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\$57,500,000
JUDY FEDER 310.858.5464
BY APPOINTMENT ONLY



10727 WILSHIRE BLVD #PH4
WILSHIRE CORRIDOR
\$20,000,000
JEFF HYLAND, RICK HILTON 310.278.3311
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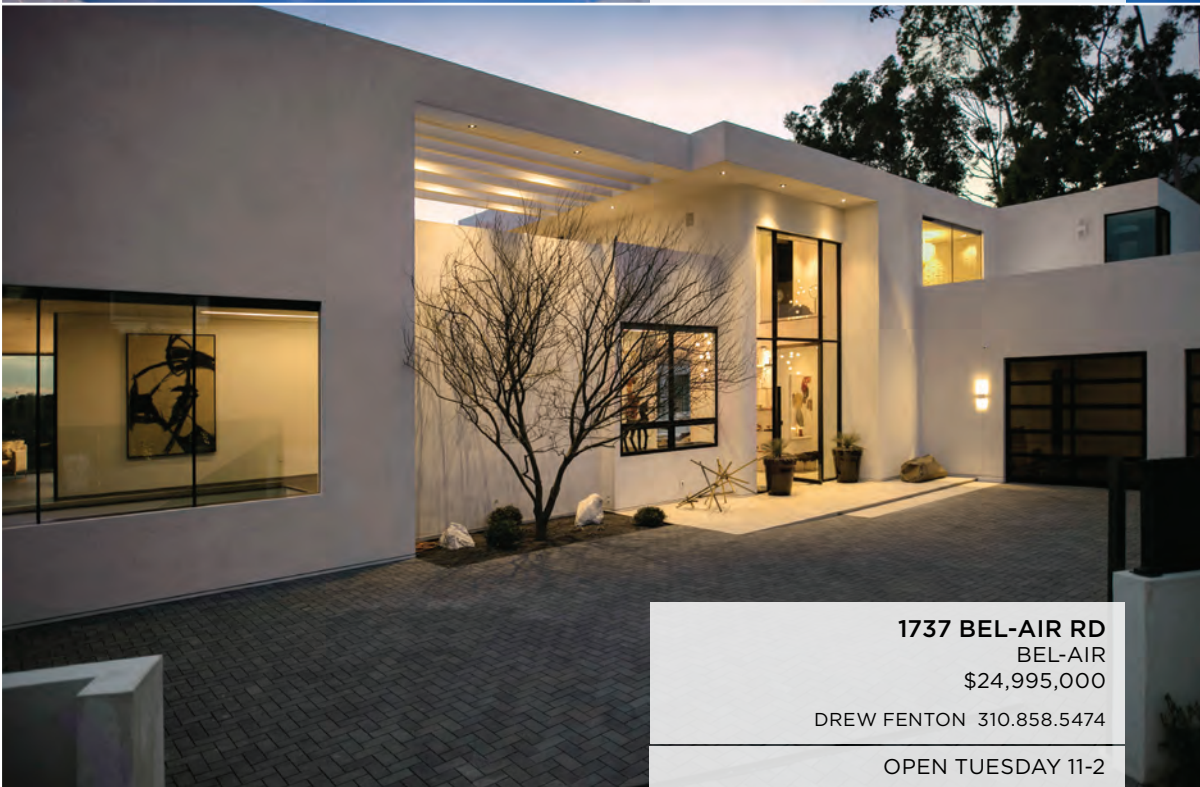
425 PARKWOOD DR
HOLMBY HILLS
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LINDA MAY 310.492.0735
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613 N CANON DR
BEVERLY HILLS
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1737 BEL-AIR RD
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OPEN TUESDAY 11-2



1975 LOMA VISTA DR
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\$13,495,000

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310.691.5935

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HILTONHYLAND.COM

Estates, Architecture & Historic Properties



Fred McDowell, AIA

Claremont, \$ 799,000

MLS #316011255



Saul Harris Brown, Architect

MLS # 16-183900

Beverly Hills, \$ 3,495,000



Studio 0.10 Architects

Sawtelle, \$ 3,500,000

MLS #16-121932



Cliff May, Designer

MLS #16-167112

Bell Canyon, \$ 2,495,000



Blue Sky Building Systems

Yucca Valley, \$ 674,000

MLS #16-971351



Belmont, Queen of Castries

CALL AGENT

West Indies, \$ 1,495,000

CROSBY DOE
ASSOCIATES

crosbydoe.com

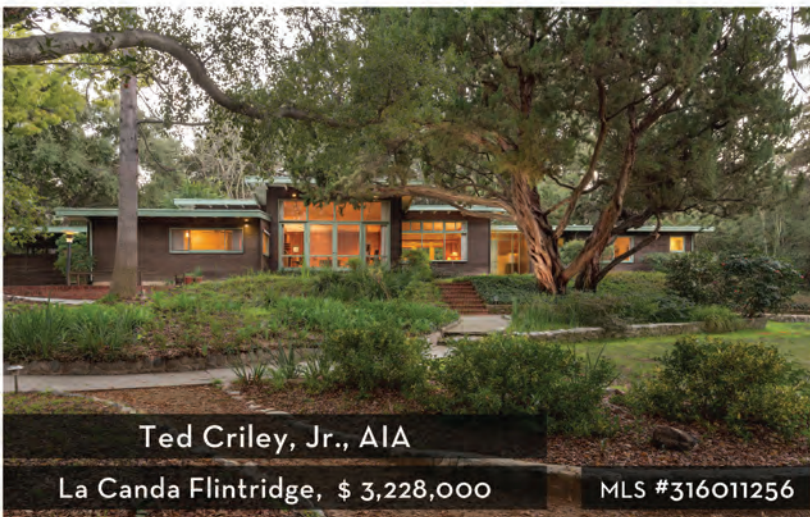
Beverly Hills: 310.275.2222

Pasadena: 626.793.6677

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OPEN HOUSE
TUE. 02/28 11AM-2PM

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PH 1 *Now* \$2,385,000 | PH 2 *Now* \$2,475,000 | PH 4 *Now* \$1,799,000



849 S. BROADWAY, RESIDENCE 512
Now \$1,485,000

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EXCLUSIVE AFFILIATE OF





OPEN HOUSE
TUESDAY 11-2 PM

323 ADELAIDE DRIVE | SANTA MONICA

Offered at \$6,750,000 | 4 BED | 6 BATH

Situated on the edge of Santa Monica Canyon with dramatic ocean and canyon vistas, this inspired 4-level architectural home offers an unrepeatable retreat on the most sought-after block of Adelaide Drive. Fluidity and bold architectural details span throughout the remarkably designed floor plan, inclusive of a lush master, 2-car garage, gym, elevator, and centralized sound system. Secluded from city noise, yet moments from L.A.'s coastal metropolis, this home is a rare treasure.

