2 — NEW
$539,000 1+1 TRADITIONAL



MLS#16-982873
Keith Kaplan 323-646-7791
SOTHEBY'S INTERNATIO

MODERN LUXURY IN THE HEART OF WEST HOLLYWOOD

Large one-bedroom in the heart of West Hollywood completely remodeled to reflect the finest in contemporary luxury design. Warm grey Bamboo floors, high ceilings and a gas fireplace highlight the expansive living/dining room featuring a built-in wine rack and refrigerator. Chef's kitchen with designer cabinets, stone countertops and SS appliances. A Spa-like bathroom with dual sink vanity and rainhead shower. Charming Spanish-tiled pool and spa area. Low HOA fees and a great Walk Score.

Cbl,Dshwshr,Grbg Disp,Hood Fan,Other

1219 SUNSET PLAZA DR #5 Open 11-2 — rev
$849,000 2+2 TRADITIONAL

MLS#15-950979
ST.JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

CHIC, REMODELED 2BD+2BA CONDO WITH STUNNING CITY VIEWS !!!

Rare Chic Remodeled 2BD+2BA Condo W/ Stunning City Light Views At The Elegant & Classic Sunset Plaza Terrace Building Above Sunset Blvd. This Light-Filled Sophisticated Unit Features Large Living Areas W/ Hardwood Floors, Crown Moldings, Chef's Kitchen, Formal Dining Area, Master Suite & Marble Bathrooms. This European-Style Building Boasts A Pool, Spa & Cabanas, Plus Brick Terraces W/ Beautiful Landscaped Grounds. 2 Secured Parking Spaces. Amazing Location Just Steps Away From Sunset Plaza.

WWW.1219SUNSETPLAZA5.COM

960 LARRABEE ST #314 Open 11-2 — NEW
$458,888 1+1 CONTEMPORARY

MLS#16-982113
Jason Woodruff
KELLER WILLIAMS HH

TOP-FLOOR WEHO CONDO WITH WSHR/DRYR FOR $458K

This beautifully remodeled top-floor condo has everything a new homeowner in West Hollywood would want. The updated kitchen has new cabinets, stone countertops and stainless steel appliances, including a stackable washer/dryer. The big bathroom has designer tile and high-end fixtures. The spacious balcony has northeastern views for enjoying the morning sun in a building in which few units have balconies.

None

11 Venice — Single Family

2013 LOUELLA AVE Lunch 11-2 — NEW
$3,395,000 4+4.5 2sty-ARCHITECTURAL

Tamra Pardee 310-907-6517
PARDEE PROPERTIES

PURE ARCHITECTURAL ELEGANCE

Be enveloped within the thoughtful design from award-winning architectural firm Marmol Radziner. This beautiful Venice home combines the flexibility of the large old Venice artist lofts with refinement & understated elegance of today's creative lifestyle. The ground floor features an open plan w/ 10-foot ceilings & a wall of sliding glass doors to the garden. Finishes include dark stained oak cabinetry & polished concrete floors. Kitchen features Arabescato marble counters and Miele appliances.

Refrigerator, stove, oven, dishwasher

838 N DOHENY DR #1207 Open 1-2 — red
$995,000 ~~1100000~~ 1+2 TRADITIONAL

MLS#16-967909
Saundra Renard 310-278-5883
DESERT CONNECTION

Serious Seller. High floor & incredible Sweeping views includes snow covered mtns to downtown Los Angeles and beyond. Don't let your clients miss out! The long awaited renovation of this 1960's iconic West Hollywood high-rise is 99.9% complete. All mechanical and cosmetic upgrades have been completed and are ready for your clients to move in, enjoy and experience a lifestyle quality only found in newer luxury construction. Doheny Plaza is the only high-rise with two swimming pools

,Dshwshr,Grbg Disp,Hood Fan

518 BROADWAY ST Refresh. 11-2 — NEW
$2,655,000 3+3 ARCHITECTURAL

MLS#16-976713
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I

STUNNING TOWNHOME ECHOS THE SPIRIT OF SOHO AND TRIBECA

A two minute walk to the chic Abbot Kinney lifestyle, Award-winning architect, Robert Thibodeau and NY Loft Developer, Lewis Futterman bring you this stunning townhome that echos the spirit of Soho and Tribeca. On the 700+ SQ. FT roof top terrace enjoy the views of tree-lined city streets and the blue waters beyond the boardwalk. As for aesthetics, reclaimed French Oak Wood floors and an exceptional overall finish package make this one of the most stunning homes available in Venice at any price.

Clng Fan,Cent Vac,Dshwshr,Dryer,Grbg Dis

1140 N FORMOSA AVE #6 Open 11-2 — rev
$995,000 2+2.5 ARCHITECTURAL

MLS#16-973883
ST.JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

SPACIOUS, ARCHITECTURAL 2BD+2.5BA + PATIO TOWNHOUSE

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

WWW.1140FORMOSA6.COM

650 SUNSET AVE Open 11-2 — NEW
$2,550,000 2+2 ARCHITECTURAL

MLS#16-981263
Diana Braun 3108665039
COMPASS

VENICE COMPOUND HIDDEN BEHIND GATES, WITH POOL

Unassuming two structure compound hidden behind gates with pool and grounds immersed with light. The primary space, a charming beach bungalow, placed at the rear of the parcel, has been mindfully reinvented by architect Charles Ward. Placed at the entrance, the second structure provides three parking spaces with a gracious, expansive loft above.The two symbiotic live-work environments engage in a wonderful symbolic dialogue of the old and new Venice.

www.compass.com

TUESDAY

639 BROOKS AVE — Open 11-2 — NEW
$1,995,000 — 2+2 — ARCHITECTURAL

SOHO MEETS CALIFORNIA!

High-ceiling architectural home with imaginative use of concrete and exposed brick. Indoor/outdoor living with high beamed open plan living room and kitchen, wide planked hardwood floors (antique maple), a semi-tropical master bathroom. The sunlit master bedroom opens onto a garden patio w/ outdoor shower and Jacuzzi. Direct entry 2 car garage, central a/c, upgraded electrical / plumbing, and whole home audio system. Close to Abbot Kinney and Pacific Ocean.

MLS#16-981547
Winston Cenac 310-963-9300
BULLDOG REALTORS INC
Blt-Ins,Dshwshr

707 FLOWER AVE — Open 11-2 — rev
$3,950,000 — 4+6 — ARCHITECTURAL

ULTIMATE LIVE - WORK - PLAY - GROUND IN SILICON BEACH!

Two just completed, state of the art built and designed houses by Reed Architectural Group and Dowd Construction placed on a large lot centrally located in close to Rose Ave. Although separated by the Pacific Ocean breezes the structures relate as one, successfully continuing the indoor/outdoor California mid century trend. The spaces can be used separately or combined as live-work perfectly lending itself to every modern paradigm ranging from software incubator to family compound and beyond.

MLS#15-962189
Diana Braun 3108665039
COMPASS
www.compass.com

2519 GRAND CANAL — Lunch 11-2 — rev
$2,995,000 — 3+3 — MEDITERRANEAN

WONDERFUL RETREAT IN THE COVETED VENICE CANALS

This charming 3 bed, 3 bath home showcases indoor / outdoor living w/an open floor plan living, dining, and kitchen area + very spacious stone patio where you can step thru the back gate for direct access to the canal paths. LR has a fireplace with built-in bookshelves and bench seating, kitchen has Saltillo tile, SS appliances, & granite counters. Master suite has canal view and large terrace, plus fireplace, WIC, large bath and a loft area w/private roof deck. There's a 2-car garage with W/D.

MLS#16-976011
Tamra (Tami) Pardee
PARDEE PROPERTIES, I
W/D, Range, Fridge, Dish, other

520 BROADWAY ST — Refresh. 11-2 — rev
$2,845,000 — 4+4 — ARCHITECTURAL

STUNNING VENICE TOWNHOME MINUTES FROM ABBOT KINNEY

Exquisite Tribeca Style 4 bedroom home from award winning Venice Architect, Robert Thibodeau and New York Loft Developer, Lewis Futterman. The Venice Beach townhome features ceilings that soar above 14 ft & scopic wall space above flooring of reclaimed wood, polished concrete & tile. There are 3 additional bedrooms & 2 more bathrooms among the home, which also features a study, entertainment room, & 2 car garage. Enjoy the view while you bbq or warm up by the fire pit on your roofdeck.

MLS#16-974479
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I
BBQ,Blt-Ins,Dshwshr,Rng/Ovn,Fridg

824 VENICE — Refresh. 11-2 634C5 — rev
$1,590,000 — 3+3 — CAPE COD

GREAT FAMILY HOME & COEUR D' ALENE SCHOOL DISTRICT!

This craftsman contemporary features open plan living room, stainless steel kitchen, stone flooring & first floor powder room. Next to the kitchen is a direct entry garage that offers a long driveway (for extra parking) w/expansive backyard & gated alley access. Upstairs features 3 spacious & bright bedrooms, including master suite w/travertine spa tub & glass shower. Just blocks to the ocean. One of the best family beach values west of Lincoln.

MLS#16-979035
Winston Cenac 310-963-9300
BULLDOG REALTORS INC
Clng Fan,Dshwshr,Dryer,Grbg Disp,Micro

11 Venice — Condo / Co-op

245 MAIN ST #214 — Open 11-2 — NEW
$1,095,000 — 2+2 — CONTEMPORARY

SILICON BEACH 2 BED CONDO ON MAIN ST, REMODELED

Prime Silicon Beach! Located on Main Street in energetic Venice Beach, 2 bed, 2 bath condo. It has an open, bright floor plan with balcony overlooking the pool. Remodeled kitchen with stainless steel dishwasher, gas range, microwave & refrigerator. Central AC/Heat. Gas fireplace. Spacious master bedroom has two large closets & balcony w/ pool view. 2 parking spaces w/ guest parking. Pool & hot tub. Minutes to the Venice boardwalk, Main Street/Rose, Chaya Venice, Yoga, Restaurants & the Beach.

