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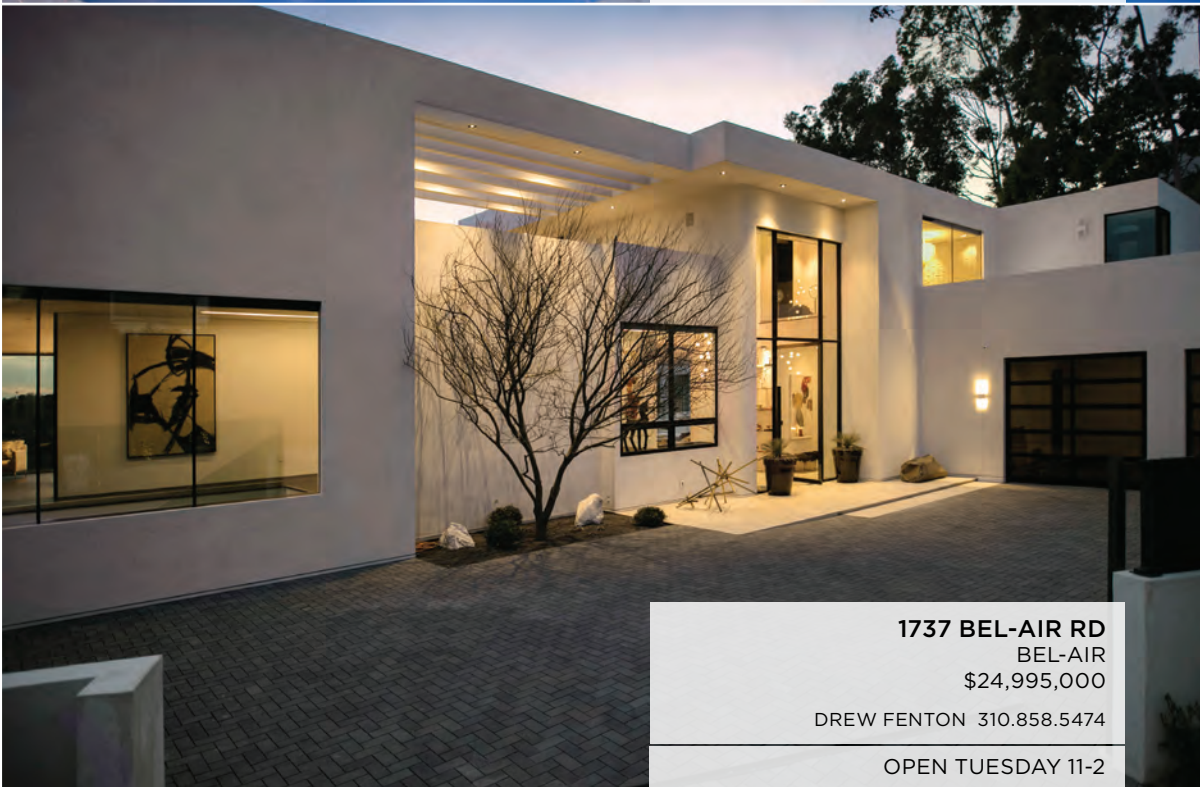
425 PARKWOOD DR
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OPEN TUESDAY 11-2



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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

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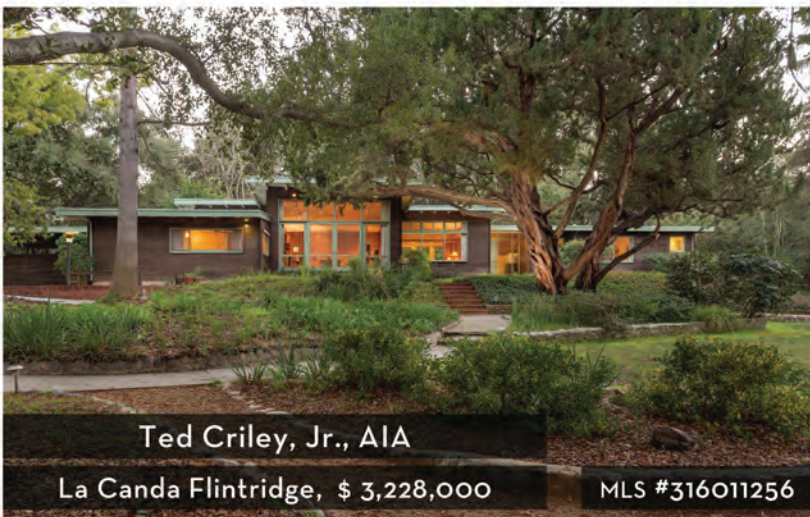
Beverly Hills: 310.275.2222

Pasadena: 626.793.6677

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849 S. BROADWAY, RESIDENCE 512
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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