CHARLES PENCE
310.403.9238 | cp@phsrealty.com



THEPARTNERSTRUST.COM

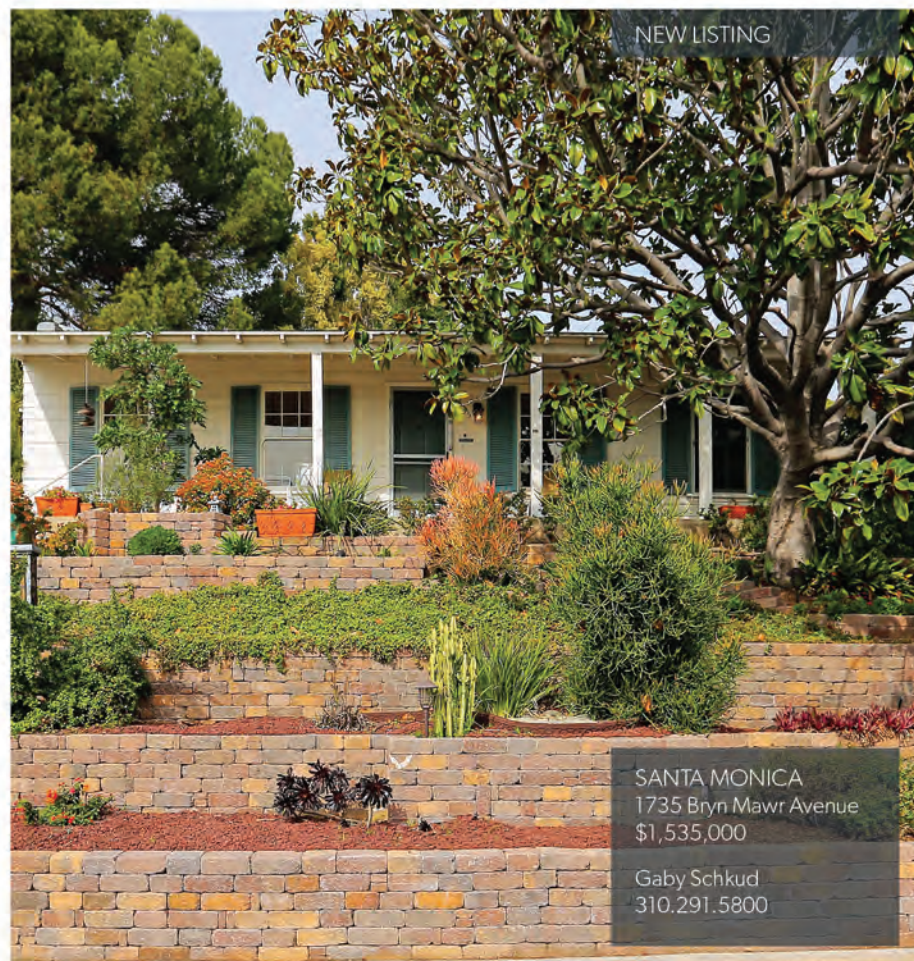
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TOLUCA LAKE
PASADENA
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74 FREMONT PLACE, HANCOCK PARK
LISTED AT \$6,995,000

BY APPOINTMENT

A Magnificent California Spanish in guard-gated Fremont Place. Completely updated with no expense spared. 5 bedrooms + 4.5 baths in main house and 1 bedroom + bath in the guesthouse. Separate game and media room. Outdoor paradise with pool, spa, fully equipped kitchen, BBQ, fireplace and dining area. Private. Luxurious. Inviting.

MARY C. WOODWARD

323.422.0888

Mary@TheWoodwardTeam.com



13650 MARINA POINTE DRIVE #PH1906
MARINA DEL REY LISTED AT \$2,799,000

BY APPOINTMENT

Luxurious 2 bdrm, 2.5 bath + den with city lights and mountain views. Unit features African wenge hardwood floors and floor-to-ceiling windows. Open kitchen-Dada cabinets, black African granite counters, and top of the line appliances. Sumptuous master suite, with limestone walls, dual sinks, oversized shower and Agape tub and a large custom walk-in closet. Unit also includes a home automation/ audio system, motorized blinds, and 2 balconies.

JESSE WEINBERG

800.804.9132

www.COVE1906.com

www.JesseWeinberg.com



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

BY APPOINTMENT

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

MARK MEYER

310.365.8565

www.2165CASTILIAN.com

mark@markmeyerestates.com



1946 N. OXFORD AVENUE, LOS ANGELES
LISTED AT \$3,095,000

BY APPOINTMENT

Set above the street, this gated RARE Mediterranean has been beautifully restored. Grand foyer with original details, pocket doors, wood moldings, hardwood floors, tall ceilings, and a spacious living room with fireplace, den, chef's kitchen, breakfast area and formal dining room. Upstairs 3 bedrooms with en-suite bathrooms and walk-in closets. Master suite with his & her sinks, soaking tub and walk-in shower. Step into the lush, private backyard featuring mature trees, grassy area, pool and detached 2-car garage.

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



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

OPEN TUESDAY 11-2PM

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

DOROTHY CARTER 213.703.1001
MICHAEL ORLAND 310.429.9797
www.CARTERORLANDESTATES.com dorotheycarter@kw.com

4755 LINCOLN AVENUE, HIGHLAND PARK
LISTED AT \$999,000

BY APPOINTMENT

Have you recently had the urge to move overseas, yet reluctant to leave your LA life behind? Now you can experience the allure of Spain while living just one block from York Blvd. This 1930 Spanish Revival has been restored to its original charm with tasteful upgrades to fit your modern living.

BRENDAN CURRAN 213.300.8844
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Sotheby's

INTERNATIONAL REALTY



HOLLYWOOD HILLS | MEDITERRANEANOUTPOST.COM | 4BD/5BA | \$4,195,000 | web: 0027644

On a cul-de-sac in prime Outpost Estates, this modern Mediterranean villa has expansive and sunny outdoor space. Enter through Spanish courtyard and massive doors to large entry hall. Living room with verdant views has high ceilings, large fireplace, and hardwood floors, and is adjoined by large formal dining area. The center island kitchen, recently remodeled with top of the line appliances, opens to large family/media room. Downstairs galleria leads to massive outdoor living space with infinity pool, fountains, and areas for dining and sun bathing. Separate master suite off of the galleria has fireplace, walk-in closet, and sensuous master bath. Three additional spacious bedrooms, one used as office/gym. Also available for lease at \$25,000/month. Co-listed with Neal Baddin, Coldwell Banker.