MLS#16-981889
Matthew Paul 3104993579
RODEO REALTY INC.
Cbl,Clng Fan,Dshwshr,Dryer,Grbg Disp,Oth

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

SELLER FINANCING AVAILABLE WORK/ LIVE LOFT

1 Loft left,BANK or SELLER FINANCING Available with as little as 10% down payment,Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, SS Appliances,Italian Cabinets,Marble Counter Tops,9'-20' Bow Truss Ceilings,Large Windows & Doors,Skylights,Steel Beams,Large Balcony. Final CofO issued 2010,rentable sf includes the int & ext space. Pictures are of Model units, Marina Del Rey post office

MLS#16-968229
Lee Johnson 310-892-2244
SOTHEBY'S INTERNATIO
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth

11 Venice — Lease

924 VENEZIA AVE — Refresh. 11-2 — rev
$4,995 — 3+2 — 1sty-MID-CENTURY

CUTE VENICE BUNGALOW W/DETACHED STUDIO/OFFICE - FOR LEASE

This great Venice bungalow comes with a detached 550 sq. ft office/studio. Main house is light & bright w/ a formal dining room, two comfy BR & hardwood floors. Opposite the house is a large studio/office w/glass-enclosed sun room & half-bath. The studio has its own separate entrance & parking area - ideal for a large office suite/creative space. Nice backyard w/ fruit trees, lawn & patio - there's plenty of space for entertaining. Moments from Abbot Kinney!

MLS#15-965723
Jerry Jaffe
TELES PROPERTIES
Detached Studio/Office

12 Marina Del Rey — Single Family

3621 VIA DOLCE — Lunch 11-2 — NEW
$3,495,000 — 4+4 — CONTEMP MED

GLAMOUR & SOPHISTICATION WITH A CONTEMPORARY FLAIR

Poised on the Marina's Grand Canal, this 4+4 stunner is lined w/dream worthy finishes & details. From the state of the art finished garage which easily transforms to a dance floor, to a one of a kind Lady's LAIR, to the cigar room, showcased w/ walk-in wine cellar & lined w/leather floors. Oversized master suite adorned w/exotic Onyx & matched w/a fashion worthy walk-in closet & spa-like bath. Take in the ocean breezes & picture perfect views from the downstairs patio to the rooftop lounge.

Tamra (Tami) Pardee
PARDEE PROPERTIES

Questions? Need Assistance?
Contact our Help Desk Department!

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

TUESDAY

13 Palms - Mar Vista — Single Family

3507 INGLEWOOD BLV — Open 11-2 — NEW
$2,489,000 — 4+3.5 — MODERN

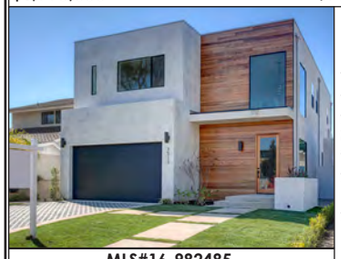
INCREDIBLE ATTENTION TO DETAIL & SIMPLY BEAUTIFUL

This dynamic modern home combines light & volume to create the ideal space for living well. You'll enjoy a spacious front & backyard. This light & bright home has clean lines w/ walls of glass. Enter through the front door to the dramatic open floor plan w/LR & dining area. A chef's kitchen & center island adjoins to the FR. The master suite is on the top level & features an adjacent room w/massive patio. The backyard has a resort-style setting & there's a functioning garage w/ loft space.

Sherri Noel 310-994-8721
KELLER WILLIAMS - SM

Fridge, Dshwshr, Oven, Microwave

3513 CORINTH AVE — Open 11-2 — NEW
$1,995,000 — 4+4 — CONTEMPORARY



CONTEMPORARY MAR VISTA HOME

The pride of Westdale. Just completed! Sunshine bright transitional contemporary with loads of windows and tree-top views. This house has the most unbelievable feeling! Walking into an entry with high ceilings with all public rooms facing a fantastic large grassy backyard. Tremendous volume throughout. Downstairs is your living space including living room, dining area, and kitchen all open floor plan and flowing to the yard.

MLS#16-982485
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

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

3242 ROSEWOOD AVE — Refresh. 11-2 — NEW
$1,899,000 — 3+2.5 — 2sty-TRADITIONAL

WONDERFUL HOME IN AN AMAZING LOCATION

Rare opportunity to own 2,600+ sq. ft. on a corner lot in one of Mar Vista's best neighborhoods. Light filled entertaining home with a dream kitchen situated next to the dining room and opening up to the family room. Private expansive backyard. Generously sized master suite with a sitting area, dual-sink bathroom, walk-in closet and peaceful balcony with views. Other features include crown moldings, plantation shutters, formal living room, h-wood floors, a/c, fireplace and more.

John Skinner 310-486-5962
PARTNERS TRUST

3324 MOUNTAIN VIEW AVE — Open 11-2 — NEW
$1,375,000 — 3+3 — TRADITIONAL

MAR VISTA FIXER

It's all about the location! Located on the 3300 block of Mountain View; it doesn't get much better than this. This home may need some love and care but there are plenty of options here. Remodel it, add onto it, or build new. The choice is yours. Located in the Mar Vista Elementary School District. This home has 3 bedrooms, den, and 2.5 baths. 2 car garage, traditional style. Loads of potential. Easy to show. See offer guidelines.

MLS#16-982989
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

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

12903 STANWOOD DR — Open 11-2 — NEW
$1,350,000 — 4+3 — 2sty-TRADITIONAL

WONDERFUL MAR VISTA!

Wow! Prime Mar Vista 4bd 2.5ba Den.Good Yard! Modern Bright kitchen. Double attached garage plus great concrete driveway space. Enjoy being minutes to the Beaches, Penmar Golf Course, just above Venice, Westside shopping and LAX too.Home for all seasons! Tree lined street with a slight bend to widen its beauty as you come or go from your residence.

MLS#16-981197
Keith Endow 310-722-2562
BHHS CALPRO SM

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

3539 GREENWOOD AVE — Open 11-2 — NEW
$1,295,000 — 3+2 — 1sty-CONTEMPORARY

BRIGHT CONTEMPORARY MAR VISTA OASIS

Architecturally designed and beautifully appointed home with bright open floor plan, vaulted ceilings, whitewashed oak floors, designer bathrooms and beautifully landscaped grounds. The kitchen overlooks the gorgeous front yard, inviting indoor/outdoor living with French doors opening to a spacious front deck, lush mature plants and bonus off street parking seamlessly integrated with the garden. The spacious back yard is perfect for entertaining, lounging and enjoying this private oasis.

Elizabeth Williams 310-383-8184
GIBSON INTERNATIONAL

3065 MOUNTAIN VIEW AVE — Open 11-2 — red
$2,150,000 — 3+3 — CONTEMP MED

TIME TO SELL!!!

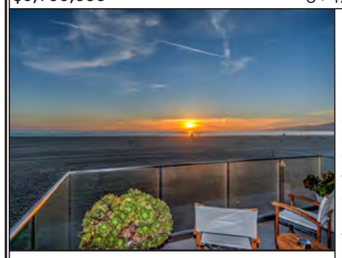
Another reduction! Great view house located on top of Mar Vista Hill. It has 3,788 sq.ft. 3bd, 3ba, Lowest price per sq.ft. in the area.Beautiful hardwood living rm, dining area opens to huge family rm w/high ceiling leads to a nice garden. Upstairs has a huge master suite and an enormous room, which may be used for many purposes. A large balcony, you can enjoy a panoramic city view! Mar vista Elementary school district. Most convenient location with the fresh ocean breeze.

MLS#15-953347
Jennifer Young 3104540356
RODEO REALTY - PACIF

Blt-Ins,Cl.Fan,HW floor,F.P,Dryer

14 Santa Monica — Single Family

1333 PALISADES BEACH RD — Open 11-2 — NEW
$6,950,000 — 5+4.5 — ARCHITECTURAL



ARCHITECTURAL GEM ON THE SAND

Extraordinary newer oceanfront architectural gem situated perfectly along the Santa Monica Gold Coast coastline. One of the newest homes to be built in the area, this modern masterpiece feat 180 degree sweeping ocean and coastline views. High-end design throughout inc walls of glass, floating staircase & glass elevator. Gourmet kitchen feat top of the line appliances & all bathrooms feat Hansgrohe Axor Stark fixtures. Multiple decks throughout & an amazing roof-top patio. Unbeatable location.

David / Anna Solomon 424.400.5905
THE AGENCY

www.1333PalisadesBeachRd.com

523 9TH ST — Open 11-2 631D7 — NEW
$4,425,000 — 5+5 — MEDITERRANEAN

ELEGANT N OF MONTANA MEDITERRANEAN

Rarely will you encounter such a pristine & refined Mediterranean. Setback behind lush landscape on a desirable tree lined street North of Montana. The attractive arched entrance opens to a wide light filled hallway running the length of the house. High ceilings, pale wood floors, skylights and a light palette enhance the well-executed floor plan. Featuring 5bd/4.75ba in over 5,000 sq/ft of living space. Large open kitchen & family room overlooking a private, grassy backyard. Expansive master.

MLS#16-982991
Dan Urbach 310-230-3757
BERKSHIRE HATHAWAY

www.523Ninth.com

2944 16TH ST — Open 11-2 — NEW
$1,379,000 — 3+2 — OTHER

CHARMING SUNSET PARK FIXER

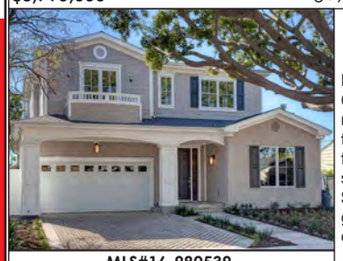
Ideally located close to beaches, Main Street, restaurants and in the sought after Santa Monica School District. This Sunset Park home features a spacious living room and formal dining room with a large master bedroom that has a fireplace and sliding glass doors to the rear deck and yard. The grounds of this property feature numerous fruit trees and a lushly landscaped front yard. With a little TLC you can make this Santa Monica home the beauty it once was!

MLS#16-981727
Sherri Noel 3109948721
KELLER WILLIAMS-SM

None

TUESDAY

2528 32ND ST Open 11-2 — rev
$3,795,000 5+7 CAPE COD



MLS#16-980539

SUNSET PARK MINI ESTATE

Prime Sunset Park location. This newly constructed Cape Cod traditional estate on a 9,000 foot lot is truly a masterpiece with "New England" architecture and attention to detail. This spectacular home offers an airy and open floor plan with 5 spacious bedrooms, all ensuite, charming study and den downstairs, a loft upstairs and 7 bathrooms. Step out to the expansive resort style backyard and you are greeted with a sparkling swimming pool, spa and outdoor entertaining area.