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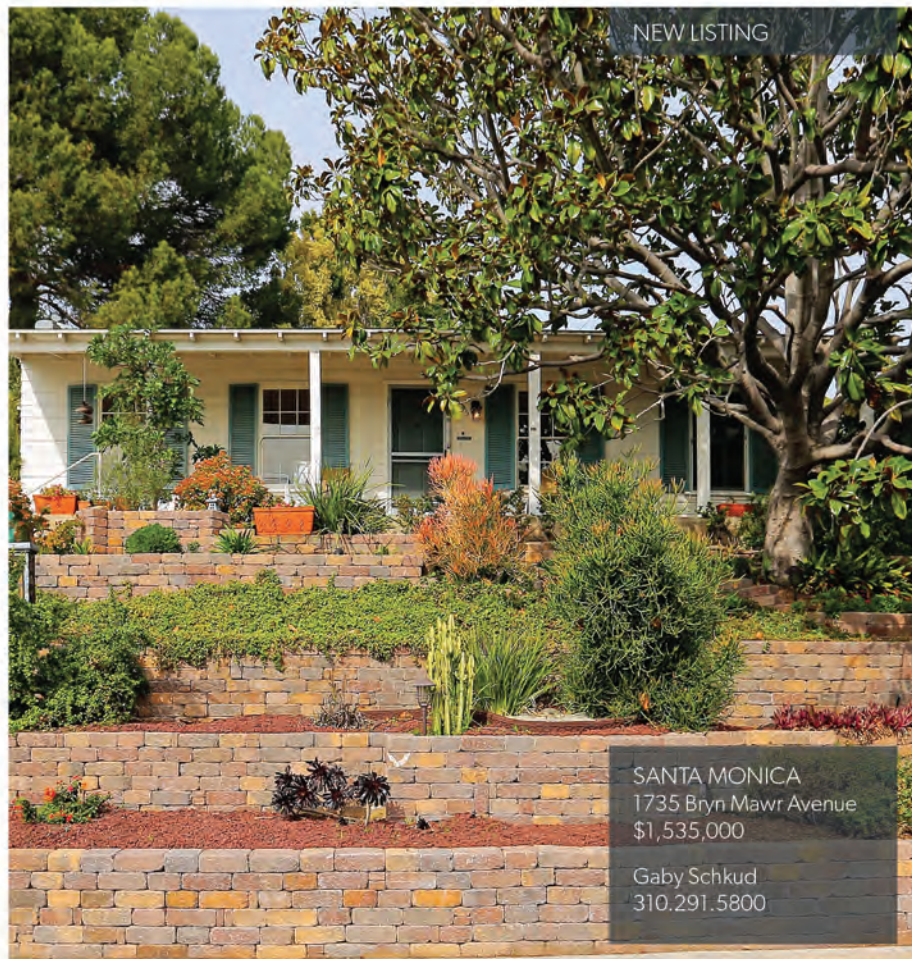
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STUDIO CITY



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.

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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 dorotheacarter@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

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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

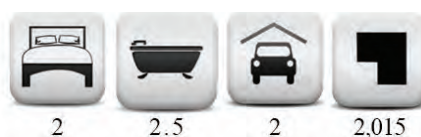
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Staci Siegel
310.592.6500
staci.siegel@evusa.com
CalBRE# 01711008


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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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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

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Tina Stern

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\$80,000,000

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more information

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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

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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

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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

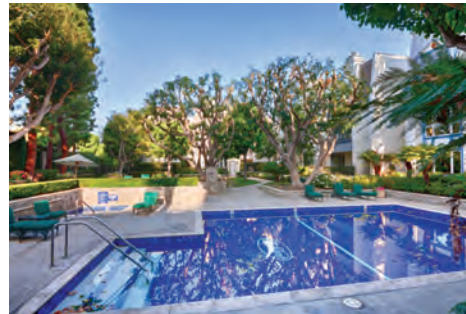
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WEAHOMES.COM



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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.

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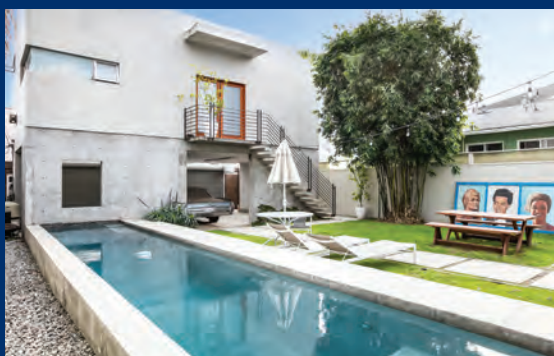
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Michael Irvine
310.435.3093

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
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Spacious architectural cul-de-sac home.
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Venice
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\$2,195,000

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310.435.3093



Venice
44 Dudley
\$12,950 / mo.

Stunning craftsman with separate apartment.
Abe Sassoon
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Venice
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\$1,999,000

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Winston Cenac
310.963.9300



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CHIC AUTHENTIC MEDITERRANEAN ON QUIET CUL DE SAC STREET

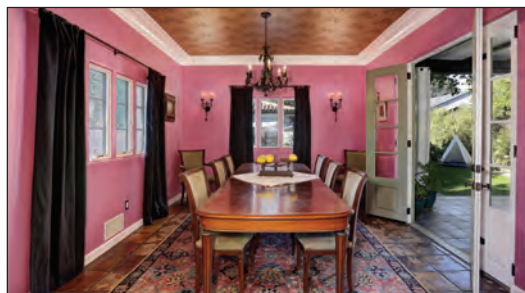


4119 ELMER AVENUE, STUDIO CITY

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!