RICHARD KLUG

richard.klug@sothebyshomes.com | 310.991.1333

THE ART OF LIVING

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MALIBU | 7225BIRDVIEW.COM

6BD/6BA | \$23,000,000 | web: 1300260
C. & W. O'Herlihy 310.980.1195



MALIBU | SERRA RETREAT

4BD/5BA | \$13,000,000 | web: 0344062
Robert Radcliffe 310.255.5454



SANTA MONICA | CANYON RIM

4BD/4.5BA | \$11,000,000 | web: 0355807
Sanda Alcalay 310.200.6472



BEVERLY HILLS | AMAZING LOT IN PRIME NORTH BH

6BD/4.5BA | \$10,499,000 | web: 0308809
Marc Noah 310.968.9212



MALIBU | SERRA RETREAT SPANISH COLONIAL

5BD/6.5BA | \$10,095,000 | web: 1300260
W. O'Herlihy 310.980.1195, C. O'Herlihy 310.980.1194



MALIBU | OCEAN VIEW MEDITERRANEAN VILLA

6BD/7.5BA | \$6,995,000 | web: 1290439
Lena Cholakian 310.951.7308, Patricia Spencer 310.741.3643

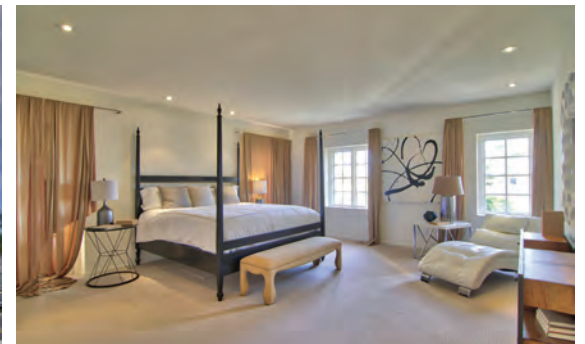
GREATER LOS ANGELES BROKERAGES

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

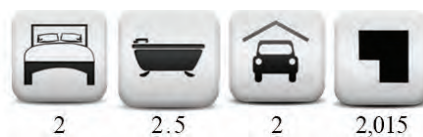
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Staci Siegel
310.592.6500
staci.siegel@evusa.com
CalBRE# 01711008


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Santa Monica





135 N. Harper Ave · Los Angeles
Rosalie Klein
6 bed · 4 bath · 4 unit property

\$1,995,000
323.935.8680



9408 Beverlywood · Los Angeles
Ryan Ole Hass | Batel Levin
5 bed · 4 bath · 2,571 sf · 9,071 sf lot

\$1,518,000
323.893.7253



858 12th St #1 · Santa Monica
Eve Jacobson
2 bed · 2 bath · 1,486 sf

\$1,385,000
310.736.5969



4215 Glencoe Ave #112 · Marina Del Rey
Renee Pietrangelo | Chad Mehle
2 bed · 2 bath

\$1,349,900
323.899.1066



1100 S. Hope St. #1206 · Los Angeles
Naomi Kalkanoff
1 bed · 1 bath · 990 sf

\$719,000
310.418.8546



20709 Collins Street · Woodland Hills
Ripsime Barsamian
3 bed · 2 bath · 1,404 sf · 31,255 sf lot

\$715,000
213.280.0247



408 17th St · Santa Monica
Staci Siegel
6 bed · 5.5 bath · 3,522 sf · 7,519 sf lot

\$40,000/mo
310.592.6500



531 11th St · Santa Monica
Guy Reid | Raphael Barragán
6 bed · 8 bath · 6,394 sf · 7,509 sf lot

\$29,995/mo
310.699.2601



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310.460.2525

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

\$5,600,000
310.339.7018



120 Outrigger Mall • Marina Del Rey
Dominic Wächter | Chelsea Montgomery-Duban
5 bed • 5.25 bath • 5,034 sf • 2,890 sf lot

\$4,250,000
310.433.8009

10428 VALLEY SPRING LANE

TOLUCA LAKE

BROKER'S OPEN TUESDAY 02.28 · 11-2 | \$5,650,000

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4 BEDROOMS | 5.5 BATHROOMS | APX 6,023 SF | APX 26,786 SF LOT

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Tina Stern

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COMES TO MARKET DESIGNED BY SCOTT GILLEN/UNVARNISHED



SCOTT GILLEN
UNVARNISHED
DIRECTOR, BUILDER, THINKER, CREATOR



\$80,000,000

First showings to be March 15, 2017

more information

Sandro Dazzan

310.317.9348 | DazzanEstates.com

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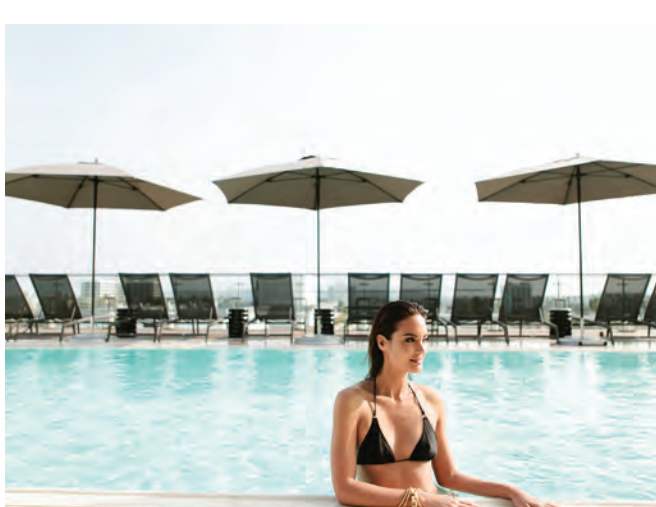
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WESTSIDE ESTATE AGENCY



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

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

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



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

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

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



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

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

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

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



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

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

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



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

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

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LA VIE EN ROSE MALIBU | \$27,750,000

Crafted to integrate seamlessly into the hillside with 270-degree views of rolling hills and the ocean. 10-car circular motor court, 2-story ocean view home, landscaped grounds with 75' waterfall infinity resort pool, N/S lighted tennis court, bocce court, multiple sitting areas for outdoor entertaining, and more. 27777windingway.com

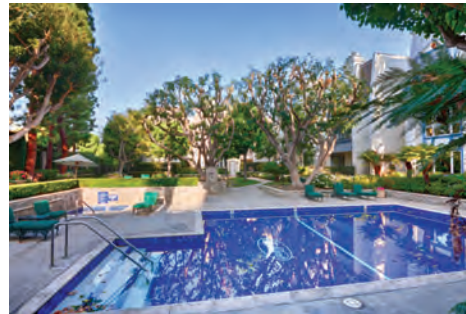
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WEAHOMES.COM



WESTSIDE ESTATE AGENCY

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



Le Parc Condominiums 10128 Empyrean Way, Chateau Building #1, Unit #204 Century City, Los Angeles, CA 90067

FABULOUS FIXER at Le Parc, one of Century City's Premiere Condo Complexes. Excellent Unit Location in Building One, with quiet scenic views of landscaped grounds. Spacious floor plan with 2 en-suite bedrooms, 2.5 baths. NO COMMON WALLS, 2 balconies. High Ceilings, Formal Entry, Formal Living Room with elegant Fireplace, Den with custom woodwork bookcases and bar, Formal Dining Room, Breakfast area in Kitchen with granite counter tops. Master has large Bath with TWO WALK IN CLOSETS, TWO white marble sink vanities, and deep soaking tub plus stall shower. Plenty of other closets, rear service hall, TWO side by side gated parking spaces, guest parking, and garage storage locker. Gorgeous Association Pool, Tennis, and pond nearby. Association extremely well run with HOA and grounds/maintenance staff, fully secured GATE HOUSE.

