

TUESDAY

**01 Beverly Hills** Single Family

<b>726 N MAPLE DR</b>	Open	11-2	<b>NEW</b>
\$14,995,000	6+8	VILLA	



**SUPERB OPPORTUNITY IN BEVERLY HILLS**

Ready for the next transformation. Sited on almost an acre with a N/S TC, gardens & pool, gated Villa of approximately 8400 square feet incorporates all that's needed for an exquisite estate. Double Story entry leads to a grand living room and dining room; eat in kitchen with a perfect flow for entertaining both indoors & outdoors. Master suite w/ 2 walk in closets; Children's/guest wing plus a Guest House. An incredible opportunity to create a one of a kind estate - of the best streets in BH.

Sam/Alex/Aileen/Paul THE AGENCY	424-230-3746	Built ins
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<b>622 N ELM DR</b>	Open	11-2	592G7	<b>NEW</b>
\$12,995,000	5+8	CONTEMPORARY		




**SIMPLY UNPARALLELED**

Globally published for achievement in design & architecture including Architectural Digest. Custom built home on one of the most desired streets in the flats. Materials consist of barn wood from Pennsylvania, red/white oak reclaimed wood flrs, travertine, marble, Heath Ceramics tile, & more. Massive volume & w/a warmth rarely seen in Contemporary homes. Gated & pvt w/a grnd floor master ste, 2 solar heated pools, & radiant heated floors thru-out almost the entire home. Incredibly light & bright.

Richard Ehrlich WEA	310.968.8881	BBQ, Blt-Ins, Cent Vac, Dshwshr, Dryer, Other
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<b>1241 LOMA VISTA DR</b>	Lunch	11-2	592G4	<b>NEW</b>
\$5,200,000	4+5	1sty-CONTEMPORARY		




**IMMACULATE 1960 LOWER TROUSDALE MODERN ESTATE**

1ST TIME FOR SALE IN DECADES! PRISTINE CLASSIC ONE STORY COURTYARD-ENTRY MODERN IN SUPERB LOWER TROUSDALE ESTATES LOCATION. FEATURING WD FLRS AND WALLS OF GLASS. TREETOP AND PARTIAL CITY VIEWS. 3 LG BDRM SUITES + MDS QUARTERS. COMBINATION FAMILY & LIVING RMS (EACH W/FP) OPEN TO PATIO & GRASSY YARD. HUGE FORMAL DINING RM. DIRECT ACCESS 2 CAR GARAGE & GOOD OFF-STREET PARKING. IMMACULATE CONDITION WITH UNLIMITED POSSIBILITIES AT THIS PRESTIGIOUS LOCATION. TRUST SALE SOLD IN 'AS IS' CONDITION.

MICHAEL J. LIBOW COLDWELL BANKER- BHS	310-285-7509	WWW.1241LOMAVISTA.COM
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<b>151 N LE DOUX RD</b>	Open	11-2	<b>NEW</b>
\$3,895,000	4+4	MODERN	




**EXQUISITE MODERN IN BEVERLY HILLS**

A uniquely modern retreat, 151 N. Le Doux is an incomparable property in Beverly Hills, minutes from acclaimed schools, shopping, dining and nightlife. The new construction contemporary, by Architect David Parker and Design and Build firm Noesis Group, features an innovative design and exquisite flow, with the kitchen, family, dining and living areas all open to each other. Glass pocket doors disappear to seamlessly blend interiors with the outdoor living area, complete with pool and spa.

Comora/Lester/Perez THE AGENCY	424-230-3746	built ins/washer/dryer
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<b>240 S OAKHURST DR</b>	Refresh.	11-2	632H2	<b>NEW</b>
\$2,550,000	4+3	TUDOR		



**NO PHOTO AVAILABLE**

BEAUTIFUL LIGHT AND BRIGHT 2 STORY HOME THAT WAS EXTENDED, REMODELED & RENOVATED IN 2002 WITH 4BR, 3BA, ADDITIONAL ROOMS ARE A FAMILY ROOM, A LARGE LIVING/DINING ROOM FEATURING HIGH CEILINGS AND A FIREPLACE, AS WELL AS A BONUS AREA UPSTAIRS WITH AIR CONDITIONING AND WINDOWS. THE GOURMET KITCHEN W/ VIKING APPLIANCES, OPENING TO THE FAMILY ROOM WITH BEAUTIFUL FRENCH DOORS TO A SPACIOUS YARD WITH A FIRE PIT, OUTDOOR KITCHEN, BBQ, WATER PROOF TV AND WATERFALL. MASTER SUITE WITH HIGH CEILINGS.

Janet Simino NELSON SHELTON & ASS	310-422-9970	BBQ, Blt-Ins, Dshwshr, Dryer, Grbg Disp.
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<b>703 N ALPINE DR</b>	Open	11-2	592F7	<b>red</b>
\$7,300,000	4+5	SPANISH		




**FANTASTIC NEW PRICE IN PRIME BEVERLY HILLS FLATS!**

This elegant Spanish has been tastefully updated to preserve beautiful authentic details - Grand foyer w/2-story beamed ceilings, arched doorways, & beautiful tiles. The great room is flooded w/light & boasts wood flrs, high beamed ceilings, & grand fireplace. The floor plan flows to the formal dining rm, family rm & gourmet kitchen. Upstairs are 3 ensuite bdrms. The master boasts a walk-in closet & sumptuous bath plus spacious pvt balcony. Fabulous outdoor area w/Loggia, pool & motor-court.

Sally F Jones / Sato K. JOHN AAROE GROUP	310-691-7888	www.703nalpine.com
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<b>344 N PALM DR #PH</b>	Lunch	11-2	632H1	<b>NEW</b>
\$2,099,000	2+3	1sty-CONTEMPORARY		



**RARE FULL-FLOOR PENTHOUSE IN EXCLUSIVE 7 UNIT BUILDING**

1ST TIME EVER FOR SALE! RARE FULL-FLOOR SPACIOUS & CUSTOM 1 LEVEL PH IN SMALL 7 UNIT COMPLEX BUILT AS CONDOMINIUMS IN 1965! LIGHT-FILLED SPACES & EXPOSURE FROM ALL DIRECTIONS ON GORGEOUS PALM DRIVE. BOOK-MATCHED MARBLE FOYER OPENS TO HUGE LIVING/FAMILY RM W/DUAL FP'S WHICH OPENS TO MASSIVE BALCONY W/TREETOP & HILLSIDE VUS FOR PREMIER ENTERTAINING. BIG MASTER SUITE & ADJACENT LIBRARY OPEN TO HUGE REAR BALCONY. 2ND BD W/PRIV BALCONY! CLASSIC ST. CHARLES KITCH! LG LAUNDRY RM! ULTIMATE POTENTIAL!

MICHAEL J. LIBOW COLDWELL BANKER- BHS	310-285-7509	WWW.344PALM.COM
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<b>355 REXFORD DR #1/2</b>	Open	11-2	632G3	<b>NEW</b>
\$3,795	3+2	FRENCH NORMANDY		




**GREAT BEVERLY HILLS LOCATION!**

3 bedroom 2 bath upper back unit in excellent condition, approx. 1,850 sq ft. In the center of Beverly Hills. Gorgeous refinished hrwd floors, large balcony, separate dining room, natural sun light, direct access from front & back doors, central heat and air, newer wood blinds, frig, stove, dishwasher, washer, dryer. Newly installed HVAC system, stove and microwave. Two car garage with storage area, overlooks courtyard, one block to Beverly Vista Elementary School. Water and gardener included

John Portman PALISADES REALTY	310-459-5886	Dryer, Rng/Ovn, Fridg, Wshr
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<b>9601 OAK PASS RD</b>	Open	11-2	<b>NEW</b>
\$23,000,000	6+10		




**2 HOME ARCHITECTURAL COMPOUND ON 3.5 ACRES**

3.5 Acre Architectural compound on a gated street Ideal for the art collector with gallery and art walls. The living areas have floor to ceiling sliding doors overlooking the 75 foot infinity pool that cascades into the main pool. The kitchen features a disappearing wall of glass + a wood burning oven. The family room has a 920 bottle wine wall. The master is surrounded by oaks and has a private study and spa bath. Gym, screening room, apartment, music studio and a 2 bedroom 2nd residence.

Gary Gold HILTON & HYLAND	310-858-5411	www.oakpassmodern.com
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<b>1300 BEVERLY ESTATES DRIVE</b>	Open	11-2	582MB	<b>NEW</b>
\$13,700,000	5+10	MODERN		




**RARE BEVERLY HILLS DEVELOPMENT OPPORTUNITY!**

Extremely rare opportunity to own a spectacular property that has never been on the market before. This stunning lot boasts one of the best approaches in all of Beverly Hills. Features a long, sweeping driveway that is roughly 250 yards. Build up to 20,000 Sq Ft. Plans, permits, & renderings included for a stunning 12,000 Sq Ft new modern. Estimated to be fully approved & shovel ready within 4 weeks per owner.

Josh & Matt Altman DOUGLAS ELLIMAN	310-819-3250	www.TheAltmanBrothers.com
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TUESDAY

<b>2791 HUTTON DRIVE</b>	Open 11-2	<b>NEW</b>
<b>\$3,995,000</b>	5+5 2sty-TRADITIONAL	
	<b>EXQUISITE GATED TRADITIONAL **EXTRAORDINARY OFFERING**</b>	
TOTALLY PRIVATE GATED ESTATE in Benedict Hills. This Magnificent and Elegant home located on the estate section of Old Hutton Drive is Completely and Impeccably remodeled with classic taste and style. The spacious Master Ensuite has a high pitched beamed ceiling, his & hers walk-in closets, and a Five Star master bath. Picturesque french doors lead out to a great sunny grassy backyard, complete with a large covered lanai, swimming pool, and spa. DO NOT MISS THIS PERFECT FAMILY HOME.		
MLS#SR15032940CN	QUALITY DESIGN & STYLE. SHOW BUYERS TODAY	
Paul Czako 3109951963	GUSSMAN CZAKO ESTATE	

<b>1754 FRANKLIN CANYON DR</b>	Open 11-2	592E4	<b>rev</b>
<b>\$3,795,000</b>	5+6	4sty-CONTEMPORARY	
	<b>STUNNING HOME W/BEAUTIFUL CANYON &amp; TREE TOP VIEWS!</b>		
Gorgeous 5bd+5.5ba home- over 6,300sqft! Hardwood flrs, moldings, recessed lighting & built-ins thru-out. Beautiful canyon & tree top views. Multi-level w/elevator. Gourmet kitchen, office, open living rm & formal dining. Master suite opens to backyard w/walk-in closet, sitting area & fireplace. Family rm w/entertainment bar. 2nd master suite w/spa tub & walk-in closet. 3-car garage & large laundry rm. Terraced backyard w/flat grassy area, BBQ & large deck w/hot tub. Near Franklin Canyon Park!			
MLS#15-821671	Built-ins		
Lisa Gamo 310-458-4024	PARTNERS TRUST SM		


<b>9901 KIP DR</b>	Open 12-2	592C4	<b>red</b>
<b>\$7,495,000</b>	5+7	MEDITERRANEAN	
	<b>Stunning Tuscan Villa with "Architectural Digest" quality finishes. Very private this home will take your breath away. Entering into the 2 story entry you will be struck by its magnificent winding stairway flooded by light from the floor to ceiling windows looking onto the gardens. The use of stone and distressed hardwood floors create a seamless flow from the formal living room and family room with fireplaces, office library and the formal dining room. All the right rooms in the right places.</b>		
MLS#14-738113	BBQ,Blt-Ins,Cent Vac,Dshwshr,Grbg Disp		
Valerie Fitzgerald 310-285-7515	COLDWELL BANKER RESI		


<b>1949 COLDWATER CANYON DR</b>	Open 11-2	BAM!	<b>rev</b>
<b>\$1,879,000</b>	3+5	1sty-MID-CENTURY	
	<b>AUTHENTIC MID-CENTURY HOME IN B.H.P.O.</b>		
FIXER ALERT! Light-up the flippers and owner-users who want to put their stamp on this untouched 3BR/4.5BA Mid-Century Beverly Hills Post Office winner. The home's versatile, open floor plan connects living room to den to family room. A formal dining room makes special occasions effortless. BONUS: Pool house with cocktail bar and bathroom with shower and changing area (could be office / guest suite). Large pool positioned for maximum sun. Don't delay: This is a multiple. Offers due at 5PM TUE.			
MLS#15-825613	www.1949Coldwater.com		
Jeff Yarbrough 323.854.4300	KW / L.A. LUXE GROUP		

<b>9610 OAK PASS RD</b>	Open 11-2	592C2	<b>rev</b>
<b>\$5,999,000</b>	4+6	CONTEMPORARY	
	<b>SIGNIFICANT M. LEWIS CONTEMPORARY</b>		
Incredible views perched on 3.8 acres on one of BHPO's most private, gated, sought after streets. This ultimate hillside compound is equipped w/ a movie theatre, pool, full cabana, chef's kitchen, stunning living room with floor to ceiling windows perfect for entertaining, and beautiful views from nearly every room. The potential for development however is unparalleled on this property, as the house only sits on a small sub-acre portion of the vast estate. ABSOLUTELY PRIVATE AND SECLUDED!			
MLS#14-786047	Antna,Blt-Ins,Cbl,Cent Vac,Dshwshr,Other		
Andrew Cohen 310-892-8093	HILTON & HYLAND		


<b>9829 YOAKUM DR</b>	Open 11-2	592C3	<b>rev</b>
<b>\$1,100,000</b>	4+3	MODERN	
	<b>MAJOR PRICE IMPROVEMENT!</b>		
Over 500k spent on this extensive renovation. The next level of modern sophistication w/an unmistakable sense of strength & boldness in the 90210. Spacious living & dining room offer glass drs that seamlessly integrate indoor/outdoor spaces for dining, entertainment, and relaxation. Gourmet top-of-the-line chef's kitch w/Frigidaire appliances, custom cabinetry w/ approx 13ft carrera marble peninsula. Floating staircases w/gorgeous European white oak hardwood floors throughout. WARNER ELEMENTARY!			
MLS#14-813059	www.9829yoakum.com		
John Williams 310-779-1391	COLDWELL BANKER BHN		

**02 Beverly Hills Post Office** Lease

<b>2539 BENEDICT CANYON DR</b>	Open 12-2	592B2	<b>rev</b>
<b>\$5,795,000</b>	5+7	ARCHITECTURAL	
	Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture. The 2 story entry opens to a large high-ceilinged living room.		
MLS#14-814107	Blt-Ins,Dshwshr,Elvtr,Grbg Disp		
Valerie Fitzgerald 310-285-7515	COLDWELL BANKER RESI		