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VIEW

FEATURED *Properties*

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

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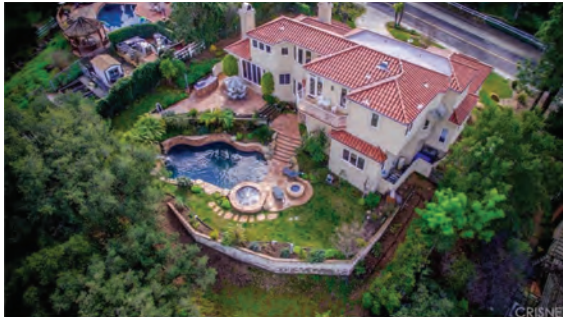
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BEL AIR | \$6,750,000
 Ocean & Canyon View. 6+6 with pool & spa. By appointment.
SIMON/MAYHEW/HERANDI (310) 317-8383



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 cny & 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	Calabasas (818) 222-0023	La Cañada Flintridge (818) 790-3334	Manhattan Beach (310) 802-5700
Beverly Hills North (310) 777-6200	Glendale (818) 240-1111	Los Feliz (323) 665-5841	Marina del Rey (310) 301-3500
Beverly Hills South (310) 273-3113	Hancock Park North (323) 464-9272	Malibu Colony (310) 456-3638	Montecito (805) 969-4755
Brentwood (310) 820-6651	Hancock Park South (323) 462-0867	Malibu West (310) 457-6550	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

ARCHITECTURE & DESIGN

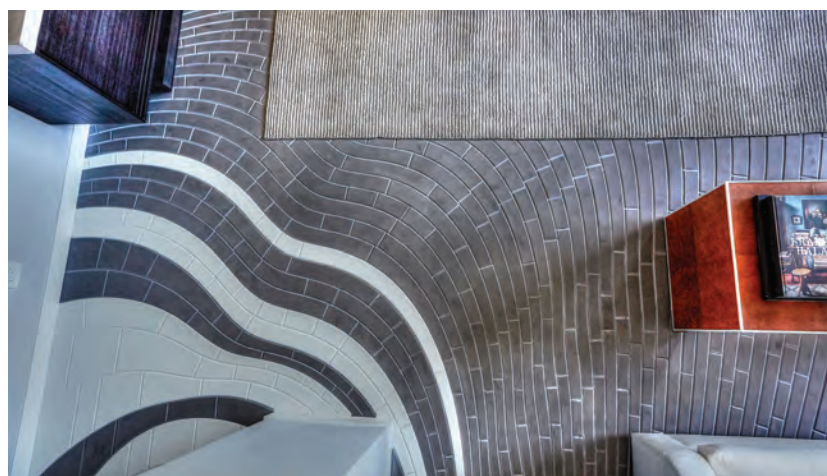
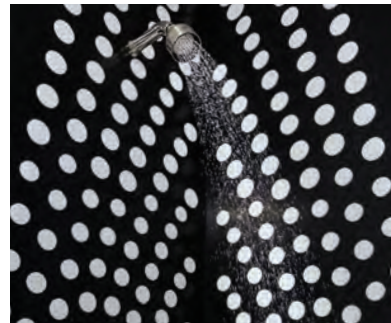
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BANKER**
RESIDENTIAL BROKERAGE

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

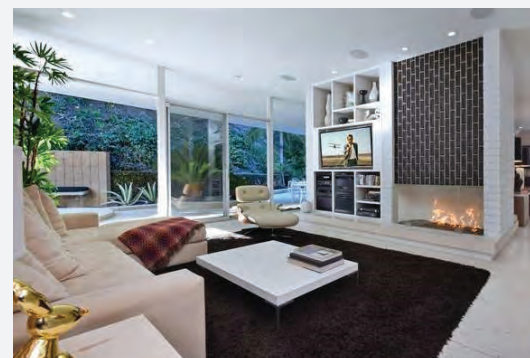


PASADENA | \$5,800,000

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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CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



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FURNISHED LUXURY ON CARLA RIDGE

GORGEOUS REMODELED MID-CENTURY
3 BEDROOMS - 5 BATHROOMS

1476 CARLA RIDGE 90210
OPEN TUESDAY 11-2PM
\$31,500/MO

BRENT WATSON 310.600.9119
brentwatsonhomes.com



BRENT WATSON HOMES



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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



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

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
CALBRE #01006678


MANN | MARSHALL
Coldwell Banker Residential Brokerage
Beverly Hills North
301 N. Canon Drive, Beverly Hills, 90210

DELPHINE MANN
310.720.0010
delphimann@aol.com | delphinemann.com
CALBRE #00546676

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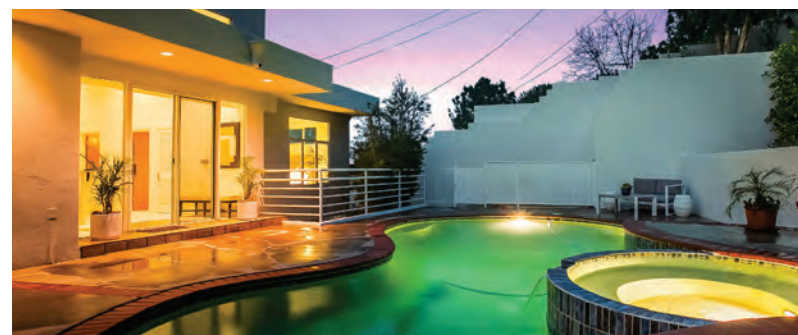


Steve Shrager

For People on The Move...