Offered at \$2,595,000

John A. Lucy

310-415-7691 | johnalucy@kw.com

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www.whollywoodresidence.com/penthouse14D



HOLLYWOOD

THE PENTHOUSES

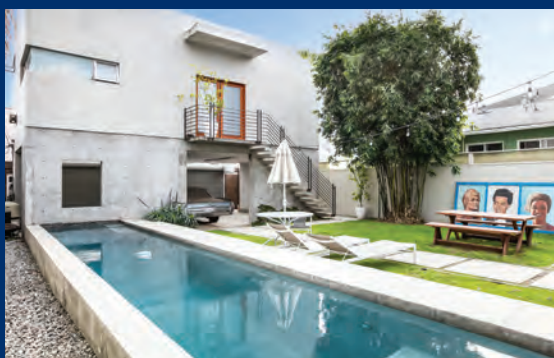
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BULLDOG · REALTORS



Michael Irvine
310.435.3093

Venice, 664 Broadway
3BD+3BA + guest unit & lap pool
\$3,100,000



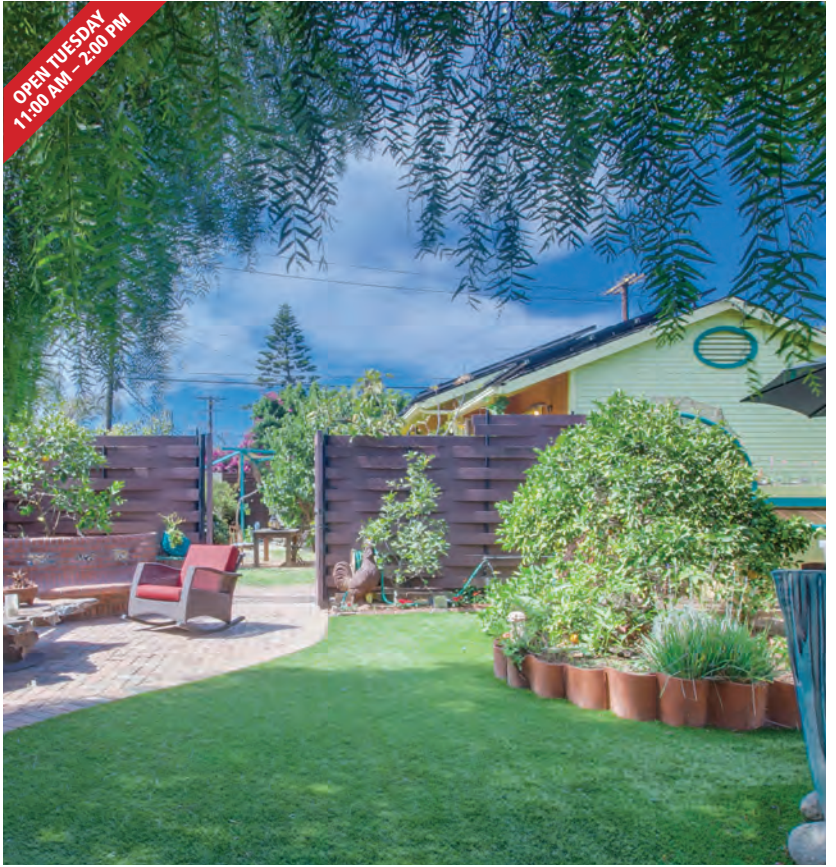
OPEN TUESDAY
11:00 AM - 2:00 PM



Mar Vista
3287 Keeshen Drive
\$2,350,000

Spacious architectural cul-de-sac home.
Jennifer Hughes
310.383.7299

OPEN TUESDAY
11:00 AM - 2:00 PM



Venice
809 6th Avenue
\$2,195,000

One of a kind duplex situated on oversized lot.
Michael Irvine
310.435.3093



Venice
44 Dudley
\$12,950 / mo.

Stunning craftsman with separate apartment.
Abe Sassoon
310.795.4367

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11:00 AM - 2:00 PM



Venice
23 18th Avenue
\$1,999,000

Duplex. 1/2 block to sand. 2 units delivered vacant.
Winston Cenac
310.963.9300



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CHIC AUTHENTIC MEDITERRANEAN ON QUIET CUL DE SAC STREET

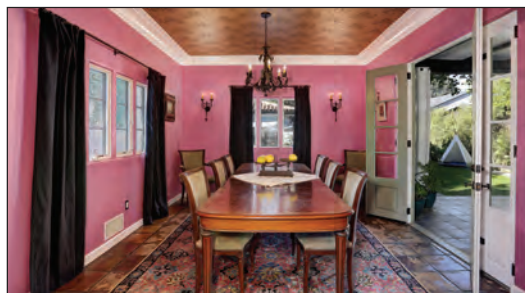


4119 ELMER AVENUE, STUDIO CITY

Enter through beautiful wrought iron gates to professionally drought tolerant landscaped courtyard with romantic fountain. Stunning 2-Story home with exquisite detailing. Living room with hardwood floors and crown moldings. Library with custom shelves. Downstairs office or bedroom with bath. Chef's kitchen with top of the line appliances, and large eat-in island with Carrera marble, pantry, and mud room. Formal dining room with French doors. The open Great Room/Family Room everyone is looking for with fireplace and French doors that open onto patio and yard. A lovely powder room complete the main floor. Upstairs features a second family room or den. Spectacular master suite with enormous dual walk-in closets and large bath. French doors open onto huge private patio overlooking the backyard. There are 2 additional bedrooms and bath. Walk-in laundry room. Magical outdoors with grassy yard and fire pit conversation area. Beautiful guest house with bath. Garage. Wonderful convenient location near Woodbridge Park. An oasis in the city!

OFFERED AT \$2,215,000

OPEN TUESDAY 11AM-2PM



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VIEW

FEATURED *Properties*

LA CAÑADA FLINTRIDGE | \$3,695,000
Represented by JANICE T. MCGLASHAN (818) 949-5230

COLDWELL BANKER RESIDENTIAL BROKERAGE

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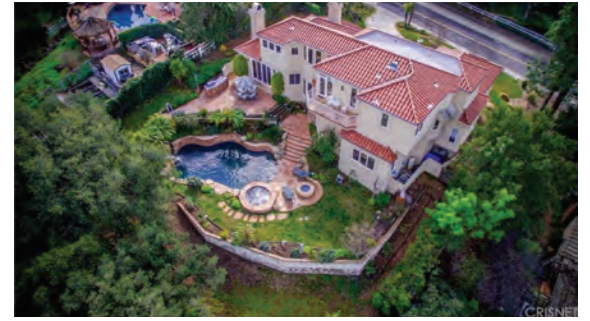
**COLDWELL
BANKER**



BEL AIR | \$6,750,000
Ocean & Canyon View. 6+6 with pool & spa. By appointment.
SIMON/MAYHEW/HERANDI (310) 317-8383



BEL AIR | \$3,500,000
Permit-Ready! Approx. 2/3 of an acre in prime Bel Air w/ parklike grounds.
MARCUS KASSIN (310) 948-1915



BELL CANYON | \$1,599,000
www.10Roundup.com Fantastic 5+4, home in prestigious Bell Canyon. Phenomenal yard w/pool!
KATHERINE STARK (818) 590-8847



BEVERLY HILLS | \$12,995,000
1575 Carla Ridge. Gated 2-sty estate in Trousdale Estates w/beautiful crny & ocean views.
VALERIE FITZGERALD (310) 285-7515



CULVER CITY | \$485,999
Awesome Culver City condo.2 BR 2BA, remodeled kitchen, spacious MBR w/ walk in closet
OLIVIA RAMIREZ (310) 694-7581