<b>1375 SUMMITRIDGE PL</b>	Open 11-2	592D5	<b>NEW</b>
<b>\$40,000</b>	6+8	ARCHITECTURAL	
	<b>RENOVATION COMPLETE! FULLY FURNISHED</b>		
Gated and Private on small cul-de-sac street (Summitridge Place). True Ocean & City Views. Detached assistant/nanny/guest quarters over the garage.			
First time property is available for Lease.			
Great for high-profile /Celeb Client(s).			
MLS#15-880183	Lower Summitridge- turn onto S. Place		
David Yocum 3105606164	HILTON & HYLAND		

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

<b>1569 LINDACREST DR</b>	Open 11-2	592F5	<b>rev</b>
<b>\$3,950,000</b>	3+4	COUNTRY FRENCH	
	New owner! New look! Home with one-of-a-kind craftsmanship.. This elegant residence is impeccable, pure sophistication. Impressive dramatic entry with soaring ceilings, crown moldings, antique marble mantels, floors of limestone and wide plank wood, a large open living room, dining room with painted murals. Beveled French doors open to the romantic travertine wrap-around-deck. Cermaic tiled pool...You've got to see this beautifully decorated home!		
MLS#14-813289	Dshwshr,Grbg Disp,Rng/Ovn		
Jay Solton 310-612-2152	SOTHEYB'S INTERNATIO		

<b>9410 SIERRA MAR PL</b>	Open 11-2	592G5	<b>NEW</b>
<b>\$7,500,000</b>	2+3	CONTEMPORARY	
	<b>AMAZING DEVELOPMENT OPPORTUNITY!</b>		
Two side-by-side development lots in the extremely coveted "Bird Streets"! Build up to 10,000 Sq Ft per lot. Completed architectural plans. Fully entitled per owner. \$15,000,000 price is for lots 9410 Sierra Mar & 9416 Sierra Mar. Properties can be purchased separately for \$7,500,000 per property. This is a rare opportunity to acquire two lots side by side. These lots present the perfect opportunity to build two spectacular homes.			
MLS#15-879809	www.TheAltmanBrothers.com		
Josh & Matt Altman 310-819-3250	DOUGLAS ELLIMAN		

TUESDAY

<b>9416 SIERRA MAR PL</b>	Open	11-2	592G5	<b>NEW</b>
<b>\$7,500,000</b>	2+2	POST MODERN		



**TWO SIDE-BY-SIDE DEVELOPMENT LOTS**

Amazing Development Opportunity in the extremely coveted "Bird Streets"! Build up to 10,000 Sq Ft per lot. Completed architectural plans. Fully entitled per owner. \$15,000,000 price is for lots 9410 Sierra Mar & 9416 Sierra Mar. Properties can be purchased separately for \$7,500,000 per property. This is a rare opportunity to acquire two lots side by side. These lots present the perfect opportunity to build two spectacular homes.

MLS#15-879855  
 Josh & Matt Altman 310-819-3250  
 DOUGLAS ELLIMAN

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

<b>8942 WONDERLAND AVE</b>	Open	11-2	592H3	<b>NEW</b>
<b>\$1,499,000</b>	3+2	OTHER		




Rare opportunity to own this Ultra Hip private Oasis in the Hills on a double Street-to-Street lot (Wonderland to Crescent Dr) with a private pool and views. High beamed ceilings and skylights in the living room flood the open floor plan with natural light. Heated walnut floors throughout with new modern kitchen & baths. Nothing compares to this very creative space home with 3 bed + 2 baths plus an office with private entrance. Stylish landscaping surrounds this home. Fantastic opportunity!

MLS#15-880463  
 Ricarda Ankenbrand 310-500-8017  
 COLDWELL BANKER RESI

Dshwshr, Dryer, Rng/Ovn, Wshr

<b>8555 HOLLYWOOD BLV</b>	Open	11-2		<b>NEW</b>
<b>\$5,350,000</b>	6+6	2sty-MODERN		



**TWO HOUSE COMPOUND (TWO APNS), BOTH DONE W/POOLS, CITY VIEWS**

8555-8559 Hollywood Blvd. A rare offering unlike anything else in the Sunset Strip. Two stunning homes compounded on a gated promontory in prime location. Captivating views downtown to the ocean from both houses. Front house w/expansive lvg rm, open dining area, chef's kit w/high-end appl, three bedrm suites incl master w/fp, walk-in closet, incredible bath. Pvt pl/spa. Rear house w/open lvg & dining areas, open kit, three bedrms incl master suite, & its own pl/spa. Substantial off street prkg.

Carrie Berkman Lewis 310-435-5714  
 PARTNERS TRUST BH

<b>6132 GLEN HOLLY ST</b>	Open	11-2		<b>NEW</b>
<b>\$1,199,000</b>	3+3	SPANISH		




**MAGICAL 1920'S SPANISH IN BEACHWOOD CANYON**

Gated romantic Spanish with wonderful vintage character. Living room with hardwood floors, plaster walls and paned windows. Formal dining room that leads to charming outdoor patio. Remolded gourmet kitchen with Viking appliances. Two bedrooms up and a large separate attached guest house or office with bath. Amazing front yard with grassy area, soothing water feature and seating area built around a fire pit creating the perfect entertaining space. An oasis in the city!

Steve Frankel 310-281-3981  
 COLDWELL BANKER-BH N

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

<b>1835 SUNSET PLAZA DR</b>	Open	11-2		<b>NEW</b>
<b>\$3,999,000</b>	2+4	ARCHITECTURAL		



**JETLINER CITY VIEWS & EXPANSIVE OUTDOOR LIVING**

Architectural treasure w modern blend of indr/outdr living. Sliding doors open to terrace overlooking pool & entertaining deck. Grand exterior staircase descends to outdoor living area. It boasts infinity-edged pool & spa, sunken fire pit, shaded living room & outdoor cooking & dining area. Exterior lighting, heating & built-in sound systems. Master BR suite is private, featuring bath w glass doors that connect to poolside terrace. Separate guest house w 1 BR ste, sitting room & hillside views.

Eric Lavey & Alex Bird 310-908-6800  
 THE AGENCY

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

<b>3483 OAK GLEN DR</b>	Open	11-2	563B7	<b>NEW</b>
<b>\$899,000</b>	2+2	1sty-TRADITIONAL		



**CHARMING TRADITIONAL IN A FANTASTIC NOOK OF THE HH**

Charming traditional 2BD/2BA. Lovely deck at entry. Beautiful updated baths w/Bisazza tile in one shower & floor. Special bonus room w/loft bed. Open floorplan liv room w/dining room. Spacious updated kitchen w/Caesarstone countertops. Too many upgrades to mention. The large lot is tiered and is tastefully landscaped front & back w/a fountained area that is private and away from it all. Minutes from Studios and walk to trendy restaurants and shops. A dream come true property. Come and see!!

MLS#15-879683  
 Jeeb O'Reilly 310-819-1988  
 DOUGLAS ELLIMAN

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

<b>2827 NICHOLS CANYON PL</b>	Refresh.	12-2	593B1	<b>NEW</b>
<b>\$1,850,000</b>	4+3	MEDITERRANEAN		



**MEDITERRANEAN RETREAT IN THE HILLS**

A rare find in the Hollywood Hills, this 4 bedroom, 3 bath Mediterranean is the best home you'll find in the Hollywood Hills. It features a gorgeous gourmet kitchen with stone tile floors, stainless steal appliances and custom counter tops. Additional highlights include, rich dark hardwood floors, sun-drenched living areas overlooking the gardens and an upstairs master suite with balcony and canyon views. The perfect retreat or to entertain guests.

MLS#15-880935  
 Darren Winston 310-709-8980  
 JOHN AAROE GROUP

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

<b>7279 MULHOLLAND DR</b>	Open	11-2	593C1	<b>red</b>
<b>\$3,999,995</b>	4+5	ARCHITECTURAL		



**STUNNING ARCHITECTURAL WITH JETLINER VIEWS**

Constructed with the highest quality materials, this Dean Larkin designed home features grand scale, walls of glass, Fleetwood pocket doors, designer finishes, floating glass staircase & water features. Open chef's kitchen features Caesar Stone countertops, luxury fixtures, and Thermador & Gaggenau appliances. Master features stunning city views, balcony, and spa-like bathroom amenities. A true entertainer's paradise, the expansive roof deck features sparkling city views with custom-lit bar.

MLS#15-825983  
 Neyshia Go/Aaron Kirman 310.882.8357  
 JOHN AAROE GROUP

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

<b>2460 ACHILLES DR</b>	Open	11-2	593A2	<b>NEW</b>
<b>\$1,755,000</b>	5+3	SPANISH		



**CONTEMPORARY 5-BDRM SPANISH WITH POOL, SPA & GARDENS**

Delightful Updated Contemporary Spanish on a private, flat corner lot. Oversized Open Living-Dining Room. Center-island Eat-in Kitchen. Huge Family Room leads directly out to the Pool & Gardens as does the Kitchen & Living Room. Spacious Master with walk-in closets plus 3 more Bedrooms up. Ground Floor Guest Suite. Waterfall Pool & surrounding Patios provide lots of room for Entertaining. Quality finishes thruout. Rare chance to acquire such a fine property in Mt Olympus at this price!

MLS#15-880601  
 Elayne Ceder 424-249-7170  
 JOHN AAROE GROUP

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

<b>1767 N ORANGE GROVE AVE</b>	Open	11-2	593B4	<b>red</b>
<b>\$1,595,000</b>	3+3.5	MEDITERRANEAN		



**1920'S HILLSIDE MEDITERRANEAN**


1920's hillside gem filled with light and character. The main floor offers a spacious, light filled living room, anchored by a beautiful fireplace. An attractive chefs kitchen opens to inviting dining area. The enchantment continues up the stairs to an airy bedroom complete w/walk-in wardrobe, and a perfectly equipped Master Suite w/ sitting area, fireplace, & deck w/city views. Semi-detached light bonus room. An exterior stairway leads to inviting guestroom & bath. Two separate garages below.

MLS#15-824567  
 Chellee Cassels 310-283-4697  
 DEASY PENNER & PARTN

Dshwshr, Grbg Disp, Rng/Ovn, Fridg

TUESDAY

<b>1675 WOODS DR</b>	Open	11-2	593A4	<b>rev</b>
<b>\$6,250,000</b>	4+6	MEDITERRANEAN		



**HEIGHTENED LIFESTYLE**

Set above the Sunset Strip & Chateau Marmont, this exquisite Villa w/ a Hollywood edge, boasts spectacular views of the city below. Situated across 2 lots, this re-imagined estate offers imposing scale & panoramic views. Recently constructed in 2001, the home was remodeled in 2014 by a renowned interior designer.

MLS#15-819063  
Marcia Glow 310-404-4807  
HILTON & HYLAND  
www.1675woodsdrive.com

<b>10648 CAPELLO WAY</b>	Open	11-2	592A6	<b>red</b>
<b>\$3,950,000</b>	4100000	3+3	2sty-CONTEMPORARY	




**JUST REDUCED! EXCLUSIVE EAST GATE 1 BLOCK TO BEL AIR HOTEL!**

This private oasis is a rare opportunity in prestigious lower Bel Air East Gate. A prime location, only 1 block from the Bel Air Hotel, on a quiet cul-de-sac street, the home is perched high on a private promontory with sweeping and tranquil views of majestic treetops and lush greenery. This private oasis includes a pool & spa surrounded by lush mature landscaping. An incredible opportunity "As-Is" or remodel and take it to the next level in Bel Air's most exclusive location.

MLS#14-814189  
Gregory J Moesser 310-770-9014  
SOTHEBY'S INTERNATIO  
Great location 1 block to Bel Air Hotel!

<b>2500 JUPITER DR</b>	Open	11-2	593B2	<b>rev</b>
<b>\$4,495,000</b>	5+6	MODERN		



**MODERN COMPOUND**

This exquisite warm Modern Compound is situated behind gates on almost 3/4 of an acre of landscaped grounds and mature trees in Lower Nichols Canyon and Mt. Olympus. This 5 bedroom/6 bath home is perfect for entertaining with all public rooms opening to landscaped grounds, pathways, patios, decks and pool and spa surrounded by vast mountain, tree top and canyon views. Step behind the gated entry to the perfect flow of the living room, kitchen and dining that open to a massive outdoor living room

MLS#15-877169  
Mimi Starrett 310-467-4395  
JOHN AAROE GROUP  
Dshwshr,Grbg Disp,Fridg

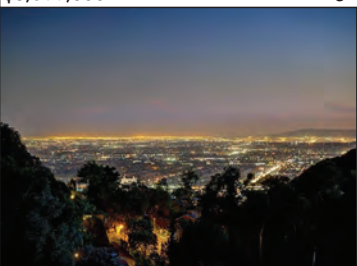
<b>11025 ANZIO RD</b>	Open	11-2	591H6	<b>rev</b>
<b>\$19,950,000</b>	7+12			



**Luxurious palatial Tuscan inspired gated estate offers 7 bedrooms and 12 baths encompassing approx. 19,500 sqft. situated on it's own promontory on approx. 1.5 acres of lush vegetation, surrounded by incredibly breathtaking and serene countryside vistas. Newly constructed masterpiece features electronic 'smart house' tech, 2 kitchens, formal indoor and outdoor living room, 2 story main salon, library, theater. Resort style pool/spa. Created for ultimate enjoyment, entertainment and relaxation.**

MLS#14-800851  
Joyce Butler 310-213-3389  
RODEO REALTY - BEVER  
BBQ,Blt-Ins

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



**THIS IS THE 1ST BROKER'S OPEN.**

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

MLS#15-825565  
Neal Baddin 323-793-7405  
COLDWELL BANKER RESI  
Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

<b>227 COPA DE ORO RD</b>	Open	11-2	592B7	<b>rev</b>
<b>\$18,950,000</b>	6+9			




**WHISPERING PINES MANOR**

The crown jewel of coveted Copa de Oro. Exceptional Georgian Estate, in a superb East Gate location. Majestic & filled w/ character, this significant architectural masterpiece has a rich history & provenance. Built in 1929 for John Hamilton, & listed in the definitive registry of architect Paul Williams. Multi-year restoration & expansion just completed w/ meticulous attention paid to every detail. A truly grand property without any compromises.