Coldwell Banker Residential Brokerage - Studio City

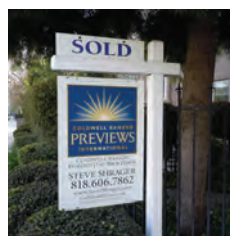


OPEN HOUSE Tuesday, February 28th from 11am-2pm & Sunday, March 5th from 1pm-4pm

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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www.steveshrager.com

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BROKER OPEN TUESDAY | 11AM - 2PM
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ARCHITECTURAL SMART HOME
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ULTIMATE PRIVACY
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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Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

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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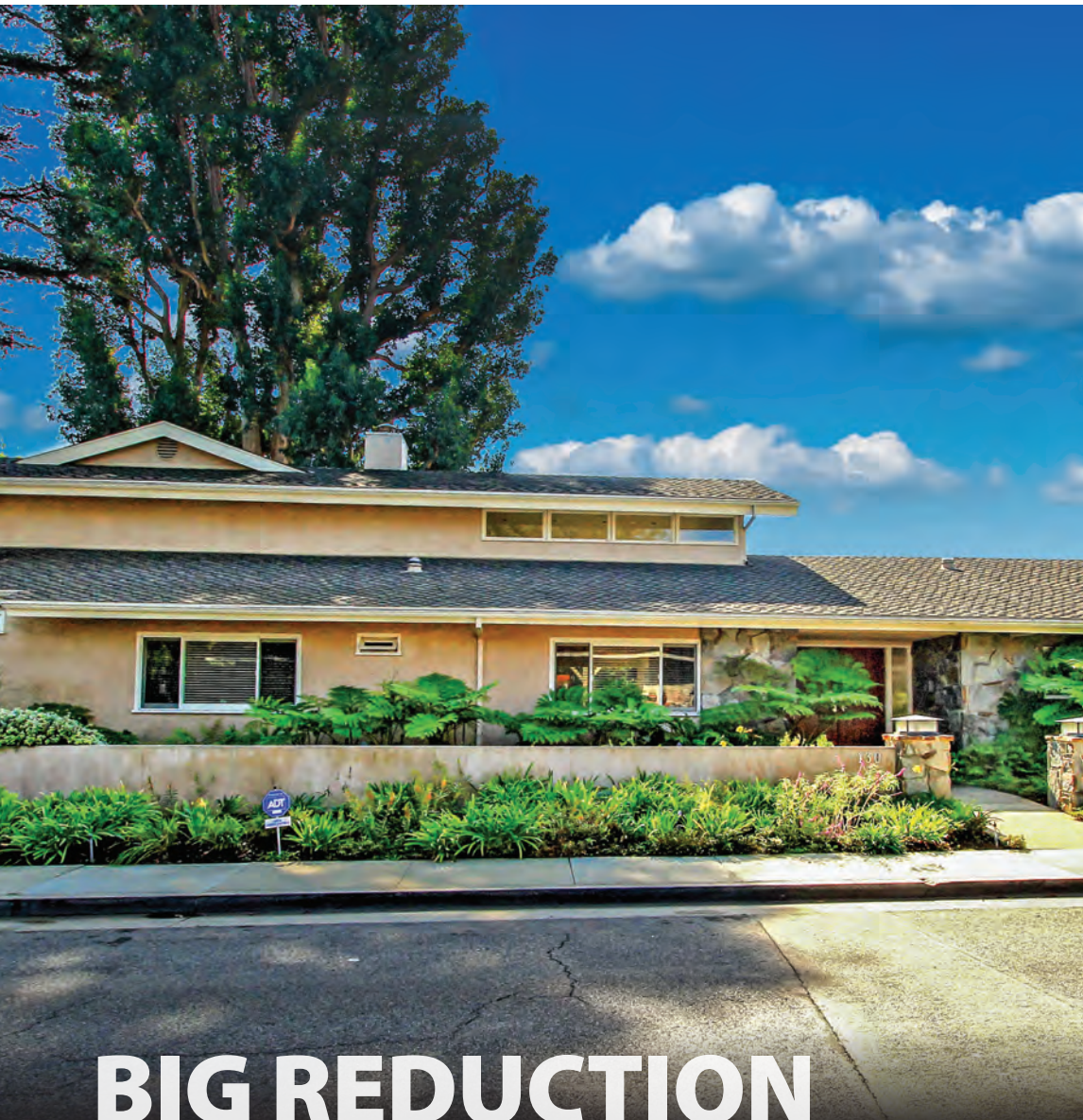


PORTIA CORLIN

310.230.3793

portia@bhhsca.com

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
HomeServices



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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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Ian L. Brooks
310.428.6569

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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

Licensed Real Estate Broker NY, NJ, FL, CA. The Nest Seekers Beverly Hills office is owned by a subsidiary of Nest Seekers LLC. California BRE # 01934785. Equal Housing Opportunity.