HANCOCK PARK | \$7,950,000
Trophy property, 3-sty mansion overlooking the golf course, on nearly an acre lot. 5+7.
CECILLE COHEN (213) 810-9949



LONG BEACH | \$1,178,000
Wonderful for owner/user rental. Bixby Knolls duplex, ea. unit w/3bd 3ba, bckyd, 2 car gar
CAROLYN LOBUGLIO (310) 780-1529



LOS ANGELES | \$674,900
Unique condo unit located in a upgraded Architectural building just South of Los Feliz.
LAURA MARKOSIAN (323) 333-1431



LOS ANGELES | \$469,000
Rare Opportunity to Own Larger 1BD + Den Area/1.5BA Condo in Exclusive High Rise
BRETT ROSS (818) 424-1675



MALIBU | \$7,895,000
Quintessential Beach Home on one of Malibu's best deep sandy beaches.
ELLEN FRANCISCO (310) 589-2464



MAR VISTA | \$2,495,000
12613 Brooklake St | New 4BR/4.5BA architectural home with designer details and courtyard.
RON WYNN (310) 963-9944



NEWPORT COAST | \$5,498,000
Hilltop Mediterranean style estate sits on the largest lot in the Ocean Heights community.
JILL ASKREN (626) 203-8748



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

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

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

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



NEWPORT COAST | \$5,398,000
6 BD/5.5 BA | Panoramic Ocean and Canyon Views
JENNIFER LEE SIMS (949) 214-5354



PACIFIC PALISADES | \$1,489,000
3000+ sqft townhome w/ amazing mountain & ocean views. 3Bd / 3Ba + family room + nice yard
NICOLAS BEAUVY (310) 573-7473



PASADENA | \$1,350,000
633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA
SCOTT JAMES & CHRIS STILLMARK (626) 319-6927



PASADENA | \$915,000
Stunning & elegant 4BR/4BA newly built townhome w/ Modern Spanish architecture.
MARISA ZIERTEN-COSBY (323) 810-7296



PASADENA | \$399,000
Adorable Updated 2 br, 1 ba Cottage, Open Living/ Kitchen, Yard, Patio + Deck AC, Garage
LEE BOTHAST (626) 533-3929



PLAYA VISTA | \$1,898,000
Open 2/28 11-2. Modern elegance&rare opportunity to own a new 4bd/4ba home in Playa Vista.
JENNIFER PETSU (310) 945-6365



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



SANTA MONICA | \$1,259,000
1705 Ocean Ave #104 | Trendy newer condo. 2 level. 2 + 2. Open kitchen. Laundry in unit.
KATE BRANSFIELD (310) 395-1133



SHERMAN OAKS | \$2,750,000
Benton & Park A.I.A. 5+4, Mid Century Modern gem. Pool & Spa. www.3301LongridgeTerrace.com
BARRY DANTAGNAN (818) 426-8677



SHERMAN OAKS | \$1,689,000
Architectural 4+4 w/explosive views, pool/spa, soaring ceilings, sexy master & 3car garage
STEVE SHRAGER (818) 606-7862



SIMI VALLEY | \$839,900
Remodeled w/spa, horse facilities, privacy, dual RV access & solar. 4+2 Bridal Path 1 sty.
JEANNETTE HUTCHISON (805) 495-1048



VENTURA | \$1,175,000
Spectacular architectural remodel. One of Ventura's finest homes! Single level 3+2.5, .5ac
LAURIE RUTLEDGE 805-648-5051X147

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

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

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

Ventura (805) 648-5051
Westchester (424) 702-3000
Westlake Village (805) 495-1048
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A&D

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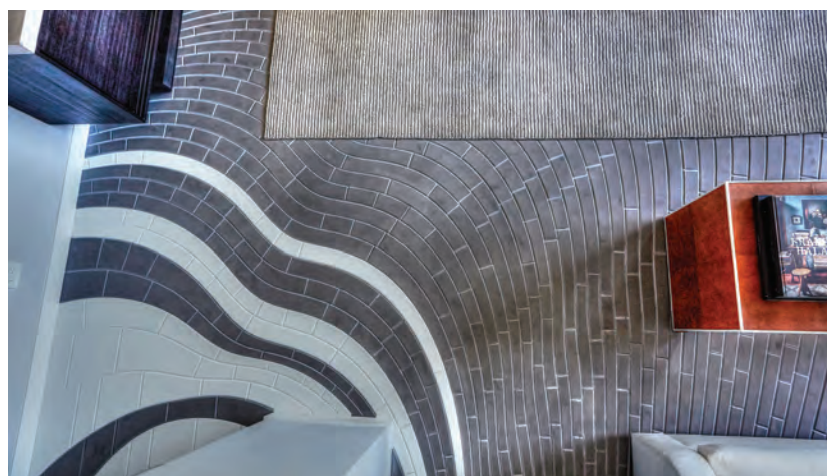
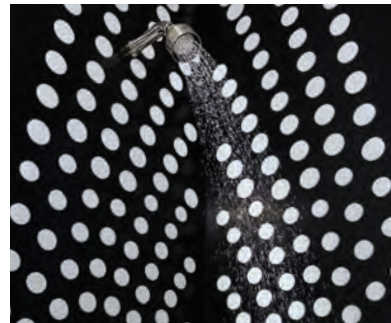


NEW WALLS THAT WILL FLOOR YOU!

by Bret Parsons

Architect Mario Romano (Santa Monica's Wave House designer) not only breaks new ground with innovative homes, but seeks to break the rules of walls, surfaces and floors as well. His unique residential product line, M.R. Walls and Floors, are designed organically, custom crafted, waterproof, virtually indestructible, and resistant to mold, bacteria, and viruses. Each plane is lyrical and graphic in form, inspired by landscapes. Plus, according to Mario, "touching is highly encouraged!" Mario feels the word "flat" is rarely used as a compliment—so why should each surface be flat? His are either carved or textured, offering an array of dynamic and variegating experiences. When hit by light, these surfaces reach their fullest potential, and turn corners by themselves. Each pattern emulates nature, from the structure of butterfly wings to a flock of birds waltzing across the horizon to hexagons arranged in varying elevations unveiling a massive orchid (think artist M.C. Escher). Each are unique and absent of repetition as no two designs are alike. These forms are realized by using complex geometry, computer programs, plus a CNC (computer controlled cutting machine) router. Once programmed, the router cuts the pattern within allotted specifications. Take a look for yourself as these surfaces are definitely the "wave" of the future.

www.marioromano.com



Photos by Dan Arnold



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: JOHN C. AUSTIN



SOUTH PASADENA | \$1,500,000

Distinguished provenance; captivating original details; views across the Arroyo. 4BD+3.5BR

Richard Stanley (213) 300-4567

ARCHITECT: GEORGE WASHINGTON SMITH

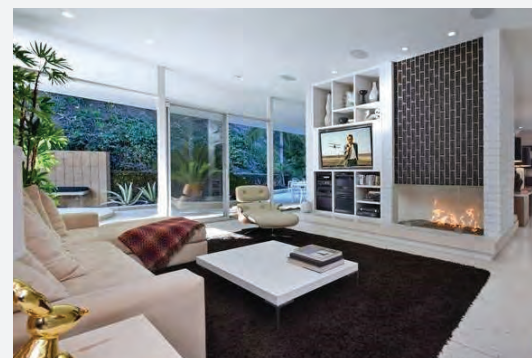


PASADENA | \$5,800,000

Iconic Masterpiece by George Washington Smith. 1st time ever on market. 1311Hillcrest.com