MLS#14-793439  
Drew Fenton 310-858-5474  
HILTON & HYLAND  
Blt-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Other

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

<b>7250 FRANKLIN AVE #507</b>	Open	11-2	593D4	<b>NEW</b>
<b>\$575,000</b>	1+1.5	MODERN		




**SQUEAKY-CLEAN CONDO WITH GREAT VIEWS!**

Hollywood Hills views from this large 1 Bedroom plus office/den/2nd bedroom and 1.5 bath corner unit. Every room opens up to one of two sunny balconies. Pictures were taken while tenant was still occupying. After tenant move out, the unit was re-painted with new carpet and recessed lighting plus new kitchen counters. Full service Franklin Towers Building with concierge, valet, roof top gym, clubhouse, pool, spa, sauna and 24 hour security. 2 cars parking! Call Listing Agent 2!

MLS#15-880423  
Eric Lowry 310-867-5040  
COLDWELL BANKER RESI  
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Other

<b>2171 STRATFORD CIR</b>	Open	12-2	591G3	<b>rev</b>
<b>\$7,250,000</b>	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. Large family room, dining room and huge eat-n kitchen with all top of the line appliances and center isle all rooms open to deck and views overlooking pool and garden.**

MLS#14-814185  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI  
Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

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

<b>1287 CASIANO RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+2.5	CONTEMPORARY	



**LOWER BEL AIR UPDATED CONTEMPORARY ON PICTURESQUE CASIANO RD**

Located on a large lot in Lower Bel Air is this updated, 3 BR, 2 1/2 BA w/ Contemporary lines & high-style interior finishing. Floorplan orients nicely to the outdoors, pool, a deck & to views of the canyon, Getty & Pacific Ocean. Living Room & Family Room w/ built-ins & Wet Bar. Kitchen features Caesarstone counters, stainless steel appliances including dual ovens & Breakfast Area. Three spacious bedrooms are in one wing including Master. Grassy area. Roscomare Rd & Warner School Districts.

MLS#14-813137  
Dara T. Miller 310-963-8425  
RODEO REALTY - BEVER  
www.963roscomare.com

<b>963 ROSCOMARE RD</b>	Refresh.	11-2	591J6	<b>rev</b>
<b>\$3,495,000</b>	3+2	MODERN		




**PRIVATE & GATED CLOSE TO 1 ACRE!**

Amazing & unique opportunity on close to 1 acre for a developer or end user. Rare, gated compound with long, private drive on Lower Roscomare. Only 6 houses from Chalon. Large flat pad surrounded by mature landscaping offering a very tranquil & private setting with serene canyon vistas. This is an incredible value in desirable Bel Air through the prestigious West Gate surrounded by countless new construction projects and multi-million dollar estates

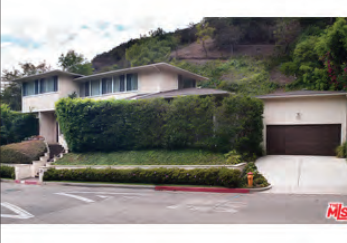
MLS#14-813137  
Dara T. Miller 310-963-8425  
RODEO REALTY - BEVER  
www.963roscomare.com

<b>11540 THURSTON CIR</b>	Open	12-2	631H1	<b>rev</b>
<b>\$2,150,000</b>	4+4	ARCHITECTURAL		
	Wonderful family home in great Brentwood location close to many schools, shopping and minutes from the heart of everything. New construction, total remodeled with dramatic open spaces with vaulted ceilings high end luxurious finishes. Italian kitchen cabinets, white oak plank floors, rooms flow into each other for open California living and great indoor outdoor living. Main level has 3bd, 2.5ba with gorgeous baths.			
MLS#14-790671				
Valerie Fitzgerald 310-285-7515 COLDWELL BANKER RESI				
<b>Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg</b>				

**04 Bel Air - Holmby Hills** Condo / Co-op

<b>2345 ROSCOMARE RD #406</b>	Open	11-2	591H2	<b>NEW</b>
<b>\$495,000</b>	2+2	CONTEMPORARY		
	<b>BEAUTIFUL SERENE BEL-AIR PENTHOUSE CONDO</b>			
Beautiful, serene, light & bright top floor corner unit. Wonderful open floorplan. Amazing canyon, mountain & city views. Spacious living room w/fireplace, wet bar & large open balcony. Amenities: pool, sauna, clubhouse & gym. Secured building/parking w/guest parking available. Close to Roscomare Elementary school. Minutes to DTLA & the Valley. Property is adjacent to a quaint shopping center & classic Bel Air market. HOA includes earthquake insurance				
MLS#15-880255				
GARY LIMJAP 310.586.0339 FREDERICK STRUIKSMAN				
<b>ANNETTE BRAVOS 310-924-1112</b>				

**04 Bel Air - Holmby Hills** Lease

<b>955 CHANTILLY RD</b>	Open	11-2	591-J6	<b>NEW</b>
<b>\$8,500</b>	3+2.5	CONTEMPORARY		
	<b>OPEN TUESDAY 11-2PM!</b>			
OPEN TO OFFERS! Elegant, meticulously maintained with 3,100sf of living space. All rooms look out to beautiful, flower-filled gardens and patios. High ceilings in liv rm. Paneled & spacious family rm w/fp has all of the amenities one could wish. Sunny kit, fully equipped. 3 bdms upstairs, large master w/wall of mirrored closets, bath has a beautiful spa tub. The second and third bedroom share a large bathroom. Attached garage has lots of storage and is immaculate.				
MLS#15-819299				
Sue-Ellen Douglas 310-979-3967 COLDWELL BANKER - BW				
<b>BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other</b>				

**05 Westwood - Century City** Single Family

<b>839 GLENMONT AVE.</b>	Refresh.	11-2	632B2	<b>rev</b>
<b>\$3,649,000</b>	4+4	SPANISH		
	<b>DISTINCTIVE SPANISH IN LITTLE HOLMBY</b>			
Exquisite 2 story Spanish home w/fine architectural features (hand carved doors, stained glass windows, painted ceilings, wood beams, hardwood floors, arched doorways) on large lot w/pool/spa on one of Little Holmby's best streets*3 bedrooms and office/maid's room, 3.5 baths*Formal living and dining rooms, expanded family room, cozy den*Remodeled kitchen w/granite countertops, Subzero refrigerator, butler's pantry, breakfast room*Large master suite has remodeled bath.				
MLS#OC15004183MR				
Shelly Armstrong (714) 423-8983 COLDWELL BANKER				
<b>Dishwasher,Dryer,Grbg Disp,Fridge,Washer</b>				

**229 TAVISTOCK AVE** Open

<b>\$2,150,000</b>	3+3	TRADITIONAL		<b>rev</b>
	<b>STYLISH UPDATED TRADITIONAL ON IMPRESSIVE WIDE LOT</b>			
New Look! Stylish and Charming 3-bedroom, 3-bath traditional single-story home with hardwood floors, wainscoting and classic detail. Deck off master bedroom overlooks lovely yard with views of the Getty. Great Bonus room with bath is perfect for large office or rec room. Two Patios; Walk to UCLA; Desirable Warner Avenue School District.				
MLS#15-823023				
Linda Janger 310-273-8383 PACE PROPERTIES				

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

<b>10380 WILSHIRE #302</b>	Open	11-2	632C2	<b>NEW</b>
<b>\$1,995,000</b>	3+3.5	1sty-ARCHITECTURAL		
	<b>"LA TOUR DE FORCE"</b>			
Architecture, Sunlight & Sophistication combine to create this elegant living space. Beautifully remodeled 3 bed 3.5 bath corner unit. Over 3000 sqft w/gorgeous hardwood floors, recessed lighting, & sharp lines throughout. Master suite w/wrapping windows & bath w/walk in shower, tub & double closets. Additional bedrooms have private baths. Kitchen is sleek, modern & ready for upscale living. Great patio for lounging or cozy dinners. La Tour is one of the finest buildings on the Wilshire corridor				
MLS#15-880649				
Lee Ziff 310-991-3977 KELLER WILLIAMS BH				
<b>Dshwshr,Hood Fan,Rng/Ovn,Fridg</b>				

**10660 WILSHIRE #510** Open

<b>\$1,199,000</b>	2+3	CONTEMPORARY		<b>NEW</b>
	<b>STUNNING REMODELED 2 BED + DEN, 2.5 BATHS SINGLE LEVEL UNIT</b>			
Unit is in the back of the building, south facing, with views. Separate bedroom suites with views from every room. Master bed has gracious master bath and walk-in closet. Laundry off kitchen, sxs appliances, bar area, sitting area/den and marble and carpet flooring throughout. Open floor plan with lots of natural light. Close to UCLA, Westwood village, Beverly Hills and freeways. On site manager. Showings occur between 9-5, M-F. 24 security, valet, gym, doorman, storage, pool, full service!				
MLS#15-877817				
Noelle Renee Gayral 310-281-3948 COLDWELL BANKER RESI				
<b>Dshwshr,Rng/Ovn,Fridg</b>				

**10375 WILSHIRE BLVD #11C** Refresh.

<b>\$1,175,000</b>	2+4	MID-CENTURY		<b>NEW</b>
	<b>INCREDIBLE VIEWS IN ICONIC WILSHIRE TERRACE</b>			
Rare North facing unit in the Wilshire Terrace, the premier co-op on the Wilshire Corridor. Sliding glass doors encase much of the unit, surrounding you in completely unobstructed views of Bel Air, the Hollywood Hills and the neighboring LA Country Club. This 24-hour full service building has everything: valet parking, doorman, concierge services, pool and spa, a hair salon, exercise room, two private parks and more. Remodel to add your own personal touch to make this the perfect modern home.				
MLS#15-878877				
Alexander Barad (323) 251-9779 SOTHEBY'S LOS FELIZ				
<b>Blf-Ins,Dshwshr,Dryer,Fridg,Wshr</b>				

**2025 S BEVERLY GLEN #3D** Refresh.

<b>\$799,000</b>	3+3	OTHER		<b>NEW</b>
	<b>SPACIOUS 3 BEDROOM CLASSIC IN CENTURY CITY</b>			
This unit has never been on the market before! Views to Century City. Formal dining room and living room with a fireplace and wet bar. Master bedroom is large with an en-suite bathroom featuring a separate spa tub and shower. Great closet space and storage throughout. Washer and dryer hook-up in unit with an adjacent cleaning supplies closet with sink. Nice-sized balcony and kitchen with breakfast area. Additional storage in garage. Close proximity to restaurants, shops and golf course.				
MLS#15-826471				
Jon Polansky 310-497-0501 SOTHEBY'S INTL.				
<b>Grbg Disp,Hood Fan,Micro,Rng/Ovn</b>				

**1539 GREENFIELD AVE, UNIT 202** Open

<b>\$729,000</b>	2+2	TRADITIONAL		<b>NEW</b>
	<b>SOPHISTICATED 2 BD PLUS DEN</b>			
Lovely 1760 sq. ft. condominium home with 2 Bedrooms, 2 Baths plus den, all on one level. Remodeled bathrooms, spacious and sunny living room w/ fireplace & balcony, generous sized kitchen. Master suite w/ walk in closet, large bathroom and balcony. No common walls, extra storage. Well kept smaller building. Common area back yard and roof deck. Central location.				
MLS#15-823023				
Elana Fullmer 310-200-4890 GIBSON INTERNATIONAL				
<b>refrigerator, washer-dryer, dishwasher</b>				

TUESDAY

<b>X 1814 THAYER AVE #7</b>		Lunch	11-2	632D4	<b>NEW</b>
<b>\$699,000</b>	2+2	2sty-TRADITIONAL			
		<b>WOW! FANTANTIC TOWNHOME PRICED TO SELL!</b>			
Unique townhouse in small, low turnover building in Westwood near Century City. Wood floors throughout, high ceilings, upgraded bathrooms and kitchen. Living room features a beautiful fireplace and skylights that make the unit very bright. Lots of outdoor space by the kitchen, living room and master bedroom. Master has fireplace and spacious walk-in closet. Second story offers a loft, great for office space or family room. Romantic hot tub on the roof deck with fantastic huge views of city.					
MLS#15-880433					
Montie Hartman&Brad Cole 310-428-1355		Come join us!			
JOHN AAROE GROUP					

<b>10433 WILSHIRE BLVD #1202</b>		Open	11-2	632C2	<b>NEW</b>
<b>\$650,000</b>	2+2				
		<b>SPACIOUS AND AIRY 2BR, 2BA CONDOMINIUM HOME</b>			
Spacious & airy 2BR/2BA condominium home in the Wilshire/Holmby w/ commanding views of Los Angeles from Century City to the ocean. A rare 12th floor unit-one flr below the penthouse level. This property is listed at one of the lowest prices per sq ft on the Wilshire Corridor. Beautiful full-service building. Ready for immediate move-in or for your personal touches to update as necessary. Bonus: one of the few units in the building to offer inside washer/dryer, & the HOA dues include ALL utilities!					
MLS#15-879993					
Eli Karon/Peter Divito 310.701.4779		www.WilshireHolmby.com			
TELES PROPERTIES, IN					

<b>2122 CENTURY PARK LN, UNIT 211</b>		Open	11-2	<b>NEW</b>
<b>\$620,000</b>	2+2.5			
		<b>PARK PLACE 2+2.5</b>		
Trust Sale - no court conf. Apx 1,565 SF 2+2.5 w balcony. Freshly painted, carpets cleaned. Eat in kitchen, walk in closets, w/d. Complex offer pools, spa, gym, sauna, guard gated community. Priced for quick and easy sale.				
Denise Rosner 310-508-9482		D/W, W/D, Central AC		
KELLER WILLIAMS BH				

<b>10724 WILSHIRE #509</b>		Open	11-2	632B3	<b>NEW</b>
<b>\$539,000</b>	1+2	CONTEMPORARY			
		<b>PARK WILSHIRE</b>			
Spacious, sophisticated and updated 1 bed, 1.5 bath condo (approx. 1,088 sf) in the full service Park Wilshire. This 5th flr unit faces west and features a granite kitchen opening to dining area and living room, powder room, large master bed suite with bath and walk-in closet, laundry room, beautiful dark hardwood floors, recessed lighting and peek-a-boo views. An additional large walk-in closet near the front door is perfect space for a home office. Located close to UCLA and Westwood Village.					
MLS#15-880063					
T. Rustad P. Maurice 310.623.8825		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg			
RODEO REALTY - BH					