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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

Offered at \$13,500,000 • Approximately 26 Acres

www.SunriseHiddenValley.com

Sunrise Ranch is an unparalleled, world-renown equestrian compound set in the bucolic surroundings of Hidden Valley, California. Selected as a quarantine site for the 2000 Olympics, and hosting numerous US Equestrian Team events, this breeding, training and competition center includes a Grand Prix 300' x 150' jumping ring with sand and fabric, regulation dressage ring, breaking pen, hay barn, 5 turn-out paddocks, 4 stallion pens, and 20-stall barn. Residence includes Main House with 2 guest studio apartments and a Guest House. This is a once in a lifetime opportunity!



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INTERNATIONAL REALTY

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 HILTON & HYLAND
brandenwilliams@mac.com | 310.691.5935



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1975 LOMA VISTA DR. | BEVERLY HILLS
OFFERED AT: \$13,495,000
OPEN TUESDAY 11-2 | LUNCH SERVED

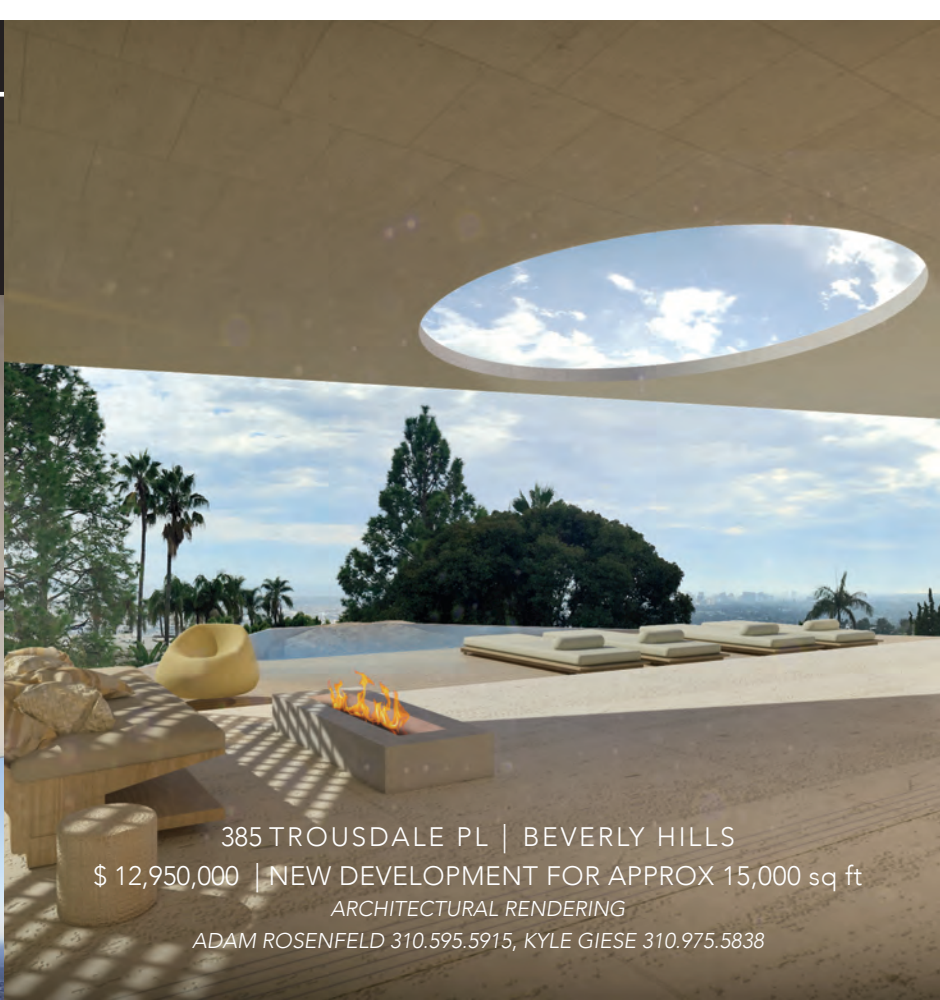
1975LOMAVISTA.COM

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rayni@thewilliamsestates.com | 310.691.5935

OGROUP.COM

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9360 READCREST DR | BEVERLY HILLS
\$ 5,995,000 | 6 BED 5 BATH 5,367 sq ft
ADAM ROSENFELD 310.595.5915, SCOTT PATTERSON 310.567.5715



1507 S MANSFIELD AVE | MID-CITY
\$795,000 | 4 BED 3 BATH 1,620 sq ft
JUSTIN NAOE 310.920.4445



1420 LAUREL WAY | BEVERLY HILLS
\$ 14,995,000 | 4 BED 6 BATH
ADAM ROSENFELD 310.595.5915, KYLE GIESE 310.975.5838



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8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048

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9719 HEATHER ROAD

BEVERLY HILLS POST OFFICE



EXQUISITE FRENCH CONTEMPORARY TENNIS COURT ESTATE

Settled on nearly four acres, minutes from the heart of Beverly Hills, this exquisite French contemporary tennis court estate has just completed an extensive renovation. Designed for entertaining, grand-scale interiors boast high ceilings, floor-to-ceiling windows and marble finishes throughout. French doors open to sprawling grounds, including rolling lawns, expansive pool terrace, outdoor kitchen, mini golf course and a private vineyard overlooking majestic views of the city, ocean and mountains.