Carol Chua (626) 708-8022

ARCHITECT: BENTON & PARK, AIA



SHERMAN OAKS | \$2,950,000

Benton & Park A.I.A. 5+4, Mid Century Modern gem. Pool & Spa. www.3301LongridgeTerrace.com

Barry Dantagnan (818) 426-8677

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BRET PARSONS
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GORGEOUS REMODELED MID-CENTURY
3 BEDROOMS - 5 BATHROOMS

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VILLA GRANDE BELLEZZA

3100 BENEDICT CANYON, BEVERLY HILLS, CA 90210

HUGE PRICE IMPROVEMENT | \$19,900,000

OPEN FROM | 11 TO 2

WWW.VILLAGRANDEBELLEZZA.COM



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S **STEPHEN APELIAN**
(323) 804-3400 | Stephen@StephenApelian.com | StephenApelian.com



DAFNA MILSTEIN
(310) 867-5598 | dafna555@yahoo.com



GREGG SILVER
(310) 770-0777 | greggsilver22@gmail.com



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8722 Shoreham Drive, #A - "The Shoreham"

Open Tuesday, Feb 28th 11a-2p



GORGEOUS REMODELLED UNIT! 2 BED 2 BATH, FORMAL DINING, & WALLED GARDEN PATIO!

Hollywood Regency Glamour - Steps from Sunset Plaza. The "Shoreham" with its legendary history became the home of Hollywood elite including: Ava Gardner, Marlene Dietrich, Mary Martin, Olivia de Havilland, Katherine Hepburn, Mitchell Leisen etc. This elegant unit is located on the ground floor with 2 bedroom, 2 bath, beautiful hardwood floors, high ceilings with moldings, exquisite details, large living room, formal dining, beautiful kitchen with adjacent den area, master bedrooms with lots of closets, beautiful updated baths, Beautiful walled garden patio for dining and lounging.

Offered at \$1,425,000

KATHY MARSHALL
310.740.1812
kathe@kathemarshall.com | kathemarshall.com
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Beverly Hills North
301 N. Canon Drive, Beverly Hills, 90210

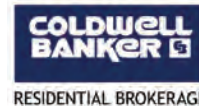
DELPHINE MANN
310.720.0010
delphimann@aol.com | delphinemann.com
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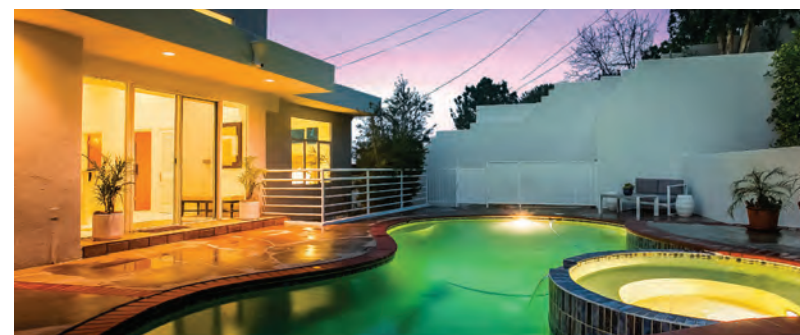
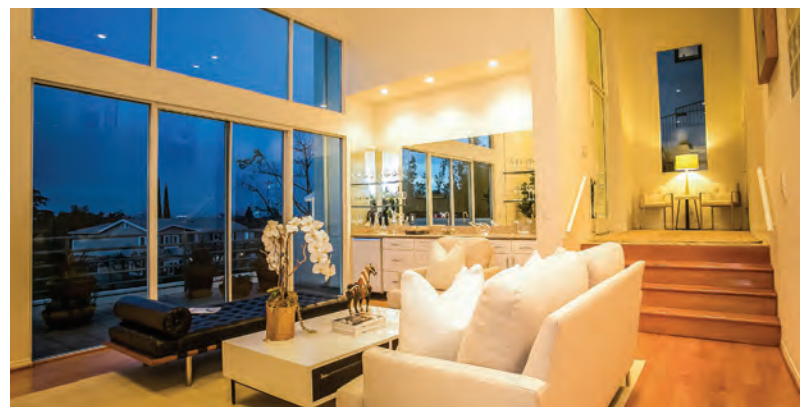


Steve Shrager

For People on The Move...



Coldwell Banker Residential Brokerage - Studio City

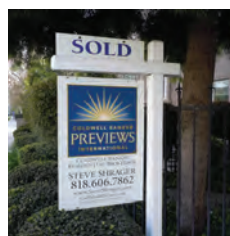


OPEN HOUSE Tuesday, February 28th from 11am-2pm & Sunday, March 5th from 1pm-4pm

SHERMAN OAKS FINEST OFFERING

13860 VALLEY VISTA BLVD. | SHERMAN OAKS | LIST PRICE \$1,689,000

Architectural excitement abounds in this dramatic, light filled 3,900+ foot home with explosive views from almost every window. Fastidiously cared for, this impressive home features a large yard with a pool & spa, soaring ceilings that provide ample wall space for displaying art, center island kitchen, sexy master suite with sitting area as well as three other bedrooms, family room off the kitchen, powder room, 3-car garage with 2 storage rooms, 2-zone HVAC, central vacuum and an elevator. Additionally there is an amazing home office/gym with walls of glass and mesmerizing 180 degree views. This well priced property has all of the panache of a multi-million dollar Westside home in one of the most sought after South of the Blvd, Sherman Oaks locations. www.13860ValleyVista.com



If you want to see one of these in front of your house...

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Steve Shrager

Direct: (818) 528.2253

Cell: (818) 606.7862

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REALTOR®, CalBRE# 01240376



BROKER OPEN TUESDAY | 11AM - 2PM
Refreshments will be served.

EXPLOSIVE OCEAN VIEWS
ARCHITECTURAL SMART HOME
POWERED BY CRESTRON
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EXPANSIVE FLAT YARD
CHEF'S KITCHEN FEATURING
WOLF AND MIELE APPLIANCES
ROOFTOP OBSERVATION DECK
360 DEGREE VIEWS



7 BED, 9 BATH | 7,000 SQ FT | WWW.770PASEOMIRAMAR.COM
770 Paseo Miramar, Pacific Palisades | Offered at \$8,880,000

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Spacious 1 Story Contemporary in Encino Hills



17367 Quesan Place • Encino

If you've seen this home before, you won't recognize it now!