Ron Wynn 310-621-1772
COLDWELL BANKER RESI

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

629 PICO PL Open 11-2 — rev
$2,395,000 2+2 3sty-ARCHITECTURAL

MLS#16-976663

STUNNING ARCHITECTURAL HIDEAWAY IN OCEAN PARK

Stunning architectural hideaway secluded by cul-de-sac in Ocean Park. This custom-designed home is filled with lavish details. Over 2500 sq ft of opulence includes 2 beds, 2 baths, solid maple floors and 2-car garage. Views of the Santa Monica mountains flood the large rooftop deck. Additionally, Solar Roof water heater panels and a Nordic Dry Yoga Sauna/Shower bolster this home's extravagance.

Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

14 Santa Monica — Condo / Co-op

2910 NEILSON WAY #603 Open 11-2 671F4 — NEW
$2,800,000 2+2 CONTEMPORARY

MLS#16-982883

SEA COLONY II PENTHOUSE 2 BED PLUS LOFT AT THE BEACH

Top floor corner Pent 2 bed + loft with amazing unobstructed white water ocean & city views at prestigious Sea Colony II -a 24 hour guard gated complex. Completely remodeled throughout, Bang and Olufsen tv's, speakers built-in, custom kitchen, lighting, built in Sub-Zero refrigerator, Miele Oven, microwave, dishwasher, Expresso machine. Mahogany flooring, master bedroom with head-on unobstructed white water ocean views, balcony off living room/bedroom & 2nd balcony off loft. Small dog ok

Randi Pollock 310 993-9709
CB SANTA MONICA

washer/dryer/fridge, tv, speakers

270 PALISADES BEACH RD, UNIT 301 Open 11-2 — NEW
$2,650,000 2+2 ARCHITECTURAL

STUNNING ARCHITECTURAL CONDO ON THE SAND

The ultimate in beach living - rare opportunity to rent on the sand in Santa Monica! An architecturally stunning condo w/incredible coastline, white water & ocean views. Walk directly onto the sand where you can enjoy bike rides, long walks on the beach & surfing. After a long day in the surf, retreat to your beachside oasis w/open floor plan ideal for entertaining. Gourmet kitchen, large master w/walkin closet & bath w/double sinks. Phenomenal rooftop deck perfect for magnificent sunsets.

David / Anna Solomon 424.400.5905
THE AGENCY

www.270PalisadesBeach.com

2930 NEILSON WAY #407 Open 11-2 671F4 — NEW
$2,000,000 2+2 CONTEMPORARY

MLS#16-982881

SEA COLONY II - AVAILABLE FURNISHED OR UNFURNISHED @ BEACH

PERFECTION REDEFINED with wonderful ocean views at prestigious Sea Colony II - a 24 hour guard gated complex. Remodeled, glass top marble counter tops, custom lighting,new kitchen with Viking refrigerator, Induction cook top (including ALL CLAD pots), dishwasher, Wolf Hood, custom cabinets, Brazilian Cherry hardwood floors, Wine Refrigerator, Master bath with Onyx sinks, dual showers, custom cabinetry. Pool heated 24/7,3 spas, gym, rec room, storage, public tennis, 25 pound dog ok

Randi Pollock 310 993-9709
CB SANTA MONICA

washer/dryer/fridge/4k tv, and more

2930 NEILSON WAY #407 Open 11-2 671F4 — NEW
$2,000,000 2+2 CONTEMPORARY

MLS#16-982881

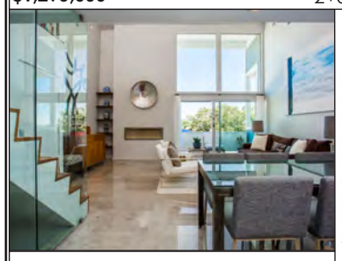
SEA COLONY II - AVAILABLE FURNISHED OR UNFURNISHED @ BEACH

PERFECTION REDEFINED with wonderful ocean views at prestigious Sea Colony II - a 24 hour guard gated complex. Remodeled, glass top marble counter tops, custom lighting,new kitchen with Viking refrigerator, Induction cook top (including ALL CLAD pots), dishwasher, Wolf Hood, custom cabinets, Brazilian Cherry hardwood floors, Wine Refrigerator, Master bath with Onyx sinks, dual showers, custom cabinetry. Pool heated 24/7,3 spas, gym, rec room, storage, public tennis, 25 pound dog ok

Randi Pollock 310 993-9709
CB SANTA MONICA

washer/dryer/fridge/4k tv, and more

425 MARINE ST, UNIT 3 Lunch 11-2 — NEW
$1,295,000 2+3 CONTEMPORARY



SUN-FILLED, DOUBLE-HEIGHT LIVING AREA WITH VIEWS

Enter a sun-filled, double-height living area where the reverse floor plan takes advantage of the views via its balconies and loft area. An open plan with a balcony, polished tile floors, a fireplace, in-ceiling speakers, top-tier kitchen appliances and counters, plus Fleetwood windows and sliding doors. The loft has a big deck great for a BBQ. Downstairs is 2 bedrooms with teak flooring and en-suite bathrooms that have Ann Sacks tile, plus laundry. Parking is 2-car side-by-side with storage.

Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES

1105 IDAHO AVE #210 Open 11-2 — NEW
$749,000 2+2 1sty-CONTEMPORARY

MLS#16-982155

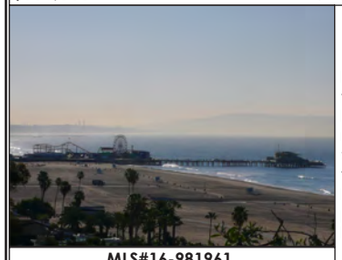
GREAT CONDO IN SANTA MONICA

Incredible location off Montana Avenue and 11th street. Single level two bedroom top floor condominium with plenty of sunlight and ocean breezes off Santa Monica beach. Attractive finishes: hardwood floors, marble bath, stainless appliances. Each bedroom has it's own en-suite bath. Two car parking, private balcony, low dues incl earthquake insurance. Close proximity to chic shops and dining on Montana Avenue, 3rd Street Promenade, SM Place Mall, Arclight Cinemas and the Big Blue Pacific Ocean.

Simon Salloom 310-749-8039
COLDWELL BANKER RESI

Other

757 OCEAN AVE #109 Open 11-2 — NEW
$669,000 1+1 1sty-CONTEMPORARY



MLS#16-981961

THE BEST OF CALIFORNIA BEACH LIVING

Lovely condo located at corner of Ocean & Montana across from Palisades Park, walking paths & stairs to beach. Near 3rd St Promenade, Santa Monica Pier, theaters & restaurants. Lrg liv rm, formal dining area & kitchen complete w/ oven/range/dishwasher & refrigerator. Laminate wood & tile flrs. Bathroom has a shower & separate bathtub. Pool w/ lrg tropical furnished patio. Direct access from bedrm to rear patio area. Ocean & mountain view roof deck. Lrg ocean view lobby. Parking in gated garage.

Nancy Arrache 310-415-7941
JOHN AAROE GROUP

Blt-Ins,Clng Fan,Dshwshr,Micro,Rng/Ovn

1457 CENTINELA AVE #3 Open 11-2 — NEW
$599,000 2+3 CONTEMPORARY

MLS#16-982565

LIGHT AND BRIGHT TOWNHOUSE IN A FANTASTIC LOCATION

Located on the border of Santa Monica and minutes from Brentwood, this bright and inviting condominium is the perfect fit for a young professional. Clean, updated and basked in light, this 2 BR/2.5 BA unit offers an open floor plan, bright kitchen with arched window and breakfast bar, crown molding throughout, fireplace and patio with treetop view. Upstairs you will find the laundry plus a pleasant balcony. Located near many fun shops and restaurants in this highly desirable Westside location.

Lee / Markovitch 310-858-5489
COLDWELL BANKER RES

Dishwasher,Dryer,Range/Oven,Fridge,Wshr

TUESDAY

2628 KANSAS AVE #13 — Open 11-2 — NEW

$589,000 | 2+2 | CONTEMP MED

MLS#16-982325

Mary Beth & Darby Woods 310-463-6662
COLDWELL BANKER

BEST PRICED TOWNHOUSE IN SANTA MONICA

Best priced Townhouse in Santa Monica. Private entrance townhouse with 2 bedrooms/ 1.5 bathrooms. Upstairs: 2 bedrooms, 1 bathroom and stacked laundry. Main Level: Kitchen, dining area, living room, powder room and large private outdoor patio. Tandem parking is close to unit and behind gated entrance. Hardwood floors throughout, nicely proportioned use of square footage and upgraded kitchen and baths. Walk to new Bergamot Station light rail, Trader Joe's, new Starbucks and Virginia Park.

www.2628kansas.com

14 Santa Monica — Lease

301 20TH ST — Open 11-2 — NEW

$19,000 | 5+5 | MEDITERRANEAN

MLS#16-979619

Sue-Ellen Douglas 310-979-3967
COLDWELL BANKER - BW

OPEN TUESDAY 11-2PM

Elegant 2-story Mediterranean home perfectly located on a corner lot at 20th and Georgina in Gillette's Regent Square. 5000 sq ft of livable area. Great light throughout-Classic center-hall plan with view through to sunny pool and patio, 2 master suites-one with office, plus 2 more bedrooms and bath upstairs. Large living room w/11 ft ceilings, leads to patio, 40ft lap pool and spa. Great entertaining home offering total privacy. Beautifully maintained and fully equipped in every way.

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

612 LINCOLN BLVD #2 — Open 11-2 — NEW

$9,500 | 3+3 | CONTEMPORARY

MLS#16-978751

Regina Vannicola 310-625-2061
KW - SANTA MONICA

WWW.612LINCOLN2.COM

A premier Santa Monica Location just steps to the shops, restaurants and services of Montana Avenue. Wide plank wood floors and lofted ceilings create a sleek, light-filled space. The open chef's kitchen has Caesarstone counter tops, stainless steel appliances & custom cabinetry. The private master suite with has a spa-level master bath including rain shower, jetted tub and its own access to a private balcony. Spacious private roof deck. Central Air/ Heat, private 2-car garage, secure building.