OPEN TUESDAY 11-2PM

\$35,000,000

5 BEDS

7.5 BATHS

APPROXIMATELY 3.5+ ACRES

MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM
424.230.3701

FARRAH ALDJUFRIE

FARRAH@THEAGENCYRE.COM
424.230.3712

EDUARDO UMANSKY

EUMANSKY@THEAGENCYRE.COM
424.230.3715



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952 N. ALPINE DRIVE

BEVERLY HILLS



RARE NORTH OF SUNSET FRENCH COUNTRY ESTATE

A very rare north of Sunset cul-de-sac location that provides privacy, huge lots and homes. This French country estate features over 11,000 square feet designed for entertaining on a grand scale. The Alpine estate offers a screening room, billiards room, wine cellar with wine tasting room and an onyx bar. Grand public rooms all open through French doors to the manicured formal gardens, pool and verdant grounds. This is a rare opportunity to live in the most exclusive area in Beverly Hills.

MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM
424.230.3701

BILLY ROSE

BROSE@THEAGENCYRE.COM
424.230.3702

NEW LISTING | \$18,950,000

7 BEDS

11 BATHS

11,478 SQ. FT.

33,800 SQ. FT. LOT



An international associate of Savills | THEAGENCYRE.COM



4180 CRISP CANYON ROAD

SHERMAN OAKS



STUNNING SHERMAN OAKS MEDITERRANEAN

Gorgeous Med Villa on a 1/4 acre flat lot with circular drive. New Gourmet kitchen opens to family room and private backyard, fenced pool and guest house w/ 1/2 bath and kitchenette. Opulent Master has cathedral beamed ceiling, walk-in closet, balcony, FP, and new dual bath. Two more beds upstairs share a bath. There is a guest suite on the first floor, along with powder rm, large office & stunning open living/dining room. French doors abound, along with special details & incredible quality.

KATHRIN NICHOLSON

KNICHOLSON@THEAGENCYRE.COM
424.231.0751

OPEN TUESDAY & FRIDAY 11-2PM
AND OPEN SUNDAY 1-4PM

NEW LISTING | \$2,750,000

4 BEDS
5 BATHS
4,258 SQ. FT.
11,210 SQ. FT. LOT



An international associate of Savills | THEAGENCYRE.COM



1709 SAN YSIDRO

BEVERLY HILLS POST OFFICE



SEXY CONTEMPORARY IN BHPO

Warm Contemporary built in 2016 offers an open floor plan and is an entertainer's dream. Spacious kitchen with Miele appliances is the heart of the home with tons of space to cook and host in, or simply relax solo on a night in. Fleetwood doors allow for indoor/outdoor flow in the family room/bar area- the perfect place to display art, wine, and worldly treasures. Master suite plus 3 en suite guest rooms and stunning yard with pool, fire pit, and outdoor BBQ complete this home.

FARRAH ALDJUFRIE

FARRAH@THEAGENCYRE.COM
424.230.3712

MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM
424.230.3701

OPEN TUESDAY 11-2PM

NEW LISTING | \$3,995,000

4 BEDS | 5 BATHS

4,085 SQ. FT. | 11,976 SQ. FT. LOT

CATERED LUNCH BY LEMONADE



An international associate of Savills

THEAGENCYRE.COM





12071 CREST COURT

THE SUMMIT

OPEN TUESDAY 11-2 PM

\$14,950,000 | 5 BEDS | 6 BATHS | 6,586 SQ. FT. | 29,000 SQ. FT. LOT

Set in the 24 hr guard gated neighborhood of The Summit this gracious, modern villa, designed by an architectural engineer, was meticulously built to the highest standards in order to withstand the test of time. The light filled foyer imparts a sense of calm and tranquility. The latest high-end finishes surround the homeowners with luxury. Retractable glass walls create an abundance of natural light defining a seamless indoor-outdoor resort style ambiance featuring the most spectacular views, a zero edge pool/spa, sports court and luxurious lawn. A “smart home” panel syncs with your phone for the latest in technological control. To ensure maximum privacy and security the property is also gated from the street with a three car garage and large motor court. Absolutely no expense was spared to create one of the most stunning, well built homes in today’s marketplace. Shovel ready plans and permits for a 900 sq ft amazing guest house with theater are included.

LYNN TESCHNER

LTESCHNER@THEAGENCYRE.COM

424.231.2398



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900 W. OLYMPIC BLVD #39K

DOWNTOWN L.A.



LUXURY LIVING AT THE RITZ-CARLTON LA LIVE

Enjoy an abundance of light and breathtaking views from this corner residence on the 39th floor at The Ritz-Carlton LA Live. This spacious luxury home has two bedrooms, two-and-a-half baths and a chef's kitchen. Amenities includes complimentary breakfast served daily, 24-hour concierge, valet parking, screening room, fully-equipped fitness center and rooftop salt water pool and spa.