<b>10450 WILSHIRE BLV, UNIT 12C</b>		Open	11-2	632-C2	<b>NEW</b>
<b>\$429,000</b>	1+1	12sty-CONTEMPORARY			
		<b>DID SOMEONE SAY VIEW?</b>			
Trust Sale in the Churchill! Large (nearly 1,100 square feet) west / southwest-facing condo with stunning views to ocean and beyond! Dated style, but unit, including bath and kitchen were remodeled (before some of you were born). Unit has a large balcony for those with pets. Close to literally everything! Homby Park, Westwood Village, Century City, Marilyn Monroe and more! Great Opportunity to make this one your own! Great full-service building!					
Mickey Kessler 310-367-2322		Murphy Bed, pool, gym, valet, front desk			
CB BRENTWOOD					

<b>10727 WILSHIRE BLVD #1705</b>		Open	11-2	632B3	<b>rev</b>
<b>\$3,295,000</b>	3+4	CONTEMPORARY			
		<b>SOPHISTICATED LIVING IN THE SOUGHT AFTER REMINGTON</b>			
Pvt. elevator access takes you directly to this stylish 3bd +3.5ba condo w/ breathtaking views. The spacious open living area is ideal for entertaining, featuring a wet bar, fireplace, & seating areas. The kitchen opens to the den w/ open balcony balcony. The luxurious master suite is flooded w/ light a pvt. balcony, dressing area, walk-in closet, & dual baths. There are 2 add. en suite bdrms + powder & laundry room. Full-service building: concierge, security, valet, pool/ spa, & gym.					
MLS#15-821599					
Sally Forster Jones 310-691-7888		www.remington1705.com			
JOHN AAROE GROUP					

<b>10450 WILSHIRE #10A</b>		Open	11-1	632C2	<b>rev</b>
<b>\$1,495,000</b>	3+3	TRADITIONAL			
		<b>THE CHURCHILL BUILDING ON THE WILSHIRE CORRIDOR</b>			
Views in every direction - North, South, East, West. Nothing has been left to do in this pristinely decorated three bedroom unit with floor to ceiling padded walls and wall to wall carpet. Homeowner's dues include 24 hour security, valet parking, gym, pool, sauna, water.					
MLS#13-700509					
Greenberg/Weinstock 310.968.0605		www.10450wilshire10a.com			
BERKSHIRE HATHAWAY					

<b>10590 WILSHIRE BLVD #706</b>		Open	11-2	632C3	<b>rev</b>
<b>\$895,000</b>	2+3	ARCHITECTURAL			
		<b>NEW PRICE. MOTIVATED. UNIT IS FINALLY COMPLETED.</b>			
New luxury townhome in prime Westwood location with views. 2 Bedrooms, 2.5 Baths + Den. Marble and wood floors. Expansive area ( approx. 1843 sf) of living space. Open floor concept in living, dining rooms and den area. Living room with cathedral ceilings, a fireplace and balconies. Stunningly appointed kitchen with custom cabinetry, Viking appliances and marble counter with breakfast area. Italian marble bathrooms. Two bedroom suites in second floor with wood floors. All amenity Building					
MLS#14-808153					
Martha Freeman 310-963-4006		Dshwshr,Dryer,Elvtr,Grbg Disp,Hood			
NELSON SHELTON & ASS					

<b>1850 MIDVALE AVE #13</b>		Open	11-2	632B5	<b>bom</b>
<b>\$745,000</b>	2+3	TRADITIONAL			
Upgraded & spacious 3 bd 2.75 ba end-unit town-home. Ample storage space. 3rd bd has separate entrance & may be used as an office. Step-down living room w fireplace opens up to private patio.					
MLS#15-879383		Dshwshr,Elvtr,Grbg Disp,Intrcm			
Leah Yebri 310-877-1237					


**06 Brentwood** Single Family

<b>154 ACARI DR</b>		Open	11-2	631H2	<b>NEW</b>
<b>\$5,183,000</b>	4+5	2sty-MODERN			
		<b>COME CHECK OUT THE REVAMPED BACKYARD!</b>			
"This one of a kind modern home features an expansive open floor plan with soaring ceilings. Cutting-edge design featuring retractable walls & glass doors that create the quintessential indoor-outdoor California lifestyle. Living room with a fireplace & large dining area with unique sculptured ceiling. A true cooks kitchen with top of the line Thermador appliances and solid quartzite stone counter top. On the second level you have 4 bedrooms with ensuite bathrooms.					
MLS#15-879501					
Danielle Krant 310-385-3617		BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan			
COLDWELL BANKER BHN					

<b>13020 SKY VALLEY RD</b>		Refresh.	11-2	591C1	<b>NEW</b>
<b>\$3,095,000</b>	4+4	CONTEMPORARY			
		<b>REMODELED AND UPDATED WARM CONTEMPORARY!</b>			
Recently completely remodeled and upgraded from the studs up with the finest high-end finishes. Open floor plan with walls of glass flood this home with natural light and exemplify California's outdoor living. Home features open kitchen with huge center island in Statuary Carrera marble, large master with walk-in closet and spa-like bath with steam shower. Backyard features pool, spa, large grassy yard, and breathtaking canyon views. Peaceful and quiet.					
MLS#15-880151					
Stephen Apelian (323)804-3400		www.13020skyvalleyroad.com			
COLDWELL BANKER RESI					

TUESDAY

<b>588 LORNA LN</b>	Open	11-2	631H4	<b>NEW</b>
<b>\$2,799,000</b>	3+3.5	2sty-SPANISH		



**PRIVATE BRENTWOOD PARADISE...STEPS TO TOWN**

Located down a private driveway and walking distance from the heart of Brentwood, lies this beautiful and secluded retreat. The custom interior spaces are well conceived and thoughtful. The rich and lush landscaping with century old trees provides the backdrop to a place of peace and tranquility where one can enjoy the sounds of water cascading into a large pool. Hidden patios, wood burning outdoor fireplace, and a separate guesthouse complement the architecture of this one of a kind home.

David Carlin	310-213-1694	<b>Third Bedroom in Guesthouse</b>
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<b>11331 CASHMERE ST</b>	Open	11-2	631J2	<b>rev</b>
<b>\$1,457,000</b>	3+3	TRADITIONAL		




**BRENTWOOD'S BEST VALUE BUY!**

A Brentwood Glen Traditional, well maintained and ready to move-in: The 3 bed/3 bath home blends contemporary design and finishes with original ones to create and enhance the open floor plan, exposed beams, hardwood floors, wood paneled modular spaces, wood burning, brick fireplaces, great room, large lush yard, and much more. Private and secure with iron/glass gate controlled access, and spacious 2-car garage, enjoy the comfort, conveniences and neighborhood beauty that Brentwood offers.

MLS#15-879035	MICHAEL HIATT	310-481-4342	<b>Fireplaces, Gate Controlled Access</b>
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<b>101 S ROCKINGHAM AVE</b>	Open	11-2		<b>NEW</b>
<b>\$1,750,000</b>	3+3			



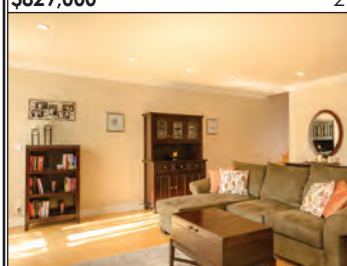
**CHARMING BRENTWOOD COTTAGE**

Totally charming cottage on beautiful wooded lot in Brentwood Park. The home is light and bright with 3 bedroom/3 bath. Fireplace in den/office and living room. Private Master and den/office upstairs, 2 bedrooms downstairs. Cook's Kitchen features stainless steel appliances and granite counter tops. House opens up to outdoor decks for relaxing and entertaining. Grassy yard with pool perfect for summer fun!

Brenda Chandler Cooke	310-614-3434	
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**06 Brentwood** Condo / Co-op

<b>X 1000 S WESTGATE AVE, UNIT 207</b>	Lunch	11-2	631-H5	<b>NEW</b>
<b>\$829,000</b>	2+2.5			



**SOPHISTICATED TWNHS IN HEART OF BWD 2.5 BDRM 2.5 BATH**

Lite & bright front facing twnhse in the heart of Brentwood with bonus room, hdwd floors w/d inside unit. Large pool & bbq area.

Susan Weingarten-Strutz	310.200.7129	<b>Washer, Dryer, Hardwood Floors</b>
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<b>3275 MANDEVILLE CANYON RD</b>	Open	11-2	591D4	<b>red</b>
<b>\$2,695,000</b>	2750000	5+5.5	ARCHITECTURAL	



**REDUCED! REDUCED! REDUCED!**

Sophisticated split level design. Magical indoor outdoor setting accented by striking curvilinear and angular volume interiors. Dramatic wall to wall glass open to private serene haven with swimmer's pool/spa, cascading garden, outdoor entertainment patio & mature trees. Sleek gourmet kitchen, family room w/ entertainment /music system. Stunning master suite w/ private patio. Gorgeous stone floor & finest quality details. Flawless taste & condition.

MLS#14-756073	Joan Caplis/Susan Stark	3107482208	<b>www.3275Mandeville.com</b>
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<b>11901 W SUNSET BLV, UNIT 110</b>	Open	11-2		<b>NEW</b>
<b>\$525,000</b>	1+1	MID-CENTURY		




**QUIET CORNER TRAD. 1-LEVEL ONE BDRM CONDO ON LUSH 2 ACR**

Like-a-home & in a quiet loc, this corner one bedroom resides in a Classic Mid-Century complex close to BW shopping & 405 frwy. Fab. & original ground level corner home has unlimited 'fixer' potential. Lrge LR, FDR, eat-in kit, lrge bedroom & bath w/ tub & shower, abundant windows plus large front porch for relaxing & ent. Moldings, parquet flrs, crown molding, baseboards, original tile, loads of storage, 2-car parking plus 2 acres of park-like grounds w/ pl, gym & more. Special Opportunity!

Michele Hall	31-850-1357	
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<b>2287 MANDEVILLE CANYON RD</b>	Open	11-2	631D1	<b>red</b>
<b>\$2,595,000</b>	3000000	4+3	2sty-TRADITIONAL	



**400K REDUCTION! OPPORTUNITY ON LOWER MANDEVILLE.**

Charming East Coast Traditional in prime lower Mandeville Canyon location. Excellent frontage and a lot size of approximately 18,931 sq.ft. The well-kept interior boasts four bedrooms & three baths in just under 3,500 sq.ft. of living space. There is a formal living and dining room, an eat-in kitchen and a rear-facing family room with vaulted ceilings and fireplace. This 'diamond in the rough' is ready for the buyer to move-in, remodel, add-on or build the estate of their dreams.

MLS#14-785591	Nicolas Beavy	310-573-7473	<b>www.2287mandevillecanyon.com</b>
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**07 West L.A.** Single Family

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



**OPEN 11-2PM!**

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

MLS#15-878917	Mike Cockinos	310-612-5606	<b>Cing Fan,Dwshwr,Dryer,Grbg Disp,Hood Fan</b>
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<b>1215 N BUNDY DR</b>	Open	11-2	591F7	<b>rev</b>
<b>\$5,795,000</b>	5+5.5	2sty-TRADITIONAL		




**EAST COAST TRADITIONAL IN THE HEART OF BRENTWOOD**

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

MLS#15-879997	Emil Alexander Schneeman	310-230-3731	<b>Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg</b>
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**07 West L.A.** Condo / Co-op

<b>1739 FEDERAL AVE #302</b>	Open	11-2	632A5	<b>NEW</b>
<b>\$799,000</b>	2+2			



**ENTERTAINERS DELIGHT.**

Enormous 1-story condo w/double door entry to huge LR/DR w/FP & patio,updated kitchen w/imported glass tile, stainless steel appliances, granite counters,& eat-in area. Hallway separates main LR from 2 generous BRs & laundry rm. Spacious master boasts large closets & luxurious master bath w/vanity,2 sinks,separate tub & shower.2 side-by-side parking spaces & storage. Centrally located w/EZ access to all the Westside offers. HOA includes EQ ins.,basic cable,water,trash, & spa.


MLS#15-880099	Amy Pell	818-516-3422	<b>Open house 11:00-2:00</b>
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TUESDAY

<b>1409 ARMACOST AVE, UNIT 101</b>	Open	11-2	<b>NEW</b>
\$729,000	3+2.5	1sty-CONTEMP MED	
	<b>GREAT PRICE FOR 2007 BUILT MINT CONDO IN WLA</b>		
GREAT VALUE for 2007 like-new Luxe Condo! This 3 bd/2.5 bth unit is in near mint condition & located in the heart of the Westside steps from Brentwood. Private and quiet with only 1 common wall and just 2 units per floor. Luxe, modern finishes & plan with great flow, HUGE gourmet kit w/ granite counters, Italian cabs & ss appliances. Amazing master suite w/ dual sinks, tub plus huge shower w/ sitting bench, walk-in closets, rich wood flrs, crown moldings, built-in ceiling speakers.			
Jeffrey T. Sandorf	310.625.4099	THE AGENCY-BRENTWOOD	

<b>11863 TEXAS AVE #102</b>	Open	11-2	631H5	<b>NEW</b>
\$499,000	1+1	1sty-MODERN		
	<b>SPACIOUS "BRENTWOOD ADJ" CONDO IN SLEEK, NEWER BUILDING!</b>			
Hip, sophisticated & private condo has spacious layout w/ great flow! 8 unit building in "Brentwood Adjacent"! High ceilings, bamboo flrs, laundry in unit & no common walls. 2004 building w/ Earthquake Insurance! Kitchen has Stainless Steel appl, Granite counters & Cherry Wood cabinets. Includes spacious bathroom, Central A/C, recessed lights, fireplace & large sliding glass door w/ natural light to gracious patio area. Large custom closet & a huge private storage room. Near shops & restaurants				
MLS#15-880767	2004 Building+Laundry In Unit+Storage Rm			
Lisa Mansfield	310.481.4313	SOTHEBY'S BRENTWOOD		

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


<b>10301 WALAVISTA RD</b>	Open	11-2	632E7	<b>red</b>
\$1,449,000	3+2	CONTEMPORARY		
	<b>Bright &amp; Spacious updated 3 bedroom, 2.5 bath home in Prime Cheviot Hills!!!</b> This home has been updated with beautiful hardwood floors throughout. Open floor plan with bright and airy vacation like feel. Contemporary kitchen equipped with top of the line appliances. This home has a secluded big private backyard. Amazing area and walking distance to the Beverly Hills Country Club. Feel like you are in vacation all the time!			
MLS#15-823421	BBQ, Micro, Rng/Ovn, Fridg			
Sabrina Zamel	310-383-3206	MD PROPERTIES		