Dryer,Rng/Ovn,Fridg,Wshr

837 15TH ST, UNIT C — Open 11-2 — NEW

$7,200 | 3+2.5 | 3sty-MEDITERRANEAN

Bruce Mitchell 310-877-2845
BERKSHIRE HATHAWAY

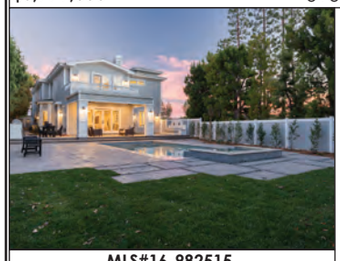
GORGEOUS 3 STORY TOWNHOUSE, ROOFTOP PATIO WITH GREAT VIEWS!

Fabulous location 1/2 block south of Montana Avenue - close to all stores, restaurants and coffee shops! 3 bed, 2.5 bath townhouse with hardwood floors downstairs. Feels like private home with high ceilings, lots of light, separate dining area and "family room". Master bedroom with fireplace. Loft over Master with patio that has views of Santa Monica and some ocean. "Flex" bedroom with Murphy style bed that can double as office. Over sized garage that can fit 3 cars. Quality 4 unit complex.

15 Pacific Palisades — Single Family

901 EL MEDIO AVENUE — Lunch 11-2 — 630J4 — NEW

$6,779,000 | 6+6.5 | 2sty-TRADITIONAL



MLS#16-982515

Bruno Abisror 818-419-1459
SOTHEBY'S INT'L RLTY

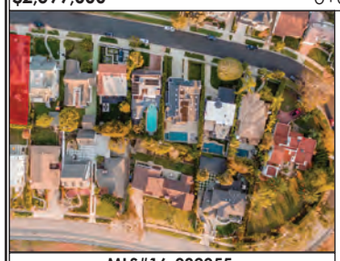
COME FOR TACO STAND LUNCH & TWILIGHT COCKTAIL PARTY!

Brand-New Gated Traditional on very large lot (over 16k) w/ quality finishes & open design. Gourmet kitchen w/ Sub-Zero & Wolf appliances, walk-in pantry & butler's pantry. Private study w/ outdoor patio & fireplace. 5 upstairs en-suite bedrooms & maid's room downstairs. Stylish master w/ sitting room, walk-in closet & dual-sided fireplace. Large family room opens to expansive yard w/ sunny private pool, spa & outdoor kitchen. 3-car garage with direct access. Close to the Palisades Village.

www.901elmedio.com

15238 FRIENDS ST — Open 11-2 — NEW

$2,599,000 | 0+0 | OTHER



MLS#16-982955

David Kelmenson 310-500-1430
PARTNERS TRUST BRENT

DRIVE BY ONLY - DEVELOPMENT OPPORTUNITY...

Attention Developers, Builders or End Users – Build your dream home on this 6,542 Sq.Ft. flat lot (50'x130') at the end of the ocean view Via Bluffs in Pacific Palisades. Enjoy sunrises, sunsets, ocean views & breezes from this desirable location. A truly unique area - just moments to the Village – boutique shopping, restaurants, schools, beach, hiking, bike path & the all-new Caruso development. Some new homes in this neighborhood have recently sold for $6m to $7m.

DRIVE BY ONLY...!

16165 ALCIMA AVE — Open 11-2 — NEW

$1,995,000 | 3+2 | TRADITIONAL

MLS#16-982929

David Offer 310-820-9341
BERKSHIRE HATHAWAY

OCEAN VIEW TRADITIONAL IN PACIFIC PALISADES

Bright & cheerful split level Trad set above the Palisades w/ ocean vus from many spaces & outdoor areas. Open, free-flowing floor plan, sun-filled, loft-like spaces, 2 FPs, hrdwd flrs & vaulted beamed ceiling thru-out. Kitchen/fam rm w/ breakfast area & casual LR each open thru French drs to pvt yd w/ patios, pl & grassy picnic area w/ vus. Inviting ocean view master w/ 2 closets & spacious bath. Charming, warm home on qt st in close proximity to the beach & town.

www.16165alcima.com

410 VANCE ST — Open 11-2 — red

$2,898,000 ~~2898000~~ | 3+3 | 1sty-TRADITIONAL

MLS#16-973661

Clifford Rowe 424-203-1890
TELES PROPERTIES

100K PRICE REDUCTION! CHARMING TRADITIONAL ON PRIVATE STREET

Gated & set on a knoll w/gorgeous landscaping, this 3+3 single-level traditional charmer is updated for today's lifestyle. Gourmet kitchen has Caesarstone counters, custom cabinetry & walk-in pantry. Master bedroom has vaulted ceilings & French doors leading to outdoor sitting area. Family room has custom built-in entertainment system & desk/office area. French doors lead to tranquil patio w/ Pergola, built-in BBQ & yard w/tall hedges for complete privacy.

BBQ,Blt-Ins,Cbl,Dshwshr,Wshr,Dryr,Rfrg

16767 MARQUEZ TER — Open 11-2 — 630 H5 — red

$1,795,000 | 3+2 | 1sty-MID-CENTURY

MLS#16-970035

Joan Sather 310-740-0302
SOTHEBY'S INTERNATIO

COVETED MARQUEZ AREA LOCATION WITH OCEAN VIEW

Just Reduced! Lovely treetops & ocean views from this coveted Marquez area location. Use the fine lot to build your own or remodel this perky 3 bedroom home.It's on a cul-de-sac off Marquez Avenue. So close to the beach. Easy distance to Marquez Charter & French Lycee schools. Just above a smart group of stores & "my favorite Italian" restaurant. The stores include hair, nails, convenience grocer, pharmacy, dry cleaner, pizza delivery, & dog groomer.

Rng/Ovn

TUESDAY

1722 SAN REMO DR Open 11-2
$26,950,000 7+11 2sty-OTHER
rev

MLS#16-971035

ARCHITECTURAL MASTERPIECE

In highly coveted Palisades Riviera w/ breathtaking views of the city, ocean & mountains. 7 bedroom, 11 bathroom private transitional estate on nearly 37,000 sq ft w/ expansive lawn areas, swimmer's pool & spa, & spectacular outdoor entertaining area w/ kitchen & bar. Boffi kitchen & top of the line appliances, large breakfast area & two family rooms, 6 impeccable family suites, upstairs family room, a breathtaking den-library & a magnificent master suite w/ large sitting room & jetliner views.

Gary Glass 310.820.9343
BERKSHIRE HATHAWAY

1722SanRemo.com

16242 SHADOW MOUNTAIN DR Open 11-2
$13,500,000 8+9 MEDITERRANEAN
rev

MLS#15-952655

MAGNIFICENT MEDITERRANEAN ESTATE

Magnificent Mediterranean Estate with beautiful ocean & mountain views located on an over 1 acre lot in the prestigious Pacific Palisades guard-gated community of Ridgeview Country Estates. 6 bedrooms upstairs, guest & maids rooms downstairs. Step-down living room, spacious family room, beautiful kitchen with breakfast room, sun room, office, & elegant dining room. Huge grassy yard with fruit trees, vegetable garden, built-in BBQ, sports court, pool & spa all overlooking spectacular views.

Jade Mills/Ali Rassekhi 310-285-7508
COLDWELL BANKER

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

928 LAS LOMAS AVE Open 11-2
$3,795,000 4+4.5 2sty-CONTEMPORARY
rev

MLS#16-970537

SOARING CEILINGS!

Striking New Contemporary in the Palisades... This 4 BD, 4.5 BA modern masterpiece features warm earth tone materials, inviting architectural style that is designed to flow beautifully with the surrounding natural environment. This unique property is situated on a quiet street that has over-the-treetops views of the Pacific Ocean. Open feel welcomes you as you walk through light-filled entry, into the LVR, dining room/entertainment space which features soaring ceilings, oak floors throughout.

Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY

Dramatic-New Contemporary Masterpiece!

858 FISKE ST Open 11-2
$3,395,000 5+4.5 2sty-CAPE COD
rev

MLS#16-969363

PALISADES-CALIFORNIA LIFESTYLE!

Cape Cod in the covet Alphabet Streets neighborhood in Pacific Palisades. Centrally located family home, this 5 BD, 4.5 BA wide open floor plan brings elegance with casual charm. Enter this homes grand entrance and high ceilings, with wide French oak wood floors throughout which bring a warmth to the house. The master suite features his and hers walking closets and a spa like master bathroom. The large bedrooms are all on the south side of the house with great sun exposure.

Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY

New Construction!

1161 EMBURY ST Open 11-2
$3,199,000 5+6 TRADITIONAL
rev

MLS#16-975437

CUSTOM REMODEL 3 BLOCKS TO VILLAGE

On the quiet 1100 block of Embury in the Palisades Alphabet Streets 3 blocks to the village lies a custom remodeled home with 5 bed & 5.5 bath in 3,432 sq ft on a 6,500 sq ft lot. Light filters through French doors in office & family room. Kitchen features top of the line appliances & connects to formal dining & family rooms. Master suite features balcony & bathroom. Upstairs are two bed & two baths. The backyard has a patio & lawn that leads to the guest house w/ large bedroom and full bath.

Anthony Marguleas 310-663-4606
AMALFI ESTATES

Dshwshr,Rng/Ovn,Fridg

745 LACHMAN LN Lunch 11-2
$2,995,000 4+5 MEDITERRANEAN
rev

MLS#15-945969

REMODELED MEDITERRANEAN W/OCEAN & CITY VIEWS. THIS PROPERTY FEATURES AN OPEN FLOOR PLAN W/ A LARGE LIVING ROOM W/ WOOD BURNING FIREPLACE, ADJACENT DINING ROOM & FAMILY ROOM W/ BUILT-INS & FIREPLACE. LIGHT & BRIGHT GOURMET KITCHEN W/ BREAKFAST AREA. FRENCH DOORS FROM THE KITCHEN & FAMILY ROOM OPEN OUT TO THE LOVELY LANDSCAPED BACKYARD W/PRIVATE POOL & CANYON VIEWS. MASTER SUITE HAS FRENCH DOORS LEADING TO 2 BALCONIES W/ OCEAN VIEWS, A SPA-LIKE BATH, SITTING AREA & LARGE WALK-IN CLOSET.

Jody Fine
BERKSHIRE HATHAWAY

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Oth

15 Pacific Palisades *Condo / Co-op*

870 HAVERFORD AVE, UNIT 402 Open 11-2
$2,095,000 3+2.5 ARCHITECTURAL
NEW

ARCHITECTURAL PENTHOUSE SHOWSTOPPER - PRIME VILLAGE LOCATION

Explosive panoramic ocean & mtn. views. Rare southwest corner w/broad terrace. Sophisticated appointments through open living, dining family design- HW flrs, fpl, floor to ceiling windows & doors-all flowing to terrace showcasing spectacular views. Center island kitchen w/ss apps, wine refrigerator, +loads of storage. 2 guest rms share full bath. Deluxe master w/walk-in closet & grand bath w/dbl. sinks, shower & bath. Security bldg. w/lobby, gym, pool, 2 car side by side parking +gst. parking.