NEW LISTING | \$2,095,000

2 BEDS

2.5 BATHS

1,700 SQ. FT.

MARCI KAYS

MKAYS@THEAGENCYRE.COM

424.316.5471

ANSEL KIM

AKIM@THEAGENCYRE.COM

424.231.2407



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THE RESIDENCES AT CARBON BEACH



THREE RESIDENCES REMAIN

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

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

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

310.698.7889 | Carbon-Beach.com

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

SOCAL
HOLDINGS





COUNTRY RIDGE ESTATES

Presenting Paso Fino Estate

A Masterfully Designed Equestrian Estate

Situated on 12 pristine acres minutes from the heart of Calabasas, Paso Fino Estate is the last remaining completed home in the Country Ridge collection. The home showcases exquisite modern design, featuring dual master suites, a chef-caliber kitchen, breakfast nook, office, media room, seven car garage, and detached poolside guest house. Perfectly sited for the equestrian lifestyle, Paso Fino offers ample space for horse stables and equestrian trails set amidst sweeping canyon and mountain views.

\$5,295,000
2.5% BROKER COMMISSION

7,478 SQ. FT. | 12.02 ACRES
6 BEDROOMS | 8.5 BATHS

COUNTRYRIDGECALABASAS.COM | 424.221.5039 | 2710 COUNTRY RIDGE ROAD, CALABASAS, CA 91302

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





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

145 S. CANON DRIVE, UNIT 203 | BEVERLY HILLS

Offered at \$1,125,000 | 2 BED | 2.5 BATH | DEN

- Front Facing SWBH Single Level Condo
- Remodeled dine-in kitchen with granite counter tops
- Master suite with balcony, walk-in closet and large bathroom
- Small 9 unit building with pool and side-by-side parking
- Location, Location, Location!

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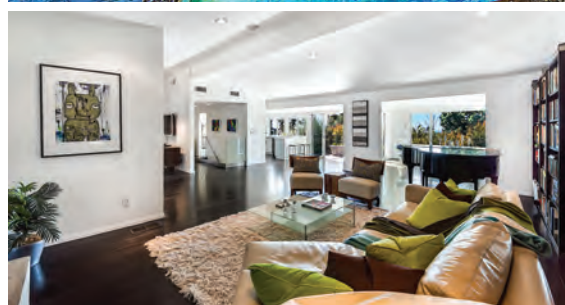
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3 + Studio



2.5



2,606



10,869

Presenting famed Mid-Century Modern, circa 1955, in the celebrity enclave of Laughlin Park — A secluded, gated community of 60 landmark properties & verdant, garden paradise, named by LA Magazine as one of the Top 5 Neighborhoods in LA. A seductive respite for mind & soul, the property is in compositional harmony with nature & a resort, zen setting cited moments from the cultural mecca of the Los Feliz Village, Hollywood Bowl, Greek Theatre & Griffith Park!

\$2,495,000

www.LosFelizMidCentury.com

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REAL ESTATE GROUP

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1008 Benedict Canyon Drive Beverly Hills

This is it! The perfect flat rectangle lot in the most prestigious spot North of Sunset in Beverly Hills. Poised on over half an acre of flat land exactly two blocks from the Beverly Hills Hotel, this gorgeous traditional estate offers the most beautiful landscaping and large backyard with 991 sq. ft. guest house, pool, and rose garden. The almost 5,800 square foot gated home and guest house offer 5 bedroom, 7 bathrooms and amazing quality. A gracious two-story entry opens to a handsome wood paneled library and expansive formal living room. The large gourmet kitchen features state of the art appliances including a La Cornue stove. The perfectly manicured grounds come complete with topiary, rose and vegetable gardens, and picturesque Beverly Hills palm trees. Perfect for entertaining and relaxing in the sun and escaping to the French countryside while just minutes from busy city life. Walking distance to Rodeo Drive. Located a few doors away from Lexington, this is truly in the "A plus" location of North of Sunset Beverly Hills.

\$8,350,000

Open Tuesday 11-2

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Fine Estates®



NEW SANTA MONICA TRUST SALES

MASTER TRUST & PROBATE DIVISION



2240 16th Street | Offered at \$1,500,000
1907 Victorian 5bd, 2ba home. Amazing opportunity to restore this majestic property.



2525 4th Street | Offered at \$1,250,000
Spanish 2bd, 1.5ba on corner lot in Ocean Park blocks away from the beach.



1328 19th Street | Offered at \$2,275,000
Single family bungalow front house plus 4-unit, 2-story bldg on a spacious 7500± sf lot.