**09 Beverlywood Vicinity** *Single Family*

<b>8664 CADILLAC AVE</b>	Open	11-2	632J6	<b>NEW</b>
\$629,000	1+1	1sty-TRADITIONAL		
	<b>CHARMING 1BR + BONUS TRADITIONAL, DEVELOPERS DREAM!</b>			
Quaint and charming 1BR + bonus Traditional with spacious private yard. Lovingly maintained with open living/dining area, master bedroom with large double closets, sizable bonus room or 2nd bedroom/office/den, kitchen and adjacent laundry room. Includes hardwood floors, central heat, ample storage and built-ins throughout. Fenced front yard and lush zen-like backyard with open patio ideal for entertaining or perfecting your gardening skills. Zoned R2 with potential to develop.				
MLS#15-880229	8664CadillacAvenue.com			
Jeremy Ives	310-858-1902	TELES PROPERTIES		

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

<b>930 N DOHENY DR #317</b>	Open	11-2	592H6	<b>NEW</b>
\$736,000	2+3	CONTEMP MED		
	<b>AMAZING 2 EN SUITE CONDO IN SUPERIOR WEST HOLLYWOOD LOCATION</b>			
This great rear corner 2 en suite condo with double door entry is located in a superior West Hollywood location and building. There are high ceilings and an open kitchen with stainless steel appliances and a washer/dryer inside. Both of the bedroom suites are a good size and there is an additional half bathroom for guests. From the east bedroom there are city views and you are able to see downtown. This unit comes with 2 side by side parking spaces and an additional storage room.				
MLS#15-879811	www.RandyAndTomHomes.com			
Tom Scrocco/Randy Isaacs	310-887-0255	COLDWELL BANKER - SS		

<b>8960 CYNTHIA ST, UNIT 205</b>	Refresh.	12-2	<b>NEW</b>
\$475,000	0+0	CONTEMPORARY	
	<b>GREAT UNIT IN PRIME WEHO LOCATION 2 BLOCKS TO BEVERLY HILLS</b>		
ENJOY LIVING IN THE FINEST AREA OF WEST HOLLYWOOD BLOCKS TO FINE DINNING FROM BOA, SOHO HOUSE AND MORE IN THE COVETED BEVERLY REGENT BUILDING WITH POOL, CONTROLLED ACCESS, EARTHQUAKE INSURANCE AND MORE! A MUST SEE AT THIS PRICE!			
Jeffrey Hobgood	310-305-7653	SOTHEBY'S BEV HILLS	
Earthquake insurance Pool Large Balcony!			

<b>9061 KEITH AVE #207</b>	Open	11-2	592H7	<b>NEW</b>
\$459,000	1+1	MODERN		
	<b>NORMA TRIANGLE PIED-A-TERRER</b>			
Beautiful and spacious 1 bedroom, 1 bathroom condo with large private patio. Completely updated with designer finishes. Modern kitchen with stainless steel appliances. Large bedroom has direct patio access and large walk-in closet. 1 car gated parking space. Quiet, secure building with beautiful courtyard. Excellent location, Beverly Hills adjacent, walk to the shops and restaurants on Santa Monica Blvd. and enjoy the night life on the Sunset Strip. Views of the Hollywood Hills!				
MLS#15-878077	Dshwshr, Grbg Disp, Rng/Ovn, Fridg			
Steve Sanders	323-828-6471	JOHN AAROE GROUP		

<b>970 PALM AVE #214</b>	Open	11-2	592H6	<b>red</b>
\$369,000	1+1	CONTEMPORARY		
Remodeled, 1+1 condo in a sought after Mid-Century building. Heated pool, spa, BBQ, lobby and controlled access, central air/heat, one gated covered parking, EQ insurance and basic cable included in HOA.				
MLS#14-784853	Cbl, Dshwshr, Elvtr, Intrcm, Micro, Other			
Jay Sherman	310-213-9376	NELSON SHELTON & ASS		

**11 Venice** *Single Family*

<b>826 VENEZIA AVE</b>	Open	11-2	671J5	<b>NEW</b>
\$2,995,000	3+4	MODERN		
	<b>NEWLY DESIGNED. COME CHECK IT OUT!</b>			
New construction home with open floor plan & full service roof top deck. Stunning living room with a Venetian plaster fireplace & large dining area. Kitchen with Thermador appliances and solid quartzite stone counter top. Floating walnut staircase with glass railing leads you upstairs. 3 bedrms each w/own bath including a sunny & airy master suite, soaking tub, Italian glass tile & solid quartzite stone counter. Fully wired for sound, & home-management. 2 car garage.				
MLS#15-819755	BBQ, Dshwshr, Ntrwk Wire			
Danielle Krant	310-385-3617	COLDWELL BANKER-BHN		

<b>1712 GLYNDON AVE</b>	Open	11-2	671J4	<b>NEW</b>
\$1,999,000	2+4	2sty-ARCHITECTURAL		
	<b>STUNNING ARCHITECTURAL IN SOUGHT AFTER VENICE NEIGHBORHOOD!</b>			
This sophisticated home was extensively renovated in 2005, has a spacious open floor plan, soaring ceilings, abundant light, walls of glass open to deck and landscaped private yard providing seamless indoor/outdoor living. Beautiful kitchen with custom cabinets, Caesar counter tops, Center Island with Black Walnut and stainless appliances opens to living, dining and deck. Elegant master w/walk in closet and exquisite bath. Renovated studio/office w/bath. Close to shopping, dining & the beach!				
MLS#15-880457	Blf-Ins, Cing Fan, Dshwshr, Dryer, Grbg Disp			
Melanie Sommers	310-500-1291	PARTNERS TRUST SANTA		

<b>844 1/2 CALIFORNIA AVE</b>	Refresh.	11-2	671J5	<b>red</b>
\$2,165,000	3+5	3sty-ARCHITECTURAL		
	<b>MODERN &amp; SPACIOUS SINGLE FAMILY SECONDS FROM ABBOT KINNEY</b>			
Secluded & private w/ floor to ceiling windows, open floor plan creates the perfect setting for entertaining. Two roof top decks, one w/ a fireplace and separate staircase & one off the 2nd bedroom. Open kitchen flows into the living & dining areas. Grand media area make this the quintessential Venice dwelling that fuses East & West. Woods, concrete & volumes of glass portray a very European style flat that is sophisticated & sleek. Direct access 2 car garage w/ electric car charging capacity				
MLS#15-819003	Blf-Ins, Dshwshr, Grbg Disp, Rng/Ovn, Fridg			
Tamra (Tami) Pardee	310-907-6517	PARDEE PROPERTIES		



TUESDAY

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



**GREAT VENICE WALK STREET COMPOUND**

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

Jerry Jaffe	310.403.4925	3-Car Garage, A/C
TELES PROPERTIES		

<b>3568 VETERAN AVE</b>	Open	11-2	672E1	<b>rev</b>
<b>\$1,995,000</b>	5+6	CAPE COD		



**LUXURY LIVING IN WESTSIDE VILLAGE!**

This newly completed classic Hampton's style home has been virtually created from the ground up and offers 5 spacious bedrooms, all en-suite and is complemented with light filled soaring ceilings. The gracious living room, expansive dining room and inviting family room are perfect for entertaining and family gatherings. Spectacular kitchen with detailed custom white cabinetry gleaming Carrera marble countertops and a full array of top of the line stainless appliances.

MLS#15-823591	Ron Wynn	310-963-9944	Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn
	COLDWELL BANKER RESI		

**11 Venice** Condo / Co-op

<b>1046 PRINCETON DR #118</b>	Open	11-2	672A6	<b>rev</b>
<b>\$840,000</b>	0+1	ARCHITECTURAL		



**WORK/LIVE LOFTS IN SILICON BEACH**

11 of 30 Lofts left, SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of VeniceWork/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Private Interior Elevator,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio. Final CofO issued 2010,Square footage listed is rentable sf and includes the interior/exterior. Pictures are of Model units, Marina Del Rey post office

MLS#14-787643	Lee Johnson	310-892-2244	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth
	SOTHEBY'S INTERNATIO		

**14 Santa Monica** Single Family

<b>528 25TH ST</b>	Open	11-2	631F5	<b>NEW</b>
<b>\$6,898,000</b>	5+6	MODERN		




Custom built for the owners (2009) this one of a kind warm Modern home is located in sought after NOM. Designed with ecological conscience, extraordinary design and detail. 5 bed, 6 bath features well-appointed rooms ideal for both relaxation and large scale entertaining. The open floorplan offers natural light throughout. The main level has polished concrete floors, 12 ft. ceilings, a floating stainless steel staircase and clean white walls. The home is the essence of refinement. Franklin elem

MLS#15-879843	L Brau, D Silverstein	310.500.1377	BBQ,Cbl,Dshwshr,Dryer,Wshr
	PARTNERS TRUST & MAR		

**11 Venice** Income

<b>2432 PENMAR AVE</b>	Open	11-2	672A5	<b>red</b>
<b>\$1,378,000</b>	Duplex	CRAFTSMAN		



**ENCHANTING DUPLEX CRAFTSMAN COMPOUND IN VENICE**

This sunny duplex is situated on a beautiful lot in a great location! The owners unit is an updated 2+1 - enter into the charming glass enclosed sun porch, which flows into the cozy living and dining areas. Oozing w/ original Craftsman character, features gorgeous built-ins, wood floors & crown moldings. The main home features a lushly landscaped, private back yard w/ water feature - The tenant unit is 2+1 & includes private patio plus 2 cars parking in private carport.

MLS#14-812849	Tamra (Tami) Pardee	310-907-6517	Dshwshr,Frzr,Grbg Disp,Hood Fan,Rng/Ovn
	PARDEE PROPERTIES		

**595 E CHANNEL RD** NEW

<b>\$6,295,000</b>	6+5	Open	11-2
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**SANTA MONICA CANYON BUILD OPPORTUNITY!**

Build your dream estate on one of the most coveted streets in Santa Monica Canyon! This rare property spans just shy of an acre, provides a quintessential indoor/outdoor lifestyle with areas for large scale entertaining! Geo/soils, site plan, survey, slope analysis, and sewer reports included. Also included are proposed city approved plans for a 7 bdrm 10,000 sqft French Chateau, renderings, pool design and more. No expense was spared in preparing this build opportunity for market. A must see!

Cindy Ambuehl	310-573-7063
THE AGENCY	

**13 Palms - Mar Vista** Single Family

<b>4021 MARCASEL AVE</b>	Open	11-2	672D4	<b>red</b>
<b>\$2,175,000</b>	4+3.5	CONTEMPORARY		



**STANDING SEAM RECLAIMED WOOD MODERN**

The husband and wife design/build team that own this property have created a truly unique home. The exterior of this one of a kind house is reclaimed wood, Corten and white metal done in a "standing seam design". The minute you approach you know there must be something very special inside. Enter an ethereal white space where wide plank white oak floors and a loft like feeling, offer the modern enthusiast relaxed Southern California warmth.

MLS#15-825253	Sherri Noel	310-994-8721	Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr
	KELLER WILLIAMS-SM		

**101 FOXTAIL DR** NEW

<b>\$3,995,000</b>	4+4	Open	11-2	631C6
		2sty-TRADITIONAL		



**STUNNING OCEAN, MOUNTAIN, & CANYON VIEWS!**

2 story Traditional on a 16,900+ sq. ft. lot. Premier cul-de-sac location north of San Vicente. 3bd & 3ba up, 1bd & 1ba down. Wonderful ocean, mountain, canyon & tree top views from almost every room. Secluded & Tranquil with lot set back yards away from the street. Large living room w/fireplace opens to family room, both w/huge picture windows. Enjoy entertaining guests from the exterior wood deck/ open patio. Rare opportunity to upgrade, remodel or build new!

MLS#15-880675	John Hathorn	310-458-4024	Built-ins
	PARTNERS TRUST SM		

**3318 MILITARY AVE** red

<b>\$1,899,000</b>	4+4	Open	11-2	672D1
		2sty-CONTEMPORARY		



**STUNNING CONTEMPORARY**

\*\*\*Price Reduced\*\*\*Amazing Remodeled home with all amenities. A contemporary look is accented by custom hardwood flooring, high ceilings, and an open floor plan. Gourmet island kitchen with stainless steel Thermador appliances. Light and bright interior and entryway highlighted by a stunning atrium.Lushly landscaped lot and spacious rear yard...ideal for so many uses. \*\*\*\*\*A special property for the discerning Buyer.\*\*\*\*\*

MLS#15-822359	Tim Jarnot & Rani Singh	310-721-3171	Blt-Ins,Rng/Ovn,Fridge, Washer, Dryer
	WESTLINE PROPERTIES		

**26 ARCADIA TER** red

<b>\$3,925,000</b>	5+5	Refresh.	11-2	671E3
		CRAFTSMAN		



**RARE OPPORTUNITY ON SANTA MONICA'S ONLY PRIVATE WALK STREET**

Serene & private home seconds away from the boardwalk, beach & Santa Monica Pier. Welcoming living room w/ gorgeous wood floors & charming fireplace that flows into one of two formal dining areas. The modern kitchen, breakfast bar & an abundance of storage is an entertainer's dream. This home features an abundance of living space w/ an additional family rm on the second floor. The third floor features a light-filled master suite w/ breezes from the private balcony. Separate unit w/ bedroom/bath

MLS#14-812663	Tamra (Tami) Pardee	310-907-6517	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn
	PARDEE PROPERTIES		

TUESDAY

<b>303 9TH ST</b>	Open	11-2	631D7	<b>rev</b>
<b>\$4,999,888</b>	5+7	CAPE COD		




**NEW CONSTRUCTION CLOSE TO THE BEACH WITH OCEAN BREEZES**

Stunning new Cape Cod. Living room with fireplace. Chef's kitchen features marble counters, Viking appliances. Open family room leads to covered outside area with fireplace, wired for TV and sound system. Five ensuite bedrooms, including a glamorous master with walk-in closet, fireplace, balcony and spa-like marble bath. Additional state-of-the-art features include walnut floors, integrated iPad systems, video security and speakers throughout. CARAVAN OPEN HOUSE February 24, 11:00-2:00.

MLS#15-878373  
Linda Lackey 310-899-3408  
COLDWELL BANKER RESI

Dshwshr,Frzr,Grbg Disp,Micro,Other

<b>3121 COLORADO AVE #S</b>	Open	11-2	631H6	<b>NEW</b>
<b>\$699,900</b>	3+3	2sty-MODERN		



**LOWEST PRICED 3 BEDROOM TH IN SANTA MONICA!**

Freshly painted. Huge enclosed patio, FDR, double pane windows, updated upper bathroom, alarm system. Convenient access to secured SXS parking and storage. All bathrooms have skylights. Room for full sized washer and dryer.