- Immaculate home at the end of a prime cul-de-sac
- Bucolic treetop vistas abound
- Sunlit rooms with wood and stone floors
- Impressive living and family rooms with vaulted ceilings
- Family room with bar and fireplace
- Fabulous newer cook's kitchen with top built-ins
- Kitchen opens to private outdoor dining terrace
- 3 large bedrooms 2.5 baths
- Master suite, family & living room open to yard
- Extensive rear patio space bordered by lush greenery
- Inviting pool and spa
- Direct access 2 car garage



Grand Opening Tuesday, February 28th • 11-2

\$1,275,000

Michael J. Libow
(310) 285-7509



Barry Dantagnan
(818) 426-8677



\$14,495,000 | 24100 Hidden Ridge Rd, Hidden Hills | 6BD/7BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



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



\$4,590,000 | 3645 Deerpas Rd, Glendale | 5BD/5BA
A. Sarkissian/N. Cacarnakis | 626.695.2808/626.644.4262



\$3,795,000 | 3026 Elvido Dr, Encino Adjacent | 4BD/4½BA
Judy & Doug Ross | 818.427.5991



\$2,895,000 | 3848 Sunswept Dr, Studio City | 3BD/3½BA
Matt Epstein | 818.789.7408



\$1,740,000 | 18614 Cassandra Street, Tarzana | 4BD/4BA
Don Linden | 818.515.8936



OPEN TUES 11-2
\$1,095,000 | 1824 Palisades Dr, Pacific Palisades | 2BD/2½BA
Alexandra Pfeifer | 310.230.3776

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EXTRAORDINARY RESULTS



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



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



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



\$1,299,000 | 3101 Berkeley Cir, Silver Lake | 3BD/2½BA
Gary Bergevin | 323.422.7876



\$1,250,000 | 11995 McDonald St, Culver City | 2BD/3BA
Ian L Brooks | 310.428.6569



\$775,000 | 1129 Larrabee St #11, West Hollywood | 2BD/2BA
Miriam Williams | 323.646.3971



\$1,600,000 | 551 Cashmere Terrace, Westwood Hills | 4BD/3BA
Kathryn Davis | 310.820.9367

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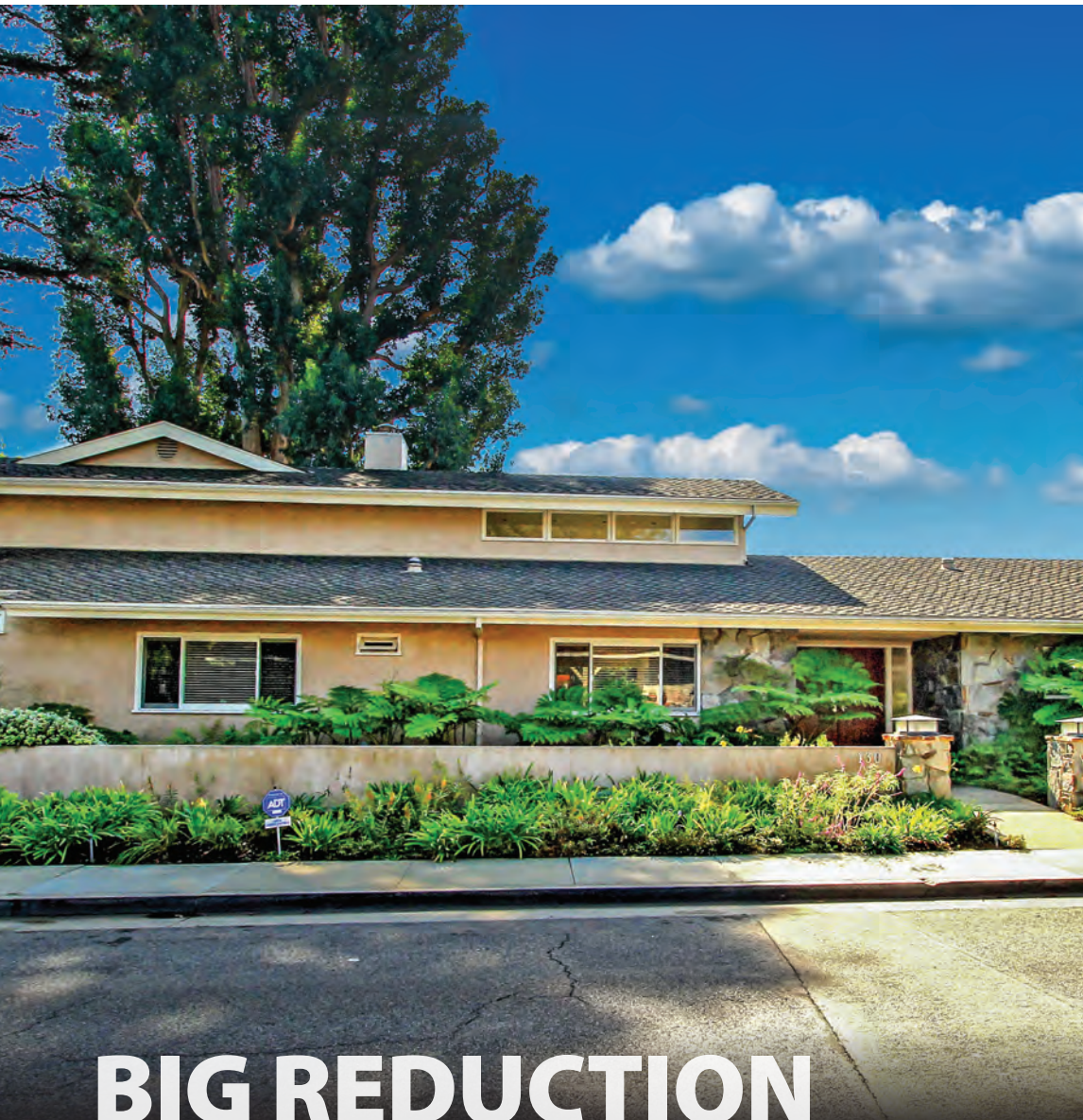


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WWW.130FOXTAILDRIVE.COM



BIG REDUCTION

130 Foxtail Drive | Santa Monica

Offered at \$4,495,000

Located on premier cul-du-sac street north of San Vicente. Larger lot offers a very private and serene setting. From the moment you enter this 4BD/3BA architecturally designed home you experience the light and bright living room with two-story ceiling & wall of glass opening to the professionally landscaped yard for entertaining. One-story Ranch home has a wonderful flow from indoors to outdoors for parties. Home features a magnificent Chef's kitchen with every modern convenience. The dining looks upon the grassy yard. Charming Master Suite has its own loft (office, gym, studio), walk-in closet, sitting area & luxurious bath with skylight & spa tub. Cozy den with custom bookshelves.



OPEN TUESDAY 11-2

BERKSHIRE HATHAWAY | California Properties
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11995 MCDONALD ST. SILICON BEACH
ICONIC NEW CONSTRUCTION
SINGLE FAMILY HOME
NO HOMEOWNERS DUES
2 BEDS + LOFT + 3 BATHS
\$1,250,000

Iconic new single family home, small lot subdivision, in Silicon Beach, where art & architecture merge to create sculptural living! Artistically designed, brilliantly constructed for the ultimate California lifestyle. Featuring soaring ceilings, floating stairs, massive walls of glass, reflective concrete flooring, serene terraces w/ Epa wood - on all 4 levels! Fabulous rooftop deck with amazing 360° city & mountain views! Gourmet kitchen with waterfall quartz counter tops, Bosch appliances! All baths feature mosaic glass tile and waterfall sinks! Bas-relief textured walls & luminescent skylights. Stunning 2 bedroom with convertible loft + 3 baths! Single family residence - (no shared walls) - structurally and legally independent! No HOA fees - brilliant!