Joan Caplis/Susan Stark 310.748.2208
CB BW / GIBSON

870Haverford402.com

672 PALISADES DR Open 11-2
$1,595,000 3+3.5 CONTEMP MED
rev

MLS#16-969153

RARE OPPORTUNITY IN THE EXCLUSIVE GATED SEA RIDGE COMMUNITY

Spacious floor plan, beautifully detailed, two-level home in absolutely perfect condition. Master suite upstairs; fabulous center-island kitchen with high-quality wood cabinets and built-in desk area; open living/dining with vaulted ceiling and stone fireplace. Lower level has two bedrooms, two baths plus large family room and bonus/office/gym. Good sized balconies on each floor. Mountain Views. Desirable community with pool and visitor parking; a few blocks from Highlands Plaza shopping center.

Steve Sawai
COLDWELL BANKER RESI

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

18 Hancock Park-Wilshire *Single Family*

355 S RIMPAU BLV Refresh. 11-2
$7,250,000 6+7.5 2sty-FRENCH
NEW

UNRIVALLED PRIVATE ESTATE IN THE HEART OF HANCOCK PARK.

Unrivalled Private Estate in the heart of Hancock Park. Your dream Chateau on one of the most exclusive streets, situated on a sprawling lot with a Tennis Court, Pool and Guest House. Enter to a magnificent 2-story foyer, leading to a grand living room, library, dining room, solarium and gourmet kitchen with butler's pantry. Elegant staircases lead upstairs to the master suite, complete with walk in closet and a regal bathroom, along with 4 children's guest bedrooms, 3 baths, office.

Rayni & Branden Williams 310-691-5935
HILTON & HYLAND

REMINDER

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

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

TUESDAY

464 S CITRUS AVE — Open 11-2 — NEW
$2,949,000 — 5+5.5 — CAPE COD

BRAND NEW EXQUISITE EAST COAST TRADITIONAL

Just completed. Magnificent Hampton's style home with great scale and meticulous attention to detail. Chef's kitchen leads to a wonderful family room with second fireplace with retractable glass doors that open to wonderful and private yard with covered patio, pool and spa. Custom wood staircase leads to grand master suite with a third fireplace, and large walk-in closet. There are three additional bedroom suites. Magnificent living in the Hancock Park area!

A Malka, S Frankel 310-281-3981
COLDWELL BANKER

www.464citrus.com

4530 W 8TH ST — Open 11-2 — NEW
$2,749,000 — 4+5 — TRADITIONAL

STATELY TRADITIONAL ON A PARK LIKE 14,000+ LOT

Entertainers dream w/lrg formal LR w/wood burning fp, wood moldings & French doors to bckyrd. Gourmet eat-in chef's kitch w/carrera marble counters, SS appl & open flr plan. Den w/built-in book shelves & wood burning fp. Private master ste upstrs feat oversized bath w/ soaking tub, lrg rain shower, marble flrs & countertops. Walk-in closet w/ctr-isl. 3 addtl BRs + 2 BA complete upstrs. Saltwater pool & spa, fp & outdoor dining area. 2-story guest house w/art studio, living area, bed & bath.

MLS#16-982631
Adam Sires/Mike Nourmand 310.498.1024
NOURMAND&ASSOCIATES

www.4530West8th.com

933 S TREMAINE AVE — Open 11-2 — NEW
$1,395,000 — 3+2 — 1sty-SPANISH

MODERN SPANISH

Super sharp and stylish! Open floor plan for today's lifestyle! Gorgeous! 3 Bedroom, 2 Bathroom, with a garage office in the backyard.

Lisa Hutchins 323-460-7626
COLDWELL BANKER HPN

#1 Agent in Hancock Park Since 1994

248 S VAN NESS AVE — Open 11-2 — rev
$3,988,000 — 5+4 — MEDITERRANEAN

AS SEEN IN ARCHITECTURAL DIGEST & HOLLYWOOD REPORTER!

Celebrity owned classic Windsor Square Mediterranean on a rare double lot. This elegantly detailed and updated 4 bed 3.5 bath home offers grand scale living & dining rooms; fabulous center island kitchen-great room plus a huge family/ media room. Outside offers a resort quality salt water pool & spa surrounded by lush vegetation, outdoor kitchen and a secret sunken garden. Gated; a detached garage with guest apt. completes the property. A stone's throw away from Larchmont Village- Welcome Home!

MLS#16-974481
Bryant,Reichling,Foreman 323-854-1780
SOTHEBY'S

www.248VanNess.com

637 N LUCERNE BLVD — Open 11-2 — rev
$2,999,999 — 5+6 — ARCHITECTURAL

Impeccable new construction Architectural located steps away from desirable Larchmont Village. This 5 Bed 6 Bath modern masterpiece features a grand, separate office & unique design elements including 12 ft ceilings, Fleetwood pocket doors, designer lighting fixtures, custom walk-in closets, spa-like and hotel inspired bathrooms & countless luxury amenities. This is a once in a lifetime opportunity to own a thoughtfully constructed modern triumph close to premier shops, restaurants & nightlife.

MLS#16-971971
Neyshia Go 424-249-7125
JOHN AAROE GROUP

Blt-Ins,Frzr,Grbg Disp,Hood Fan,Rng/Ovn

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

333 S WILTON PL #3 — Open 11-1 — NEW
$659,000 — 1+2 — MODERN

MODERN LOFT

Modern loft with cutting edge design featuring open living spaces. Located near Hancock Park, this one bedroom plus loft features 16 to 20 ft. high ceiling with double height windows, concrete flooring on the first floor, and strand bamboo flooring on the upper levels. Ultra modern kitchen featuring recycled content cabinetry and counters, stainless steel appliances, and washer and dryer in unit. Close proximately to great restaurants, Larchmont Village, and Paramount Studios

MLS#16-982543
Steve Sanders 323-828-6471
JOHN AAROE GROUP

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

18 Hancock Park-Wilshire — *Income*

160 N MANSFIELD AVE — Open 11-2 — NEW
$1,689,000 — 2sty-MEDITERRANEAN

BEAUTIFUL MEDITERRANEAN DUPLEX ON A QUIET TREE LINED STREET.

Remodeled, both units offer 3 bedrooms with ample closets, 2 baths, lovely living room with stenciled wood beams in ceiling, spacious dining room, and remodeled kitchen with granite counter tops, built in appliances and adjacent laundry room. French doors lead outside to a wooden deck wrapping around the building and yard with grassy area and mature trees. 3-car garage and additional studio, perfect for an office of playroom. The upper unit will be shown with accepted offer.

L. Brenner/N. Hartman 323.860.4245
COLDWELL BANKER HP

range/oven, dishwasher, washer/dryer

19 Beverly Center-Miracle Mile — *Single Family*

445 N EDINBURGH AVE — Open 11-2 — NEW
$2,400,000 — 4+3 — 1sty-SPANISH

STUNNING SPANISH

Stunning Spanish located in the Beverly Grove. This classical home features 4 bedrooms, 3 bathrooms, immaculate finishes, and a gourmet kitchen with Viking appliances. Remark at the vaulted ceilings with exposed beams, hand-painted tiles in the bathrooms, and french doors leading to the front porch. This Spanish oasis boasts plenty of outdoor space, including a deck for dining al fresco, pool, and a studio suite. Centrally located.

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.445Edinburgh.com

6356 DREXEL AVE — Open 11-2 — NEW
$2,399,000 — 3+3 — SPANISH

STUNNING SPANISH HOME

Meticulously restored and updated Spanish home with tremendous style and appeal. Enter through the gated courtyard to the spacious living, dining, family room and stunning bar area perfectly designed for entertaining. High arched ceilings, French doors, large picture windows, two fireplaces, and chef's kitchen are just a few of the exquisite details. French doors open to the outdoor lounge with beautiful saltwater pool, spa and heated cabana area.

Chris Hicks 310.980.7980
BERKSHIRE HATHAWAY

www.6356drexel.com

OPEN HOUSE STATUS LEGEND

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TUESDAY

410 N LA JOLLA AVE Open 11-2 — NEW
$2,370,000 3+3 1sty-SPANISH

SPANISH MODERN

This Spanish Modern 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.

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS
www.410LaJolla.com

439 N MARTEL AVE Open 11-2 — NEW
$1,399,000 3+2 1sty-TRADITIONAL

Traditional one-story in great location. Walk to all shopping, restaurants, cafes & The Grove. This property is read for renovation or tear it down and build new!

Jeeb OReilly/Tori Barnao 310.980.5304
COMPASS
GREAT PROJECT!

534 N STANLEY AVE Open 11-2 — rev
$3,150,000 4+5 MODERN

MLS#16-977755

STUNNING DESIGNER HOME

This stunning 2-story, new construction, designer home offers 4 bedrooms and 4.5 bathrooms. The excellent craftsmanship is highlighted by unique and creative finishes. While you marvel at the pool and spa, bask in serenity outside, or head to the rooftop deck for a better view of the surrounding hills and cityscape.

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS
www.534Stanley.com

616 N POINSETTIA PL Open 11-2 — rev
$3,149,000 5+6.5 2sty-SPANISH

MLS#16-976619

STUNNING SPANISH NEW CONSTRUCTION WWW.616POINSETTIA.COM

Rarely does a property come along which blends the stunning details of classic Spanish architecture with all the modern amenities & attention to detail such as you'll discover in this walled & gated compound just minutes from all city services, renowned restaurants, every possible entertainment venue & world class designer shops. This home features over 4100 sq ft, 5 bedrooms, 6.5 baths PLUS a separate finished cabana ideal for future guest house or home office. Must see designer perfection!

Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS
www.OmegaGroup.LA

635 N SIERRA BONITA AVE Open 11-2 — rev
$2,895,000 5+5.5 2sty-CONTEMPORARY

MLS#16-974473

STUNNING DESIGNER SHOWPLACE WWW.635SIERRABONITAAVENUE.COM

New custom built luxury entertainers home features an amazing open floor-plan with cutting edge designer finishes & exquisite materials throughout. The beautiful private yard features mature trees & hedges, BBQ area, salt water pool & zero edge spa. Three large indoor-outdoor entertaining 2nd story balconies create nearly 4300 sq ft of CA lifestyle living for the most discriminating buyers. No expense spared on this one! This is a must see property.

Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS
www.OmegaGroup.LA

19 Beverly Center-Miracle Mile *Income*

612 N GENESEE AVE Open 11-2 — NEW
$2,595,000

MLS#16-981315

CONTEMPORARY FOURPLEX IN BEVERLY CENTER

A completely remodeled and contemporary 4-plex with all units boasting a two-bedroom & two-bathroom open floor plan. Custom finishes throughout, new stainless steel appliances, tri-zone AC and heating, copper supply plumbing, all electrical wiring and panels, energy efficient appliances and fixtures, windows, security cameras, exterior stucco, and much more. In-unit washers and dryers. 7-car parking with each unit having an automated and private garage. Fully occupied, $12,400/mo rental income.

Jason Oppenheim 3109906656
THE OPPENHEIM GROUP
www.ogroup.com

435 N CROFT AVE Lunch 11-2 — NEW
$1,675,000 CONTEMPORARY

MLS#16-981907

SPECTACULAR DUPLEX

This sophisticated duplex has the feel of a private home with a separate gated front yard, large back yard and boasts spacious rooms many beautiful character features. The living room features a unique and ornate Bachelder fireplace in LR, & opens into the spacious dining room for easy entertaining. Upgraded kitchen with granite counter tops, tile floors, and more. Central heat/air in both units. Rear guest unit, has its own living room & kitchen which opens to Zen-like yard for personal use.

Michelle Gurman 310.995.2780
JOHN AAROE GROUP
435croft.aaroe.site

1328 MEADOWBROOK AVE Open 11-2 — NEW
$1,150,000 SPANISH

MLS#16-980325

CHARMING MID-WILSHIRE DUPLEX! Townhouse style with private grassy backyards! Wonderful location and plenty of parking. Two private garages and with enough room for storage! Open floor plans with lots of natural light. Updated kitchen and bathrooms. Separate gas and electric. Indoor laundry hook ups in both units. If you are looking for the perfect investment opportunity...this is it!Please do not disturb occupants.

John Duerler 213.924.2208
HANCOCK HOMES REALTY
Grbg Disp,Rng/Ovn

21 Silver Lake - Echo Park *Single Family*

3040 WAVERLY DR Refresh. 11-1 — NEW
$1,575,000 3+2 MID-CENTURY

MLS#16-982965

SILVERLAKE MID CENTURY WITH SEPARATE GUEST APARTMENT

This gated Silverlake Mid-Century home is a creative host's playground. The expansive and well-manicured grounds are accented by a lengthy trellis that leads up to the front door. Every detail of this two bedroom two bath house is imbued with a clean, modern aesthetic. This unique home comes with an attached studio apartment that feels completely independent from the main house.

Steve Clark 626-788-3013
KELLER WILLIAMS PASA
BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

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

TUESDAY

1823 N ECHO PARK AVE Refresh. 11-2 — NEW
$499,000 1+1 CALIFORNIA BUNGALOW

A unique bungalow experience in the center of Echo Park. Built in 1921, with one bedroom plus additional creative space, this great opportunity exudes charm and history. Resting on a shared driveway on a "bungalow row" this lovely space features a private enclosed porch with downtown views and a bright front gathering room One bedroom, gourmet kitchen, laundry and off street parking for one auto. Short distance to all Echo Park hot spots.

MLS#16-981363
Carrie Eckert 323-697-1487
SOTHEBY'S LOS FELIZ
Clng Fan

2236 CANYON TER Open 11-2 — NEW
$1,150,000 2+1 POST MODERN

SENSATIONAL 1940'S MODERN DECO GEM!

Serene Hollywood Hills jewel on a private wooded lot at the foot of the Los Feliz Oaks. Quiet cul-de-sac, one of a kind 1940's modern streamlined deco style w/amazing attention to detail. HW floors, picturesque windows & hi-ceilings, FP & built-in bookshelves in the LR & an updated, sexy vintage kitchen. Sensational gardens exploding w/drought resistant landscaping, terraces & outdoor entertaining spaces plus a beautiful adjoining outdoor multipurpose room w/FP, built in BBQ & water feature.

MLS#16-981963
Nili H. & Jeffrey Y. 213.819.9630
GIBSON INTERNATIONAL
www.2236CanyonTerrace.com

21 Silver Lake - Echo Park — *Income*

1990 BLAKE AVE Open 11-2 — NEW
$499,000 Duplex

FABULOUS MULTI-UNIT OPPORTUNITY IN FROGTOWN!

Have you heard about Frogtown yet - LA's most-talked-about neighborhood? It's weird yet cool, hip yet authentic. Now comes this investment or owner-user duplex opportunity in the heart of LA's impossible-to-ignore pocket. Situated perfectly in Elysian Valley/Frogtown, near the LA river and minutes from Atwater Village, Los Feliz, Glendale and Eagle Rock. live in one unit and rent out the other- or turn it into a cherished live-work space.zoned LAR2. Weird. Cool. Hip. Authentic. Frogtown. Vacant

The Kostrey Collection 310-382-4908
KW LARCHMONT

3472 ROWENA AVE Open 11-2 — NEW
$999,000 2+2 1sty-SPANISH

SPANISH CHARMER WITH POOL

This Spanish-style representative on a row of architectural SFRs on this stretch just South of the blvd. A long, multi car driveway leads to a spacious back yard w/a garage ripe for conversion to a studio or den (cable/internet hookups lay in wait) & a pool as the crown jewel. The 1596 sq.ft. interior contains dining rm, sun rm, formal liv rm w/period fireplace. Master bed has a walk in closet & window facing drought friendly landscaping. Solar panels round this out as a friend to the planet.

JD Rocchio | Matt Morgus 323.868.3538
SOTHEBY'S LOS FELIZ
Pool, Fridge, Oven, Built-ins

22 Los Feliz — *Single Family*

4421 DUNDEE DR Lunch 11-2 — NEW
$2,895,000 5+6 3sty-TUDOR

FABULOUS NEWER TUDOR CALLED "BALMORAL ESTATE" 5BR AND 6 BA

Anticipate living in this fabulous Newer Tudor called "Balmoral Estate" with impressive curb appeal offering a pool with spa and an impressive cascading waterfall.Unobstructed stunning city and hill side views offering 5 bedrooms with all "en suite" bathrooms. Nestled in the prestigious Los Feliz hills sitting above street level welcoming you with a grand gate and a spacious driveway and two garages.Elegant living room with fireplace and views connected the charming family room with pool views.

MLS#16-981909
Manvel Tabakian 323 8712337
SOTHEBY'S INTR'NL RE
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

1841 N ALEXANDRIA AVE Lunch 11-2 — NEW
$1,399,000 3+3.5 MODERN

LUXURY NEW CONSTRUCTION TURNKEY LIVING IN LOS FELIZ!

Four new construction "small-lot" residences featuring unsurpassed build-quality! Homes are outfitted with 6" white oak plank flooring, custom steel staircases, and appliances by Wolf, Miele and Sub Zero. Unique at this price-point and complete with bespoke architectural elements and inspiring views of the Griffith Observatory. Each home is 3 stories with 2-car direct-entry garages. Built for the most discerning buyer looking for turnkey living, with close proximity to Los Feliz Village.

MLS#16-982521
Bryant | Reichling 323-395-9084
SOTHEBY'S
www.Alexandria4.com

22 Los Feliz — *Income*

2331 HYPERION AVE Open 11-2 — NEW
$1,245,000

Developers, builders & business owners this is a great opportunity to develop a rare multi-family & commercial mix-use project on Hyperion Ave. There is potential to build two (2) income units at back of lot. Big view potential from 2nd floor. Completed plans w/ permits for a 1,300 sq. ft. 2 story store front on Hyperion. Topographical and geological reports available. A very unique offering with an existing 3 beds/3 bath single family residence currently on the site w/ single car garage.

MLS#16-980685
Brian Ades 310-503-8080
SOTHEBY'S INTERNATIO
Grbg Disp,Hood Fan

28 Culver City — *Single Family*

3900 STONEVIEW DR Refresh. 11-2 — NEW
$1,175,000 4+2.5 1sty-TRADITIONAL

PRIME BLAIR HILLS NEIGHBORHOOD WITH VIEWS AND POOL

Huge corner lot with views and pool located in prime Blair Hills neighborhood. Stoneview features 4 generous bedrooms + office and 2.5 bathrooms, updated kitchen, and spacious living room. Light and bright dining area with sliding glass doors that lead to the open patio and pool with views. Large master bedroom with ensuite bath. 2-car garage with ample storage. Located across the street from Blair Hills Park which offers a playground, basketball court, picnic tables, and huge flat grassy area.

Isbell & Isbell 310.259.7450
GIBSON INTERNATIONAL
Large Lot, Culver City Schools

Questions? Need Assistance?
Contact our Help Desk Department!

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

TUESDAY

28 Culver City — Condo / Co-op

5215 SEPULVEDA BLV, UNIT 8C Open 11-2 672/G4
$640,000 2+2.5 3sty-CONTEMPORARY
NEW

TRI-LEVEL TOWNHOUSE IN CULVER CITY

Tri-Level Townhouse with 2 car attached garage! Unit is located inside complex. Large living room opens to private enclosed patio, spacious bedrooms, Master bedroom has its own bathroom, Unit shows well and features: New AC, new furnace, Laminate flooring, Smooth ceilings in living room, Copper plumbing, Dual pane windows. There is also a bonus room downstairs that makes a great space for home office. Complex has it all: Pool, wading pool, playground, putting green, rec-room, fitness room.

Michael Kayem 310-739-8029
REMAX ESTATE PROPERT

Oven, Stove, Dishwasher

29 Westchester — Single Family

8320 CHASE AVENUE Refresh. 10-2
$899,000 3+1
bom

REMARKABLE OPPORTUNITY FOR A TERRIFIC HOME

Highly Desirable Neighborhood. 3 + 1 Floorplan w/ Attractive Options. Detached 2 Car Garage with an Extra Room of Added Living Space Behind. Addition has Plumbing so it could be used as a Guest Room with Kitchenette or Bathroom Possibilities. Rear MB also has Added Plumbing so there's Options of a Master Bathroom Addition. Spacious Living Room with Fireplace. Expanded Kitchen w/ Breakfast Type Bar. Impressive Backyard Includes a Large Running Brook Water Feature and Stunning Landscape.