MLS#15-880677  
Ed Carpenter 3109-387-5333  
COLDWELL BANKER RESI

<b>650 HALDEMAN RD</b>	Open	11-2	631C6	<b>rev</b>
<b>\$4,995,000</b>	4+4	CRAFTSMAN		




**RUSTIC CANYON CRAFTSMAN**

This shingled Craftsman offers a two story open living room centered around a majestic fireplace w/ the backdrop of exterior landscape & pool. The dining room extends toward the cooks kitchen & eat in breakfast area. A large, family room w/French doors opens to the pool it is also accented by an impressive fireplace. A wide staircase leads to the upper level which offers a master suite, including sitting area. Plus two large bedrooms & baths on the opposite side of the house. Detached garage.

MLS#15-822929  
Frank Langen 310-963-3891  
DEASY PENNER & PARTN

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>1440 23RD ST, UNIT 108</b>	Open	11-2	631/G7	<b>NEW</b>
<b>\$414,900</b>	1+1	CONTEMPORARY		



**TRENDY PRIME SANTA MONICA CONDO**

Prime Santa Monica trendy 1bed/1bath condo with upgraded kitchen including Maplewood cabinets, granite countertops, decorative glass tile, newer appliances and ceramic tile floors. This unit features designer paint, lots of closet space, bamboo floors throughout, along with your own private balcony. Just over a mile from the beach, it is centrally located near shopping, restaurants, the freeway and adjacent to the Water Garden, Bergamot Station and St. Johns Hospital.

MLS#15-822929  
Ray Lyon 310-993-1065  
KELLER WILLIAMS- SM

Dishwasher, Stove, Fridge, Freezer

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

<b>939 20TH ST #1</b>	Open	11-2	631F6	<b>NEW</b>
<b>\$1,950,000</b>	2+3	CONTEMPORARY		



**GORGEOUS FRONT UNIT IN NEWER LEED CERTIFIED TOWNHOME**

Front unit at Nine Three Nine, Santa Monica's first LEED certified town home. Newer construction. Walk to Montana Ave's shops & restaurants. 2 beds & 2 1/2 bths + office in 1,969 sq ft. Gourmet kitchen boasts Carrera marble & Thermador® appliances w/ 6-burner stove. Gorgeous master suite is a paradise unto itself. Also offered is a spacious outdoor patio, a private, two-car garage, and a large rooftop sundeck with views to the ocean.

MLS#15-879771  
Anthony Marguleas 18-293-9280  
AMALFI ESTATES

BH-Ins,Cbl,Cent Vac,Dshwshr,Frzr,Other

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



**MICHAEL W. FOLONIS ARCHITECTS TOWNHOUSE**

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

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

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

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

2 bd and 3 ba + Loft roof deck with 270 degree city & mon. views. 1st level private entry & bds. 2nd floor open concept kitchen. Bertazzoni range/over, Stainless ref, Leicht custom cabs.

MLS#15-826089  
Steven Portigiani 323.997.2152  
Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn  
DEASY PENNER & PARTN

<b>1528 PRINCETON ST #6</b>	Open	11-2	631G7	<b>NEW</b>
<b>\$1,199,000</b>	3+3	UNKNOWN		



**NEARLY NEW TOWN HOME IN PRISTINE CONDITION**

Enter this 3 bedroom 3 bath home and be impressed by the open floor plan. The living room has a fireplace, view to a lovely private courtyard and additional office/den area. The kitchen is appointed with warm cherry wood cabinetry, Caesarstone breakfast bar and high-end stainless steel appliances. There is even a wine refrigerator for when you entertain and the well-landscaped, rear patio spans the back of the property.

MLS#15-880373  
Sherri Noel 310-994-8721  
KELLER WILLIAMS-SM

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

**14 Santa Monica** Lease

<b>353 24TH ST</b>	Open	11-2	631E5	<b>NEW</b>
<b>\$11,000</b>	4+4.5	1sty-TRADITIONAL		




**NEW NORTH OF MONTANA LEASE!**

This beautifully updated single level home is ideally located North of Montana & features 4 BRs, each with a private bath, family room, living room, eat-in gourmet kitchen, office & powder room. Family room, kitchen & dining open through glass doors to a private grassy yard. Office & 4th BR have an outside entrance - perfect for at home work space. Master suite has high ceilings, bay window, ample closets & luxurious bath. Attached garage. Located in the Franklin School district.

MLS#15-879403  
Melissa Alt 424-202-3232  
TELES PROPERTIES

Refrigerator, stove, dishwasher

<b>1544 12TH ST #303</b>	Open	11-2	671F1	<b>NEW</b>
<b>\$1,100,000</b>	1+2	ARCHITECTURAL		



**ARCHITECTURAL 1BD/2BA LIVE/WORK LOFT IN SANTA MONICA**

Sleek & stylish contemporary 1BD/2BA loft style Santa Monica condo. Designed by Pugh & Scarpa, this rare, top floor south facing unit features a wall of glass that opens to create an amazing indoor/outdoor space, open floor plan, high ceilings, high-end finishes, polished concrete floors Spa like master bath, stainless steel appliances & wood burning fireplace. Gated side by side, plus guest prkg & elevator. Located 12 blocks from the beach, and 5 blocks from the new Expo Line stop (coming soon)

MLS#15-880631  
Dan Nessel 310-365-0195  
BERKSHIRE HATHAWAY H

Washr/Dryer, Dshwshr,Fridge, Fireplace



**The Source Of Real Time Real Estate™**

**15 Pacific Palisades** *Single Family*

<b>1317 BERE A PL</b>	Open 11-2	<b>NEW</b>
<b>\$5,695,000</b>	5+6.5 2sty-ARCHITECTURAL	
		
<b>ONCE-IN-A-DECADE PALISADES HOME</b>		
Brand new, brilliant renovation of an ocean view architectural, originally designed by Matt Kivlin, AIA, renowned 1950s surfing pioneer and legendary surfboard builder. Refined, light-filled floor plan with soaring 12-foot ceilings and grand Fleetwood doors opening to blue water vistas and Palisades village lights below. Sparkling pool, legacy Redwood trees, 4-car garage. A singular, once-in-a-decade Palisades home, blending glamorous indoor/outdoor living, comfort and unparalleled amenities.		
Todd Baker COLDWELL BANKER	310-801-1475	www.1317Berea.com

<b>18450 COASTLINE DR</b>	Open 11-2 630D6	<b>NEW</b>
<b>\$2,999,999</b>	3+2 ARCHITECTURAL	
		
<b>FIRST TIME ON THE MARKET IN 43 YEARS 3 BEDROOMS + 2.5 BATH</b>		
FIRST TIME ON THE MARKET IN 43 YEARS... Gated entry leads to a large courtyard with sweeping views of the ocean. Remodeled with great architectural taste. The home consist of 2 European free form bathrooms and a large master shower. The main house has 2 bedrooms w/ an over-sized master bathroom. In addition there is a Casita with 1 bedroom and 3/4 bathroom. . Large terrace with glass surrounds the deck with an open view of the ocean. . Motorized awnings across the entire length of the home.		
Sylvia Dunbar SOTHEBY'S INTERNATIO	310 766-6000	Blt-Ins,Cbl,Cing Fan,Cent Vac,Dshwshr

<b>3753 MALIBU VISTA DR</b>	Open 11-2 630D5	<b>NEW</b>
<b>\$1,950,000</b>	4+2.5 CONTEMPORARY	
		
<b>SPACIOUS OCEAN VIEW HOME, LARGE LOT</b>		
Watch the waves break at Topanga Point! Spacious home min. to beach in sought after Sunset Mesa neighborhood. Views towards Topanga Beach, S. M. Bay, & Mountains. Exceptionally lge lot, rm for pool. Great yard for entertaining. Lge LR, inside laundry rm, direct access garage. Split level floor plan offers privacy. Mins. to Palisades, Malibu Centers, Santa Monica, local beaches. Desirable Malibu Schools, home to school bus transportation. Enjoy as is or enhance its full potential w/ improvements.		
Marla Samulon COLDWELL BANKER RESI	310-230-2448	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan

**16 Mid Los Angeles** *Single Family*

<b>4711 W 29TH ST</b>	Lunch 11-2 633D7	<b>NEW</b>
<b>\$495,000</b>	2+1 COUNTRY ENGLISH	
		
<b>TACO TUESDAY 11-2PM</b>		
Don't miss this stunning character rich 2 bed +1 bath home on a great residential street in West Adams. Incredibly welcoming home w/ great floor plan, solid golden oak floors & soaring high ceilings in living room, dining & breakfast areas. Kitchen has lovely Italian tile floors, custom elec & plumb upgrades, finished garage which could be used as a bonus space. Centrally located near the new Metro Expo Line so that you will be able to hop on and eventually take it to the beach!		
Jen Stein KW LARCHMONT	323-797-1314	WD Hookups,Dshwshr,Rng/Ovn,Fridg

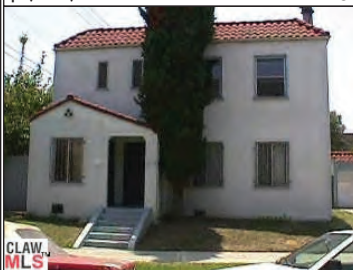
**16 Mid Los Angeles** *Income*

<b>2223 ALSACE AVE</b>	Open 10-2 633C6	<b>NEW</b>
<b>\$599,000</b>		
		
<b>NEW LISTING QUALITY HOME/INVESTMENT IN PRIME MID-CITY</b>		
Quality investment in Mid-City. Detached duplex, completely remodeled w/new; dbl pane windows, plumbing, electrical, fixtures & panels, new appliances, granite counters, wood laminate floors, new bathrooms, separate meters & new roofs! Both houses have 2 bedrooms & 1 bath. Front home has breakfast bar, laundry area w/hookups & ample parking. Centrally located, this friendly neighborhood beams w/pride. Fenced rear yard has large patio, ideal for entertaining. Ready to rent or move in!		
Patrick Moya SOTHEBY'S	310-770-2418	www.2223Alsace.com

**18 Hancock Park-Wilshire** *Single Family*

<b>317 N GOWER ST</b>	Open 11-2	<b>NEW</b>
<b>\$1,825,000</b>	4+3 2sty-SPANISH	
		
<b>SPANISH STUNNER JUST STEPS FROM LARCHMONT</b>		
This 4 bedroom, 3 bath Spanish has been splendidly remodeled and expanded for 21st century living. The open floor plan includes a generous eat-in kitchen boasting Wolf and Bosch appliances, Carrara marble counters, custom cabinetry and a farm house sink. The spacious family room flows seamlessly on oak hardwoods from the formal living area and dining room. The large master suite has ample closets and features a bathroom complete with double vanity, free-standing tub and separate shower stall.		
Anthony Diaz-Perez TELES PROPERTIES	(424) 202-3261	Range, Oven, Dishwasher

<b>126 S ARDEN BLVD.</b>	Open 11-2 633F1	<b>NEW</b>
<b>\$1,378,000</b>	2+1.75 1sty-COUNTRY ENGLISH	
		
<b>AMAZING LARCHMONT VILLAGE LOCATION</b>		
Large open floor plan w/ an elegant living rm that offers crown molding & a decorative fireplace. Formal dining area, den w/ French doors leading to the rear patio & well cared for private backyard. Remodeled kitchen w/ style & taste. Outfitted with Viking® S/S appliances, dark rich cabinets, granite counter top, & a breakfast area. 2 well appointed bedrooms. Both bathrooms have been complete remodeled. The backyard is amazing, detached garage/man cave with French Doors & generous rear storage.		
Benjamin Shapiro KW LARCHMONT	323-762-2508	BBQ,Dshwshr,Micro,Other

<b>4860 W 12TH ST</b>	Open 11-2 633E4	<b>NEW</b>
<b>\$1,099,000</b>	5+3 2sty-CONTEMPORARY	
		
<b>DUPLEX USED AS SFR</b>		
Duplex in the Brookside Hills Area, Hancock Park and Larchmont Village adj. Presently used as a Single Family Residence. Zoned LAR2 as 2 units use. Lower unit w/ 2 bds and 1.5 bas, has been remodeled and in good condition. Upper unit has 3 bedrooms and 1.5 bath. Buyer to verify permits and rely on their own investigations of the property. Patio, 2 car garage. Centrally located. Property will be delivered vacant. Buyer to cooperate w/ Seller's 1031 exchange at no cost to buyer.		
Maria Gomez CDPE SFR CHS COLDWELL BANKER HPN	(323) 460-7614	Blt-Ins,Grbg Disp,Hood Fan,Micro

**18 Hancock Park-Wilshire** *Single Family*

<b>4819 BEVERLY BLV</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,099,000</b>	3+2.5 CAPE COD	
		
<b>STATELY DUTCH COLONIAL WITH DEVELOPMENT UPSIDE</b>		
This gorgeous Dutch Colonial has been lovingly cared for and updated by its current owners. Located in prime Larchmont Village, the property offers an unrivaled price point as a family home, and affords a tremendous opportunity for potential development with a generous 7,275 SqFt LAR3 Lot. Clean, chic and comfortable, the architectural home blends period details with modern comforts to create a classic hideaway within the hustle and bustle of the city - close to everything, yet private and un...		
John Duerler HANCOCK HOMES REALTY	323-462-2748	www.hancockhomes.com

**18 Hancock Park-Wilshire** *Single Family*

<b>733 N JUNE ST</b>	Open 11-2 593E6	<b>rev</b>
<b>\$2,199,000</b>	4+5.5 2sty-CONTEMP MED	
		
<b>MODERN NEW SPANISH WWW.733JUNE.COM</b>		
Spectacular new designer home features over 2800 sq ft, 4 bedrooms, 4 1/2 baths. Stunning contemporary Spanish architecture offers a gorgeous blending of refined designer finishes including hardwood and designer finishes throughout. A grand master retreat offers over-sized closet and spacious designer bath. Three additional bedrooms each with private baths, a 400 sq ft open cabana/rec room with full bath and abundant storage. Complete with swimmer's pool, flat grassy walled and gated yard		
Omega Group-Randy Wright KELLER WILLIAMS	310.927.6818	www.OmegaGroup.LA

TUESDAY

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

<b>1339 S GENESEE AVE</b>	Open	11-2	633B4	<b>NEW</b>
<b>\$1,149,000</b>	5+3	COUNTRY ENGLISH		

**WWW.1339SGENESEE.COM**



Vintage Country English charmer with all the modern amenities in prime Wilshire Vista. From the barreled ceilings in the living room to the lead-glass French doors and decorative fireplace, to the modern finishes in the completely refinished kitchen & baths, this home offers the best of both traditional & modern worlds. Hardwood floors in living/dining and central hall. Pristine new kitchen with dark wood cabinets, granite counters and brand new SS appliances. Tankless H2O htr, Det 2-car Garage.