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**SAN VICENTE, WEST HOLLYWOOD****\$3,995,000**

Trophy building/location just steps from the Sunset Strip and London Hotel. Ideal cash flow for a pristine completely renovated 4 unit building. Units comprise of flawless finishes along with all of today's needs/amenities, central air/washer/dryer/range/fireplaces/private garage parking and patios. Consistent with the finest appliances and materials each individual unit is unique and rare with massive vaulted ceilings and architecture. All units leased at market rent except for 1007 1/2 which provides tremendous upside at a projected rental rate of \$3,995 per month. Subject property also boasts potential future development opportunity as it is sited on a WDR4 lot. All rents are actual.

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77700 COTTONWOOD COVE INDIAN WELLS, CA

INDIAN WELLS LIKE YOU'VE NEVER SEEN BEFORE | \$3,195,000

This expansive 13,089 sq. ft. contemporary designed home by Kevin Leonard is a one of a kind masterpiece. 24' foot ceilings, views from every room and invisible sliding glass doors that open from the living area to the lanai, sun deck and pool expanding your entertaining area. Master Bedroom Wing is complete with an expansive retreat area and a private garden patio sanctuary. Additionally, two guest suites are located in the main house. Two detached Casita's are perfect for guests or onsite house manager. Casita 1 has a kitchenette and Casita 2 has a full kitchen. This massive resort-style property is situated on a premium 1.1 acre lot with commanding views of the mountains and 15th fairway of the Indian Wells Golf Course. With a new and fresh presentation to this home, all the beautiful furnishings are included in the price (excluding the art pieces and golf carts.) This property is unmatched by anything in the marketplace for quantity and the caliber of construction.

JASON GALARDI 310.980.1256 Jgalardi@nestseekers.com | ALEXANDRA GALARDI 310.278.8861 AlexandraG@nestseekers.com

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DISCOVER HI



SANDSTONE

Offered at \$27,000,000 • Approximately 67 Acres

www.SandstoneHiddenValley.com

Sandstone is nestled in a beautiful secluded valley, surrounded by oaks and sycamores. This magnificent, world renowned equestrian facility has been owned by the same family for more than thirty years. Approximately 67 acre Sandstone is located on both sides of Hidden Valley Road; an unparalleled equestrian complex – yet it is so much more. It's the flawless marriage between a state-of-the-art equestrian facility and one of the most picturesque and idyllic valleys imaginable. The result is pure magic.

HIDDEN VALLEY is one of the most sought after areas in Southern California. Located midway between Los Angeles and Santa Barbara, just 40 miles from Beverly Hills and 20 miles from Malibu, this bucolic gem surrounded by the Santa Monica Mountains is home to some of the most prestigious luxury homes and gorgeous horse properties in the world. A refuge for exclusive living, Hidden Valley is a community where serenity and privacy go hand-in-hand. With fabulous equestrian estates and magnificent luxury homes seamlessly woven into the pastoral countryside, it is called home by those in search of a lifestyle of quiet living while still desiring easy access to all that the Greater Los Angeles area has to offer. Convenient shopping centers, 5-star restaurants, business and professional buildings, fine schools, parks, golf and tennis facilities are all found nearby.

HIDDEN VALLEY



TWIN ACRES

Offered at \$13,500,000 • Approximately 41 Acres

www.TwinAcresHiddenValley.com

Set within nature's idyllic beauty, **Twin Acres Ranch** is located in Southern California's most coveted secret celebrity hideaway. Hidden Valley is the perfect weekend getaway from the city, or full-time equestrian lifestyle. The Primary residence is a five bedroom, five bathroom home built in the 1920s, reminiscent in style of the Will Rogers estate. Extensive landscaping, large fruit orchard with over 150 producing fruit trees. Amenities include: 18 paddocks, 5-stall foaling barn with observation room, ranch office, shop, tool storage, two bunkhouses, manager's cottage, tennis court, and pool with pool house. This family compound is perfection! Bring your boots and start living the simple life!



SUNRISE

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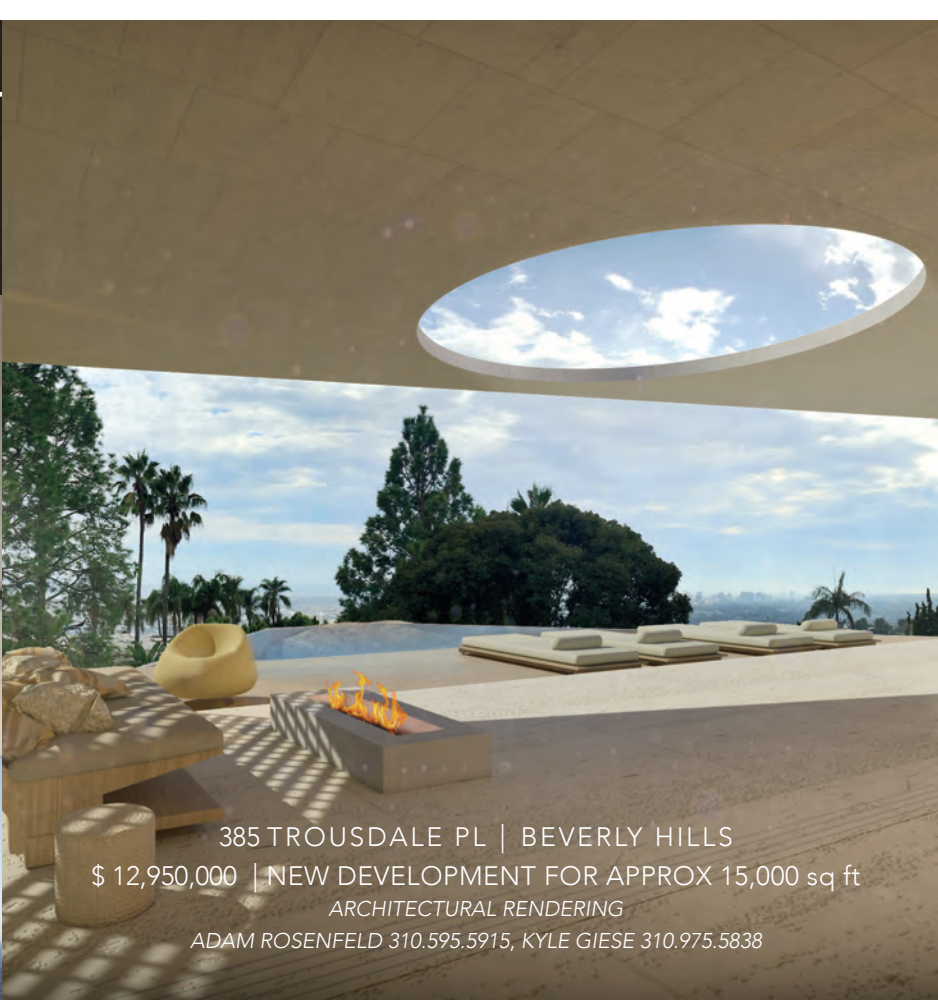
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