MLS#216001455VC
Glenn Wiger 805-3004260
BERKSHIRE HATHAWAY H

30 Hollywood Hills East — Single Family

2103 ALCYONA DR Open 11-2 593F3
$2,149,000 5+6 MEDITERRANEAN
rev

SPANISH DREAM HOUSE WITH A VIEW

Gorgeous Courtyard Mediterranean Villa, Custom Cabinetry, Stone Work, Wrought Iron, Refinished Beam Ceilings, Large Kitchen, Grand Living Room with Fireplace, Courtyard Entry and two Balconies, West Facing Over the Hollywood Hills, Large Master with Office or Second Bedroom,Downstairs has Family Room and Two Additional Bedrooms with Ensuite Baths. Above the Garage has Guest House/Studio with Full Bath and Kitchenette.

MLS#15-931977
Ladd Jackson 310-346-1744
HILTON & HYLAND

6111 MULHOLLAND HWY Open 11-2
$1,650,000 3+2 MID-CENTURY
rev

UPPER BEACHWOOD CANYON RETREAT

Spacious & Private Mid-Century w/spectacular views. Wrap around deck & concrete patio surround a black-bottom, heated pool w/an enclosed garden below. Open floor plan features living & dining rooms w/wood floors, wood-burning fpl & French doors that open to deck & pool/patio areas. Kitchen has granite counters, breakfast banquette & SS appls. Master suite w/walk-in closet & bath w/spa tub. Central HVAC, security camera system & leased solar system. Beautifully maintained & move-in ready.

MLS#15-963091
Rose Ware 213-369-9171
BHHS-BH

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

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33 Malibu — Single Family

18326 CLIFFTOP WAY Open 11-2
$2,895,000 3+2.5 1sty-ARCHITECTURAL
NEW

STUNNING OCEAN AND CITY LIGHT VIEWS!

Spectacular architectural view home has been meticulously rebuilt with great taste and high quality. This beautifully redone home offers quintessential California life style with exceptional indoor outdoor flow. Features include a gallery entry with large walls for art, high ceilings, a grand living room with walls of glass and a sleek fireplace, skylights, and a state of the art eat-in gourmet kitchen. The luxurious Master Suite includes sliding glass doors, huge walk-in closet, patio.

MLS#16-981219
Jana Jones & Fred Holley
COLDWELL BANKER BH-S

Clng Fan,Dshwshr,Frzr,Grbg Disp,Hood Fan

59 Reseda — Condo / Co-op

18435 KESWICK ST #24 Open 11-2
$395,000 3+3 TRADITIONAL
NEW

OPEN TUESDAY 11AM-2PM

3 bed 2.5 bath townhouse. Open floor plan includes a dining area and kitchen. Living room with laminate wood floors, vaulted ceilings, a fireplace and access to the patio. There is also a powder room on the first floor. Upstairs, the master suite features a walk-in closet and bath with dual sinks and tub. two more bedrooms on this level share a bathroom. Addtl amenities: attached 2 car garage, community pool and spa. HOA dues include common area maint, water & trash. Pets OK w board approval.

MLS#16-981955
Elizabeth Marquart 310-246-0888
RE/MAX ESTATE PROPER

Blt-Ins,Clng Fan,Dshwshr,Frzr,Oven

60 Tarzana — Single Family

4020 TARRYBRAE TER Open 11-2
$1,095,000 4+3 TRADITIONAL
NEW

TRADITIONAL HOME WITH SCENIC VIEWS OF THE CANYONS.

Light-filled 4BR/3BA traditional home with scenic views of the canyons and the San Fernando Valley sited on a prime street South of the Boulevard near Braemar Country Club. 3BR/2BA upstairs and 1BR/1BA downstairs. Formal living and dining rooms, a rear-facing kitchen, and a family room that opens to the backyard on the main level, which can be accessed directly from the attached 2-car garage. Move in now or expand to meet your standards of living.

Laurie Kradin/Eli Karon 310-806-0969
TELES PROPERTIES

4020Tarrybrae.com

62 Encino — Single Family

3757 HAYVENHURST AVE Open 11-2
$1,795,000 5+5 2sty-MEDITERRANEAN
NEW

BEAUTIFUL GATED MEDITERRANEAN ESTATE

5bed+2 bonus, 5bath, apprx. 3,687sf on 16,818 sf lot. Privately set high above street level in the Lanai School District. Original Corazon hardwood floors, graceful archways, French doors & windows throughout. Formal dining room off chef's kitchen. Family room w/ in/outdoor access that includes built-in sun room & fireplace. 5 downstairs bedrooms w/ spacious master suite, stone fireplace, walk-in closet, & private patio. Sun drenched heated swimming pool w/ professional landscaping.

Keith Scaduto 323-539-8250
COLDWELL BANKER BHN

www.3757Hayvenhurst.com

TUESDAY

72 Sherman Oaks — Single Family

14068 DAVANA TER Open 11-2 — **NEW**
$2,099,000 4+5 SPANISH

MLS#16-982281
A. Rosenfeld/K. Giese 310.595.5915
MERCER VINE

COMPLETELY REMODELED SPANISH IN SHERMAN OAKS

Completely redone Spanish south of the Blvd. in pristine Sherman Oaks neighborhood. With exquisite custom finishes throughout, this home features 4 light-filled bedrooms and 4.5 baths, a bright and open floor plan with soaring ceilings, new hardwood floors and an in-ground pool in the backyard. The gourmet kitchen with an island range top opens to the dining area and family room with double doors to the private backyard and pool. Tall ceilings in the master suite with walk-in closets, & spa tub.

South of the Boulevard!

3964 HOPEVALE DR Open 11-2 — **NEW**
$929,000 2+2 CONTEMPORARY

MLS#16-977923
Jay Martinez/Gil Dirige 323-377-8332
JOHN AAROE GROUP

COMPLETELY REMODELED HOME WITH VIEWS UNDER 1 MILLION!

SELLER JUST FINISHED LAST ROUND OF~$20,000 IMPROVEMENTS in 2016. Ultra peaceful contemporary hideaway minutes away from Ventura Boulevard shops & cafes. Open floor plan, exposed wood beams, walls of windows with gorgeous views of the canyon/city lights/mountains, wood burning fireplace. Well-appointed master bedroom downstairs with en-suite bath with walls of windows. Both bedrooms lead to a large outdoor deck surrounded by woods. Detached guesthouse w/bathroom. Cul de sac street w/hiking trail.

www.3964hopevaledrive.com

73 Studio City — Single Family

3961 SUNSWEPT DR Open 11-2 — **NEW**
$3,275,000 4+3.5 SPANISH

A. Lascano / B. Farrugia 424.253.5489
HILTON & HYLAND

MAGICAL SPANISH VIEW ESTATE!

This magical 1925 Spanish-Style Studio City Hills View Estate. South of the Blvd and a 300yd walk to Ventura, this newly renovated masterpiece boasts breathtaking canyon/city views from every room! This 4Bed 4Bath entertainers dream maintains it's prohibition era feel with gorgeous renovations and secret passageways while still offering modern touches. It has amazing indoor/outdoor living spaces, expansive living rooms and dining rooms, multiple bars, wine cellar, recording studio & much more!

Fridge, Stove, Oven, Range, Other

10832 WRIGHTWOOD LN Open 11-2 563A7 — **NEW**
$1,595,000 4+4 2sty-CONTEMPORARY

MLS#16-982823
Steven Walker 310-717-4750
COLDWELL BANKER RESI

WRIGHTWOOD ESTATES 4 BEDRM 4 BATTH W/FAM RM ON HUGE GROUNDS!

Great 4 Bedroom 4 Bath on huge private 21,738 sq.ft. grounds with Views and room for Pool. Dramatic 2-story entry with beautifully Updated center island Kitchen, Stainless Steel Appliances & Granite counters all opening to wonderful Family/Media Room. Spacious Master Suite with Balcony and large walk-in closet. Approx. 2,524 sq.ft. of living space with long driveway & double car Garage. Incredible Potential in superb "Wrightwood Estates" Studio City Hills location.

Grbg Disp,Rng/Ovn,Fridg

80 Burbank — Single Family

239 S MYERS ST Open 11-2 563F3 — **NEW**
$799,000 2+2 TRADITIONAL

MLS#16-982693
Bill Parks 310-892-3499
RODEO REALTY INC.

BURBANK MEDIA DISTRICT GEM

Beautifully renovated single story home in the heart of the popular Burbank Media District, w/ close proximity to Disney, WB & NBC. Perfect for entertaining w/ a wide open floor plan, soaring ceilings, exposed wood beams, wood burning fireplace, gorgeous wood flooring, & all new lighting, plumbing fixtures, tankless water heater & main panel. Upgraded kitchen w/ new appliances, garbage disposal & large eat in dining area.

Upgraded Kitchen & Bath

86 Pasadena — Single Family

295 GLENULLEN DR Open 11-2 — **NEW**
$1,249,000 3+2 1sty-MID-CENTURY

Rob Kallick 323-775-6305
SOTHEBY'S LOS FELIZ

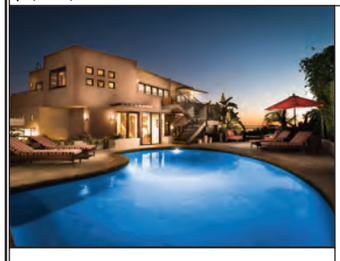
RESTORED MID-CENTURY MODERN IN PASADENA

Restored mid-century modern circa 1952 in the San Rafael Hills of Pasadena. This move-in ready home was originally built in by local architect Dan De Cicco for his family and is located on a giant 10,000+ sf flat lot with views. Great attention to detail has been taken in the restoration to preserve the wood, Roman brick, beams, custom cabinetry & desirable organic elements of this classic mid-century. Located in a friendly and walkable neighborhood close to the best of Pasadena and Eagle Rock.

Huge flat backyard, views

95 Mount Washington — Single Family

641 CRANE BLV Open 11-2 — **NEW**
$1,298,000 3+2.5 2sty-ARCHITECTURAL



Mancinelli & Moore 323-578-3093
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RESORT INSPIRED ARCHITECTURAL

Welcome to your own private resort. . .minutes from everything yet still out of this world. The formal entry leads to a living room and dining area with double-sided fireplace. Indoor outdoor flow highlights the unique setting and cityscape views. An open kitchen with custom cabinetry, granite counters and soaring ceilings makes entertaining a breeze. The master suite has its' own deck, luxurious bath and an enormous walk-in closet. Relax by the pool and savor California living at its best!