MLS#15-880087  
Regina Vannicola 310-625-2061  
KELLER WILLIAMS-SM

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

<b>808 S RIDGELEY DR</b>	Open	11-2	633C3	<b>rev</b>
<b>\$2,695,000</b>	5+5.5	2sty-CONTEMPORARY		

**AMAZING NEW CONSTRUCTION**  
**WWW.808RIDGELEY.COM**



Beautiful new construction design in prime Miracle Mile-Wilshire location. Expansive open plan with stunning designer finishes and attention to detail, this home features over 4500 sq ft, custom kitchen, designer appliances, 5 spacious bedrooms, 5.5 designer bathrooms, grand open staircase, private bedroom balconies, nearly 600 sq ft of outdoor living spaces including outdoor living room with fireplace and all the amenities expected by today's lifestyle buyer. Flat grassy yard, pool, spa & more!

MLS#14-811741  
Omega Group-Todd Michaud 310.429.8191  
KELLER WILLIAMS

www.OmegaGroup.LA

**19 Beverly Center-Miracle Mile** *Condo / Co-op*

<b>305 ARNAZ DR, UNIT 203</b>	Open	11-2	632-J1	<b>NEW</b>
<b>\$799,950</b>	2+2	2sty-CONTEMP MED		

**GREAT VALUE FOR 2+2 MOVE-IN CONDO IN SUPERB LOCATION!**



Fantastic 2 BD/2BA move-in ready condo. Amazing location, just steps to swanky Robertson/3rd St. shops & restaurants north of Burton Way. Large open living room & dining area with wood floor & central fireplace. Granite/stainless steel Kitchen with Breakfast Bar. 2 generously sized bedrooms, including Master Suite with walk-in closet and spacious stone bath. Interior Laundry. Nice outdoor balcony. Everything a buyer desires in a central upscale location!

D.Merryl & E.Solorzano 310.777.2863  
BERKSHIRE HATHAWAY

Refrigerator, Dishwasher, Washer & Dryer

<b>811 S BEDFORD ST #202</b>	Open	11-2	632J3	<b>NEW</b>
<b>\$599,000</b>	2+2	CONTEMPORARY		



Modern, front facing, BH adjacent 2 bed, 2 bath. Only one owner since complete remodel. A fantastic opportunity to own in this beautiful, centrally located neighborhood, minutes from The Grove and LACMA. Updated kitchen with stainless steel appliances, ample size bedrooms, luxuriously updated bathrooms with glass bead and granite tiles and contemporary fixtures, fully private master w/en suite bath, balcony, additional storage and 2 SxS parking spaces make this a great place to call home.

MLS#15-879477  
Aaron Mirsky 310-622-7427  
GIBSON INTERNATIONAL

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

<b>118 S CLARK DR #PH2</b>	Open	11-2	632H1	<b>rev</b>
<b>\$1,050,000</b>	3+2.5	MEDITERRANEAN		

**FABULOUS PENTHOUSE IN PRIME LOCATION!**



Top floor 3 bdrm./2.5 bath Penthouse unit in one of most desirable locations near Robertson Blvd. with all its trendy shops and restaurants. The west/front facing unit has an open floor plan, private rooftop deck with views, bamboo hardwood floors, two gas fireplaces, granite counter tops in kitchen with Viking range and appliances. Very well maintained building. HOA dues include EQ insurance.

MLS#15-824667  
John A. Woodward IV 310-729-7372  
KELLER WILLIAMS BH

Beautiful, Luxurious & Stunning!

**19 Beverly Center-Miracle Mile** *Lease*

<b>429 N SIERRA BONITA AVE #429</b>	Open	11-2	593C7	<b>rev</b>
<b>\$4,500</b>	4+2	1sty-TRADITIONAL		

Handsomely remodeled lower unit! Bright & sunny, it offers formal LR & DR, brand new gourmet kitchen, generous closets, beautiful gleaming hardwood floors, central AC. Separate laundry room w/hookups.

MLS#15-826779  
N. Hartman/L. Brenner 323-860-4259  
Dshwshr, Micro, Rng/Ovn  
COLDWELL BANKER HPS

**20 Hollywood** *Single Family*

<b>1425 N LAS PALMAS AVE</b>	Lunch	11-2	593-E5	<b>NEW</b>
<b>\$949,000</b>	3+1.5	CALIFORNIA BUNGALOW		

**HISTORIC BUNGALOW WITH HUGE LOT**



Located in the best part of Hollywood, this 1908 Bungalow has a huge flat yard w/plans days away from city approval to build 2 additional units! Featuring a large front porch, completely fenced private yard, newer wood floors & high ceilings throughout + an open floor plan. Eat-in kitchen + center island which opens to the large dining room. All of the systems including the plumbing, electric & foundation have been upgraded. Steps to Javista Organic Coffee Bar, The Corner & Hollywood Highland.

Grant Linscott 323-333-6222  
KELLER WILLIAMS RLTY  
dishwasher

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

<b>2312 BAXTER ST</b>	Open	11-2	594E5	<b>NEW</b>
<b>\$4,250,000</b>	6+7	3sty-ARCHITECTURAL		

**A BARBARA BESTOR MASTERPIECE ON BAXTER**



Built in 2006 by Barbara Bestor, AIA this stunning home offers sweeping views, privacy and dramatic living spaces. Well poised in the Silver Lake hills above the reservoir featuring over 7,256 sq. ft. of engaging materials & design you will enjoy efficient and modern living at its finest. A large formal living room, spacious dining room, library, enormous state of the art kitchen, family room, game room, gym, office and complete guest suite this is one of the largest homes in Silver Lake.

MLS#15-878173  
Brian Ades (310) 503-8080  
SOTHEBY'S - SUNSET

All the Bells & Whistles

<b>2415 PANORAMA TER</b>	Open	1-2	<b>NEW</b>
<b>\$1,215,000</b>	3+1.5	2sty-TRADITIONAL	

**SILVER LAKE TRADITIONAL WITH OBSERVATORY VIEWS & LARGE YARD**



Silver Lake Traditional, 3 bedroom + library / den, 1.5 ba. Large street to street lot with observatory views, a newer kitchen with a built in breakfast nook, hardwood floors & crown moldings throughout, this home is filled with great light and character, quiet street close to the Hyperion village, also in the much sought after Ivanhoe school district.

Jeffrey Young 213 819.9630  
SOTHEBY'S SUNSET

Updated kitchen & systems

<b>1163 N CORONADO ST</b>	Open	11-2	594D7	<b>NEW</b>
<b>\$995,000</b>	4+2	MODERN		

Stunning two story modern eclectic home with 4 bedroom, 2 remodeled bathrooms in the heart of Silverlake!

MLS#15-822835  
Daniel Velasquez 323-829-1989  
Solar Panels, Dual Air w/ Nest Therm  
KELLER WILLIAMS RLTY

<b>2146 SANTA YNEZ ST</b>	Refresh.	11-2	594D7	<b>NEW</b>
<b>\$699,000</b>	3+2	1sty-CALIFORNIA BUNGALOW		

**THIS HOME WILL PLEASE EVEN THE MOST DISCERNING HIPSTER!**



Echo Park Is Poppin! This turn of the century Bungalow, with stated 2015 contemporary updates, will charm even the most discerning Hipster. Gated and private, remodeled, reconfigured open floor plan is located just around the corner from Mohawk Bend, The Echoplex, Sunset Junction all of the coolest shops on Sunset Blvd -- Features an en suite master bedroom with sliding glass doors--

MLS#15-879273  
Jimmy Bayan 323-445-2674  
JOHN AAROE GROUP

Dshwshr, Fridg

TUESDAY

**21 Silver Lake - Echo Park** Income

<b>2109 GRIFFITH PARK</b>	Open	11-2	594C4	<b>NEW</b>
<b>\$979,000</b>	SPANISH			



**A BIT OF PARADISE**

Own your own bit of paradise with these 3 units. 2 - 2+1 separate houses w/their own private yards/deck/patios. Lushly landscaped w/a Spanish home & an Early California Home on a corner lot. Updated kitchen/baths. 3rd unit is also a 2+1 with tons of possibilities. Superbly located so close to Sunset Junction, the lake, dog park, & all restaurants /shops.

MLS#15-878847 Rosemary Low SOTHEBY'S LOS FELIZ	323.660.5885 Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr
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<b>744 SILVER LAKE</b>	Open	11-1	594C7	<b>NEW</b>
<b>\$759,000</b>	CONTEMPORARY			



**PRIME SILVER LAKE TRIPLEX**

This gorgeous classic Silver Lake triplex has been loved and cared for by an owner who pays great attention to detail and maintenance. First-time on the market in over 30 years, this gem has copper plumbing throughout, updated systems and new windows--also boast wood, linoleum and tile floors, a large bonus storage room/laundry room and common area tiered patio areas with views which may be suitable for relaxation, BBQ and entertainment.

MLS#15-826331 Rose Marin COLDWELL BANKER-PASA	323-807-0111 Dryer, Grbg Disp, Rng/Ovn, Fridg, Wshr
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**22 Los Feliz** Single Family

<b>4426 CROMWELL AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,599,000</b>	4+4.5      3sty-SPANISH		



**WWW.4426CROMWELLAVE.COM**

Elegant 4 bd/4.5 ba 1930s Spanish. Spacious courtyard in front and beautiful pool and spa in the back. Stunning formal living and dining rooms with a beautiful, modern kitchen that connects to a breakfast room and city-view balcony. Luxurious master suite with a terrace to take in views of the city and pool below. Bottom floor offers a versatile family room plus a spacious playroom or home office/studio. Includes large laundry room, wine cellar, and interior access to a 3-car garage.

Dia, Ray & Chase KELLER WILLIAMS	323-788-4663
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<b>2450 PARK OAK DR</b>	Open	11-2	593H2	<b>NEW</b>
<b>\$2,149,000</b>	3+2.5      MEDITERRANEAN			



**PRIVATE AND STYLISH POOL HOME**

Private and romantic Los Feliz Oaks pool home offering an open & airy floorplan with 3 bedrooms, 2.5 updated baths, stunning gourmet kitchen with top-of-the-line stainless steel and European appliances, farm house sink and limestone counter tops, split level living room and den. French doors open to the lush gardens which includes a fully tiled solar heated pool and spa, patios plus a fountain. A wonderful escape from the city but close enough to enjoy all that it offers!

Gary Bergevin BERKSHIRE HATHAWAY	323-671-1216 www.ParkOak.com
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<b>3918 TRACY ST</b>	Lunch	11-2	594C3	<b>NEW</b>
<b>\$1,129,000</b>	3+2			



Move right in and love this charming 1920's Franklin Hills home. With Spanish architectural features on the exterior and a Rustic Modern quality on the interior, this stylish and updated home is perfect for entertaining and enjoying life on the eastside. Experience the flow and great layout of the open kitchen/dining room/living room as the brand new hardwood floors emanate a warmth and beauty throughout the entire home. A great value.

Allison Gold RODEO REALTY- BRENTW	Cbl, Dshwshr, Dryer, Rng/Ovn, Fridg, Other
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<b>3931 DE LONGPRE AVE</b>	Open	11-2	594C5	<b>NEW</b>
<b>\$550,000</b>	1+2      CALIFORNIA BUNGALOW			



**FRANKLIN HILLS OPPORTUNITY!**

Charming bungalow with bonus unit offers the condo alternative, artist studio or opportunity to build a dream house you've been looking for. The cozy 1 bed/1 bath home was extensively remodeled in 2009 with new kitchen, bath, floors and redwood decks. Separate bonus unit at rear of property with its own entrance. Beautiful city and hill views. Franklin Hills is adjacent to the restaurants and entertainment of Los Feliz, Silver Lake, and Sunset Junction. Tenant occupied on month-to-month lease.

MLS#15-880599 Michael Kelly JOHN AAROE GROUP	323-315-7439
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<b>5506 TUXEDO TER</b>	Refresh.	11-2	593G3	<b>red</b>
<b>\$1,799,000</b>	3+2      1sty-MID-CENTURY			



**DRAMATIC CITY LIGHT VIEW**

This rare one level mid-century home features glass sliding doors that open to the city skyline, sunset & the Hollywood sign. Double-height ceilings & custom poured cement floors capture light & architectural drama. A private master suite merges design and lifestyle with a custom designed walk-in closet and amazing view of the city captured in the wall of glass and sliding doors. Renovated and meticulously appointed, the kitchen sparkles with its warm woods, chef island stainless appliances.

MLS#15-822395 Holly Purcell BERKSHIRE HATHAWAY	310-890-4023 Hollywood Sign & Capital Records
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<b>2454 CANYON OAK DR</b>	Open	11-2	PRIVATE!	<b>rev</b>
<b>\$2,749,000</b>	5+5      2sty-TRADITIONAL			




**FIVE-BEDROOM TRADITIONAL ON GREAT STREET IN THE OAKS!**

THE premiere neighborhoods in Los Feliz and home to some of the best residences North of The Boulevard. 2454 Canyon Oak Drive is traditional in styling (great bones from 1937), but is completely remodeled for the way we live today. Oak floors, wainscoting, a wood-burning fireplace, and vaulted ceilings reflect the period of this residence's creation. 5 nicely-sized bedrooms plus family room. The most-prized features of this home's outdoor spaces are its flat, grassy yard and its swimming pool.

MLS#14-799561 Jeff Yarbrough KW / LA LUXE GROUP	323-854-4300 www.CanyonOakDrive.com
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**22 Los Feliz** Income

<b>1328 MANZANITA ST</b>	Open	11-2	594B5	<b>NEW</b>
<b>\$635,000</b>	Duplex      1sty-CALIFORNIA BUNGALOW			



**TWO WONDERFUL DETACHED CALIFORNIA BUNGALOWS ON-ONE-LOT**

Perched on slight knoll front house is charming light & bright 1/1 w/great floor plan Dining area off ktc remodeled bath large living room W/D hookups grassy front yard In back 2nd house 2/1 & bonus room Open & bright kitchen w/eating area living room & nice sized Laundry room w/access to side yard Private patio between 2 homes w/trees/foliage is perfect sanctuary Award winning school Opportunity to build investment portfolio in prime Los Feliz location or live in 1 unit & get income from 2nd

Margaret Cashion BERKSHIRE HATHAWAY	310-795-2200
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**28 Culver City** Single Family

<b>4127 BLEDSOE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,150,000</b>	4+3      2sty-CAPE COD		



**MAR VISTA/CULVER CITY GEM!**


Traditional Cape Code family home featuring 4 bed & 3 bath. Master includes Juliette balcony & fireplace w/grand dual sink master bath, spa tub & separate shower. The master bath adorns double French doors that open to a balcony which overlooks the stately Magnolia trees that line the street. The spacious kitchen opens to a sun filled dining room that is surrounded by windows that look onto the generous patio & backyard areas. This is the ultimate family home with Culver City Schools!