3546 ROSEVIEW AVE Open 11-2 — **NEW**
$1,079,000 4+4 MODERN

MLS#15-944937
Grant Linscott 323-300-1174
KELLER WILLIAMS RLTY

GORGEOUS MODERN HOME IN MT. WASHINGTON HILLS!

New Modern home completely re-imagined w/4 BDs + office in Mt Washington! Dramatic open spaces, hardwood floors, vaulted ceilings & glass to fill the space w/natural light & take in views. Custom kitchen w/island flows to the dining & living room out to the balcony. Separate entrance doubles as perfect home office. Downstairs are 3 BD including the Master en-suite w/2 closets, dual sinks, soaking tub & over-sized shower + family/media room. Private backyard a abundant off street parking.

Dshwshr,Grbg Disp,Micro,Rng/Ovn

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TUESDAY

THURSDAY, FRIDAY AND BY APPOINTMENT

SATURDAY AND SUNDAY

4423 PALMERO DR Open 11-2
$939,000 3+2 2sty-MID-CENTURY

NEW

REMODELED MID-CENTURY WITH JETLINER VIEWS IN MT. WASHINGTON

Panoramic City and Canyon Views from virtually every room are the Hallmark of this Fantastic Remodeled Mid-Century in Mt. Washington. The main level features an open floor plan - kitchen, with oversized island, industrial stove and stainless appliances, living room with distinctive brick fireplace and dining area all facing the full length terrace balcony deck, creating the perfect space for entertaining above the twinkling lights of the city.

MLS#16-982077
Morgan Pasco 310.433.0385
MORGAN REAL ESTATE
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

THURSDAY OPEN HOUSES

21 Silver Lake - Echo Park — *Single Family*

3040 WAVERLY DR Refresh. 5:30-7:30
$1,575,000 3+2 MID-CENTURY

NEW

TWILIGHT - SILVERLAKE MID CENTURY W/ STUDIO

This gated Silverlake Mid-Century home is a creative host's playground. The expansive and well-manicured grounds are accented by a lengthy trellis that leads up to the front door. Every detail of this two bedroom two bath house is imbued with a clean, modern aesthetic. This unique home comes with an attached studio apartment that feels completely independent from the main house.

MLS#16-982965
Steve Clark 626-788-3013
KW INTL - PORTFOLIO
BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

95 Mount Washington — *Single Family*

641 CRANE BLV Open 12-3
$1,298,000 3+2.5 2sty-ARCHITECTURAL

NEW

RESORT INSPIRED ARCHITECTURAL

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Mancinelli & Moore 323-578-3093
BHHS- LOS FELIZ

FRIDAY OPEN HOUSES

62 Encino — *Single Family*

3757 HAYVENHURST AVE Open 11-2
$1,995,000 7+5 2sty-MEDITERRANEAN

NEW

BEAUTIFUL GATED MEDITERRANEAN ESTATE

5bed+2 bonus, 5bath, apprx. 3,687sf on 16,818 sf lot. Privately set high above street level in the Lanai School District. Original Corazon hardwood floors, graceful archways, French doors & windows throughout. Formal dining room off chef's kitchen. Family room w/ in/outdoor access that includes built-in sun room & fireplace. 5 downstairs bedrooms w/ spacious master suite, stone fireplace, walk-in closet, & private patio. Sun drenched heated swimming pool w/ professional landscaping.

Keith Scaduto 323-539-8250
COLDWELL BANKER BHN
www.3757Hayvenhurst.com

BY APPOINTMENT

999 Out of Area — *Single Family*

2789 STINSON RD
$3,874,000 5+7

NEW

LUXURY DESERT FLY-IN ESTATE

"Smoketree Ranch" is a 4,768 sq. ft. estate situated on 1,400 acres in Borrego Springs, Ca. This 5 bed, 7 bath home has an 8 car underground garage, 5,100 sq. ft. airplane hangar, 1,560 sq.ft. guest house and 18 contiguous parcels. Built-in cabinetry with glide drawers, imported Italian tile, chef's kitchen with granite countertops/ island. Outdoor dining area, fireplace, pool/Jacuzzi and deck with 360 degree views. $3,874,000, shown by appointment only. Call Kristin Ryner (858) 603-0278.

MLS#16-973329
Kristin Ryner
KELLER WILLIAMS SAN
BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

SATURDAY OPEN HOUSES

334 Palm Springs South End — *Condo / Co-op*

4890 N WINNERS CIR #A Open 12-3
$310,000 ~~321000~~ 2+2 1sty-SOUTHWESTERN

red

PRICE REDUCTION This clean and freshly painted 2bd/2ba condo with attached 2 car garage is located in the quieter section of highly desirable Waverly Park. This condo includes newer a/c, water heater, washer, and dryer. The only common wall is the garage. This unit is on FEE land - you own the land! The complex includes 3 pools and tennis courts for enjoyable year-round living and is close to shopping and an easy drive to downtown Palm Springs!

MLS#15-955269PS
Mark Levine 760-567-7536
HOMESMART PROFESSION
W/D,Fans,Mcrwv,Dshwshr

SUNDAY OPEN HOUSES

01 Beverly Hills — *Lease*

1010 LEXINGTON RD Open 1-4
$31,000 6+8 CONTEMPORARY

rev

Gated tennis court estate in prime Beverly Hills on approx. one acre. This Architectural compound is great for entertaining with open floor plan and 2 story ceilings overlooking great room. There is a large spacious living room, formal dining room, office, loft and wine room. Luxurious master suite with fireplace and French doors leading to private patio. lushly landscaped grounds in a courtyard setting includes swimmer's pool, N/S tennis court and detached guest house with 2 bedrooms & 2 baths.

MLS#16-969165
Myra Nourmand
NOURMAND&ASSOCIATES
BBQ,Dshwshr,Dryer,Rng/Ovn,Fridg,Other

06 Brentwood — *Single Family*

2298 CANYONBACK RD Open 2-5
$2,795,000 5+7 MEDITERRANEAN

rev

BEAUTIFUL MEDITERRANEAN IN MOUNTAINGATE COMMUNITY

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

MLS#16-976557
Anya Denisova 323-717-1879
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Nancy,

Thank you so much for providing me with such excellent mortgage service. I initially thought that rate would be the only differentiating factor that would matter to me. I soon learned how wrong that premise was.

Differentiating Factor – Knowledge and Experience: I am a CPA and work in finance, so general mortgage knowledge and the numbers come easily to me. However, the ins and outs of the mortgage process in Orange County, California are complex and nuanced. You were the only person who took the time to clearly explain the details. The other companies talked in mortgage "lingo" and didn't expound on what the terms meant or how the process worked until I asked questions. The problem with that approach is that I had to know the correct questions to ask. Your approach was different in that you anticipated the questions and could better answer the same questions I had posed to the other companies. You were also able to speak intelligently about new laws that had just gone into effect. Your knowledge and expertise were clearly evident.

Differentiating Factor – Customer Service: From the first time I called you, I knew that you were customer service oriented. You made a positive impact on that first call, and it made me feel comfortable enough to contact you with any questions after that. Every time I called or emailed, the responsiveness and the attentiveness were superb. The rare times that I couldn't reach you, you responded in a very short amount of time. Not only did you deal directly with me, but you went above and beyond to keep things moving or clarify items with my relocation firm, my realtor, the title company, etc. I trusted you completely.

I will definitely recommend you to anyone looking for a mortgage.

Carol K., 1/11/16

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Valencia CA 91355
(661) 362-0722

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Pasadena, CA 91101
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1031 Exchange OK

3.500%

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Sampling of rates as of February 17, 2016

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BRE 01004991 | NMLS 357449
chris@insigniamortgage.com

#6 NATIONALLY RANKED MORTGAGE BROKER PER SCOTSMAN GUIDE

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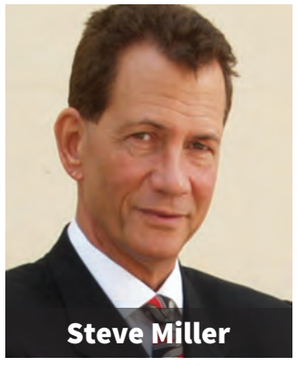

Santa Monica

Santa Monica

Santa Monica Top Team

WLA/Westwood

WLA/Westwood

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Beverly Hills

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Abbot Kinney

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9:00 AM – 10:30 AM
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For Questions about the Upcoming Presentation Contact Michael Brooks at michael@psinternationallaw.com or phone him at 760.898.3413.

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We would like to thank the following agents
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Michael Rahimian — Ryan Fitzgerald — Jeffrey Villa
Angela Chen — Patrick Martin — Karen McEniry — Michael Collins
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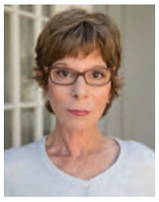
RECOGNITION

In our fast-paced world of constant communication, it is sometimes important to stop and take a moment to celebrate our successes. This is one of those times.

Marc Giroux, V.P. and Brokerage Manager, is very pleased to recognize and congratulate these agents for their *outstanding performance in 2015*. Their success was phenomenal and we look forward to its continuation. **Congratulations.**



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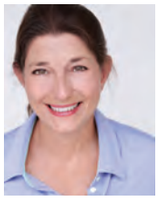

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They say you are known by the company you keep. We are fortunate to be known for the exceptional agents that distinguish us in communities all over the world. Today in our Los Feliz office, we are pleased and proud to announce several new exceptional associations.

Marc Giroux, V.P. and Brokerage Manager is delighted to welcome the new members of our team. **Welcome.**

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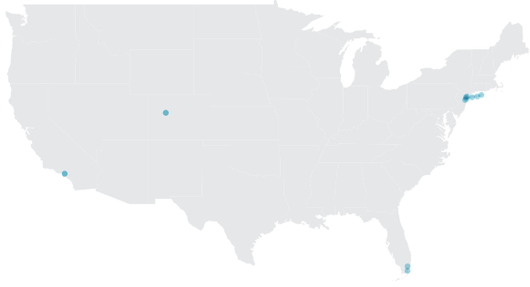

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* Los Angeles Business Journal, Fastest Growing Private Companies, November 9, 2015

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