Tami Pardee PARDEE PROPERTIES	310-907-6517 Refrigerator, Dishwasher, Stove/Oven
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TUESDAY

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

**3852 BENTLEY AVE #3** Open 11-2 672E2 **NEW**  
 \$705,000 3+3 CONTEMPORARY



**SPACIOUS TRI-LEVEL TOWNHOME WITH PRIVATE GARAGE**

Beautiful Tri-Level townhome with private garage and direct access to the unit. Three bedrooms as well as full size bonus room which makes a great office, gym or even 4th bedroom. Small, friendly 4-unit building with very low HOA fees. Private outdoor patio off living room with steps leading down to a small private outdoor space that would be great for pets. Fully remodeled kitchen with Corian counters, built in appliances, tile floor and custom slide-out pantry and storage cabinets.

MLS#15-879869  
 Martin Feinberg 310.729.6573  
 KELLER WILLIAMS-SM **Blt-Ins,Dshwshr,Dryer,Grbg Disp**

**12112 SUMMERTIME LN** Open 11-2 672/H3 **NEW**  
 \$399,000 2+2 2sty-TRADITIONAL



**BEST PRICE 2 BED 2 BATH CULVER CITY CONDO**

2 spacious beds 1.75 baths new paint & new hardwood flrs throughout. Private patio, gas fp & smooth ceilings complete the picture of this rare offering. Lakeside Village Culver City's most popular, centrally located complex, Landscaped grounds, beautiful trees & greenery, lakes, clubhouse, gym, & 3 pools. HOA inc basic cable, gas, H2O, 24 hour guard gated security. Inc. 2 tandem parking spaces in the garage w/ an elevator. Laundry room on ea. floor. No pets allowed. Top school system too!

Steve & Zee Spezzano 213-494-3999  
 KELKER WILLIAMS **The Integrity Team**

**29 Westchester** *Single Family*

**6522 W 80TH PL** Open 11-2 702G2 **NEW**  
 \$899,000 2+2.5 1sty-TRADITIONAL



**TRADITIONAL KENTWOOD HOME**

Traditional home with large family room. Kitchen was recently remodeled and has breakfast area. Large master bedroom with fireplace and patio access.

Tracey Hennessey 310.779.6375  
 GIBSON INTERNATIONAL **Built-ins,cable,skylight**

**30 Hollywood Hills East** *Single Family*

**6107 MULHOLLAND HWY** Open 11-2 563F7 **NEW**  
 \$2,299,000 3+5 2sty-ARCHITECTURAL




**INCREDIBLE OPPORTUNITY IN HOLLYWOOD HILLS EAST**

Don't miss out on this incredible opportunity to remodel or build new in a highly desired location in the East Hollywood Hills. Set behind a private gate, this mini-estate spans over 22,000 sq. ft. with incredible views. The home consists of 3 beds, 4 baths, a spacious entertaining area, & outdoor decks. The outdoor space is an entertainer's dream with a pool, spa, and detached pool bath with a sauna and bar. Enjoy the views of Lake Hollywood and the Hollywood Sign all in this hidden oasis.

MLS#15-880873  
 Tracy Maltas 310.595.3889  
 DOUGLAS ELLIMAN **www.6107mulholland.com**

**3072 BELDEN DR** Open 11-2 593/F1 **NEW**  
 \$1,195,000 3+2.5 2sty-ARCHITECTURAL



**CLASSIC HOLLYWOODLAND ARCHITECTURE**

This property has been updated with air conditioning, new electrical & EQ bolting. The cathedral living room is oversized & dramatic, with a fireplace & balcony overlooking the gardens. Adjacent is a formal dining room & sitting room/den. Downstairs is a good master bedroom with fireplace. The full bath is classic, vintage tile. There are 2 other good sized bedrooms, one with its own full bath with vintage tile. A bonus level below has been used as a writing studio & makes a perfect guest house.

Barry Sloane/Marc Silver 310 786-1844  
 SOTHEBY'S

**6331 QUEBEC DR** Open 11-2 593F2 **rev**  
 \$2,150,000 3+4 SPANISH



**SENSATIONAL SUNSETS**

Sited high above the street, this beautifully remodeled Spanish hilltop property in the Hollywood Dell offers panoramic city light & ocean views in a private setting with multiple outdoor spaces. The living room features a vaulted ceiling, while the kitchen, dining, family, & breakfast rooms have an open layout perfect for today's lifestyles. A first floor guest room allows privacy, & the upstairs master suite & second bedroom have direct access to the pool & views of the Hollywood sign.

MLS#14-813087  
 Tom Tostengard 323-872-4710  
 BERKSHIRE HATHAWAY **www.6331QuebecDrive.com**

**31 Playa Del Rey** *Single Family*

**7333 VISTA DEL MAR LANE** Lunch 11-2 **rev**  
 \$3,725,000 5+7 TRADITIONAL




**PANORAMIC OCEAN VIEW HOME W/ POOL AND ROOFTOP DECK**

Located in the highly desired area of PDR Palisades, this 5 level panoramic view property w/pool and rooftop deck is sure to please the most discriminating buyer. Recently remodeled and impeccably maintained, this home features 5 Beds, 7 Baths, view balconies on every level, 3 car garage and more. Live the Dream in PDR! Also Open Sunday, Mar. 1, 2015.

MLS#PV14158943MR  
 Jane Angel (310) 292-2290  
 COLDWELL BANKER B.C. **www.7333VistaDelMarLn.com**

**41 Park Hills Heights** *Single Family*

**3617 HOMEWAY DR** Open 11-2 673E3 **NEW**  
 \$1,149,000 5+5 3sty-TRADITIONAL



**GORGEOUS REMODELED HOME WITH AMAZING VIEWS IN VIEW PARK!**

Gorgeous remodeled home w/ amazing views of downtown, the hills, & city. Located in prime View Park this gem incl 5 bd + 4.5 fully remodeled ba each w/ its own flare. The home feat. hardwood flrs throughout, recess lighting, 2 FP, new central air/central heat, & Smart alarm system. The chef's kitchen feat. Wolf 6-burner chef grade stove, double oven, & dual door Sub-Zero refig/freezer. The center island feat. marble counter top w/ seating area, self-closing drawers, dual white/red wine cooler.

MLS#15-880297  
 Danny Mahelka 213.359.4097  
 COLDWELL BANKER RESI **Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Oth**

**3834 CARMONA AVE** Open 11-2 673B2 **NEW**  
 \$825,000 5+3 TRADITIONAL



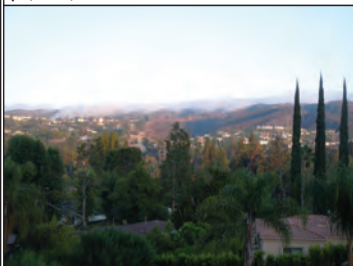
**5 BR BALDWIN VISTA BEAUTY WITH POOL AND HUGE LOT**

Beautiful Baldwin Vista View Home adjacent to Culver City. Two story home Home was redone several years ago and has been lovingly cared for since. Over 3000sf, two stories, huge back yard with recently resurfaced pool and great grassy area. Amazing views from the master bedroom and front patio. Granite counters with stainless steel appliances in spacious kitchen. Bathrooms boast slate tile and stylish sinks. Offers Reviewed March 2.

MLS#15-880027  
 Mark Alan Walker 818-438-3342  
 NOURMAND & ASSOCIATE **Cing Fan,Dshwshr,Grbg Disp,Rng/Ovn,Fridg**

**60 Tarzana** *Single Family*

**4638 CERRO VERDE PL** Open 11-2 560H4 **NEW**  
 \$1,200,000 3+3 ARCHITECTURAL



**SUNRISE TO SUNSET VIEWS**

Classic Mellenthin designed classic mid-century CA ranch home nestled in a private cul de sac.3bd/3bth plus office & family room, crafted with enduring materials including knotty pine & Douglas fir. Sits on 2/3 acre verdant hillside attentively landscaped with native and drought tolerant plants. Located near Braemar and El Cab canyon clubs and Caballero Canyon Hiking trails. Classic kitchen features vintage O'Keefe & Merritt stove, breakfast bar, and updated subzero refrigerator.

MLS#15-880005  
 Jane Dorian 310-922-6464  
 PARTNERS TRUST BRENT **Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr**

TUESDAY

**62 Encino** Single Family

16038 VALLEY MEADOW PL Refresh. 11-2 561F6 **rev**

\$3,595,000 5+7 2sty-MEDITERRANEAN



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

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

MLS#15-826093  
Audrey Foster 310.780.3406  
COLDWELL BANKER RESI

Bit-Ins,Cbl,Cent Vac,Dshwshr,Frzr,Other

3778 BERRY DR Refresh. 11-2 562J6 **NEW**

\$1,248,000 2+2 CONTEMPORARY



**2BR/2BA 1940S TRADITIONAL W/  
EXPANSIVE VIEWS & ULTIMATE PRIVA**

Expansive panoramic vws & privacy mark this 1940s Traditional w/ contemporary flair. 2BR/2BA entertainer's paradise w/ French Drs opening to romantic verandas & pvt terraces. Shake a martini at the wet bar while endless city lights dance upon the horizon. Epicurean's Kit offers premium appliances. Master BR presides over expansive vws while Master BA is luxurious delight. 3RD BR/office downstairs is conveniently adj to pvt spa/terrace. Long gated driveway & security cameras complete pvt hideaway

MLS#15-880581  
Chris Pickett 310.800.7103  
TELES PROPERTIES

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

**72 Sherman Oaks** Single Family

5244 WOODMAN AVE Open 11-2 562/C2 **NEW**

\$799,900 3+2 1sty-CONTEMPORARY



**SPACIOUS RETREAT W/ POOL & DETACHED  
GUEST HOUSE**

Sprawling 2,200+ square feet 3 bedroom/ 2 bath main residence, PLUS a detached guest house with bath. Spacious open layout in all entertaining rooms. Upgrades include glossy hardwood floors, recessed lights, and a fully remodeled kitchen. Huge den could be used as a 4th bedroom. Sparkling pool surrounded by a sunny patio. Walled and gated for privacy. Nestled on a beautiful, tree-lined block just south of Chandler Estates. Minutes away from shopping, dining, schools, freeway access, and more.


Dave & Jeff Kaptain 310-432-6500  
KELLER WILLIAMS BH

pool, guest house, remodeled kchn, gated

**76 North Hollywood** Condo / Co-op

5227 DENNY AVE, UNIT 310 Open 11-2 **NEW**

\$475,000 3+3.5 CONTEMPORARY



**CHIC 3-LEVEL MODERN TOWNHOUSE IN  
NOHO'S ARTS DISTRICT**

Enter into this very chic, stylish open floor plan townhouse situated in a quiet cul-de-sac street. This front-facing 3-story modern townhouse feels like a loft with 20-foot high ceilings in the living room, a fireplace, and 4 balconies. It features an open gourmet kitchen with Caesarstone countertops, modern sleek cabinetry and high-end stainless steel appliances. Offering bamboo floors and 3 bedrooms with walk-in closets & 3.5 baths that come complete with designer sinks & high-end fixtures.


Jay Martinez/ A Thompson 310-598-0877  
JOHN AAROE GROUP

Ref, dishwasher, range, oven, micro

**72 Sherman Oaks** Condo / Co-op

5327 COLDWATER CANYON AVE, UNIT C Open 11-2 **NEW**

\$489,000 3+3 3sty-CONTEMPORARY



**CONTEMPORARY TRI-LEVEL TOWNHOUSE  
IN TERRIFIC LOCATION**

Tri-Level Townhouse style condo located in The Coldwater Garden Terrace Community in Sherman Oaks. Features wood floors throughout and has been freshly painted. Terrific natural lighting. Master with vaulted ceilings & walk in closet. Custom two head shower in master bath. Second bed is en suite. Main floor has a third bed which has been converted to a den but can be converted back. Patio off the living room with tree top view. Private two car direct access garage with additional storage space.


Raini Casados 323-377-9007  
THE AGENCY

Range, Dishwasher, Refridgerator

**94 Glassell Park** Single Family

2707 SAXON DR Lunch 11-2 **NEW**

\$637,000 2+2 TUDOR



**TACO TUESDAY AT THE TERRIFIC TUDOR  
WITH GRANNY FLAT**


Oh the endless possibilities of this lovely Tudor on Saxon. Two bedrooms, office, Two bathrooms, with tons of charm. Wood floors, fireplace (decorative). Granny flat with bathroom in the back. Creative space below. Front yard garden screaming for a raised bed veggie-garden. This is one of those sweet homes that only come on the market every so often...and it won't break the bank. Join us for lunch!

DEIRDRE SALOMONE 323.788.1674  
KELLER WILLIAMS LF

**73 Studio City** Single Family

3649 BERRY DR Lunch 11-2 **NEW**

\$1,999,999 4+3.5 2sty-ARCHITECTURAL



**STUNNING ARCHITECTURAL VIEW HOME**

Live amongst the stars in this quiet celebrity enclave located in the Studio City hills. Newly built in 2010, this home offers an open floor plan, bamboo wood floors, great natural light, vaulted truss ceilings, Wolf and Bosch appliances, downstairs den, private master suite, magical private ¼ mile hiking trail on property.

Carol Huston 3109226509  
WISH SOTHEBY'S

View! Views! Views!

3280 PALMER DR Lunch 11-2 **NEW**

\$599,000 2+1 1sty-MID-CENTURY



**JOIN US FOR LUNCH!**

Mid-century gem dramatically set in the Adam's Hill section of Glassell Park. Enjoy breathtaking views of city lights + San Gabriels throughout this artfully remodeled home. The living, dining + kitchen all flow naturally onto a large outdoor patio. Both bedrooms are generously sized with deep closets + natural light. The original character remains intact w/ modern upgrades where it matters most, including brand new bath + kitchen, white oak floors, birch accent wall. SoCal living at its best!

Courtney + Kurt RE 323.899.8509  
NOURMAND&ASSOCIATES

Range, Fridge, Hood, D/W, Central Air

**THE MLS .COM** Property Website & Virtual Tour

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