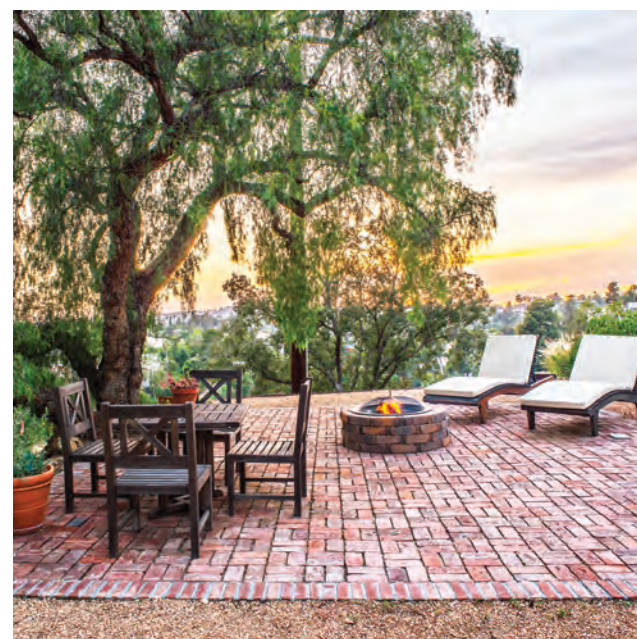
2546 3rd Street | Offered at \$1,650,000
Classic California Bungalows offering 4 units in the desirable Ocean Park neighborhood just blocks from the beach.



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13,290 SQUARE FEET · 1.5 GATED ACRES OF SECLUDED FOREST · AWARD-WINNING RESTORATION · NEW CHEF'S KITCHEN
SWIMMING POOL AND SPA · CARRIAGE HOUSE · ≈ 2,000 SF BALLROOM · ASTONISHING VISTAS · 9 BEDROOMS · 9 BATHROOMS

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Los Feliz · Est. 1913 · \$9,995,000

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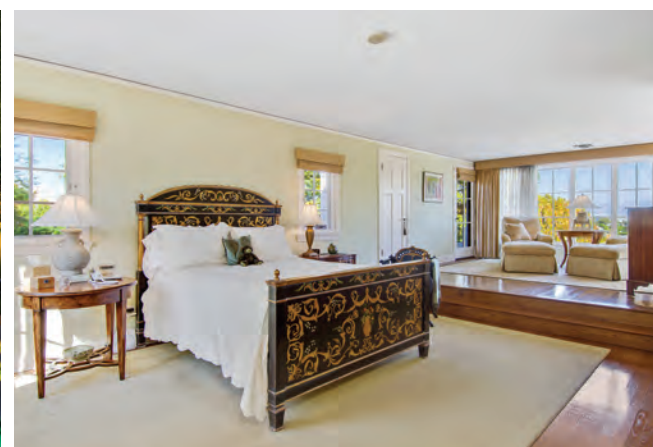
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2789 MCCONNELL DRIVE, CHEVIOT HILLS

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2789McConnell.com



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BEN LEE | 310.858.5489
benleeproperties.com
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SPANISH REVIVAL BUNGALOW



OPEN
TUE 11-2

JOHN AAROE GROUP



JESSICA PASTERNAK
Estate Agent

310.720.1554 call or text
jessicapasternak@yahoo.com
jessicapasternak.com

6366 LINDENHURST AVENUE, BEVERLY GROVE | \$2,195,000

Located in prime Beverly Grove, this 1930s Spanish revival bungalow is fully updated with modern amenities. Behind a lush green hedge, awaits this charming 3 bed/2.5 bath house, private pool alongside a detached guest house (offering an additional kitchen and bathroom). With a grand living room, an interior courtyard, and updated finishings, this home has universal appeal. Close to the Grove, Beverly Center, shops and restaurants on Third Street, LACMA, Cedars Sinai, Beverly Hills, WeHo, and assigned to the highly rated, Hancock Park Elementary. **6366lindenhurst.aaroe.site**

SPECTACULAR NEW CONSTRUCTION CAPE COD RESIDENCE



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818.430.1262 call or text
wishsir.com



DONOVAN HEALEY
Director, Aaroe Estates
310.903.1876 call or text
donovanhealey.com

14953 SUTTON STREET, SHERMAN OAKS | \$3,299,000

This spectacular new construction Cape Cod will quickly dispel any cookie cutter expectations you may harbor once you enter and are taken aback by its grand scale, beautiful finishes and floor plan. Perched on a sprawling lot South of Ventura Boulevard, it offers a true showcase of timeless traditional style. Formal living and family rooms, formal dining, movie theatre, 5 en suite bedrooms and a sun soaked office. Wet bar, wine cellar, built-in bookshelves and wainscoting add warmth and a distinct, stately elegance. Master boasts walk-in closet, wet bar, fireplace, master bath with dual vanity, soaking tub and a huge custom steam shower. Capacious kitchen features high-end Thermador appliances and Espresso machine. www.mysuttonhome.com

AARON KIRMAN
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310.858.5474
DREWFENTON.COM



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AKP

1737 BEL AIR ROAD

\$24,995,000



OPEN TUESDAY 11-2PM



HILTON & HYLAND

NEW PRICE
\$38,900,000

OPEN TUESDAY 11-2PM
1231 LAGO VISTA DRIVE



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\$5,950,000

1619 SAN YSIDRO DRIVE
BEVERLY HILLS

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\$3,950,000

208 SOUTH WETHERLY DRIVE
BEVERLY HILLS

BROKER'S OPEN TUESDAY 11-2PM

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MARIA MAHBOUBI
ESTATE AGENT

424.249.7162

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HALEH MAHBOUBI
ESTATE AGENT

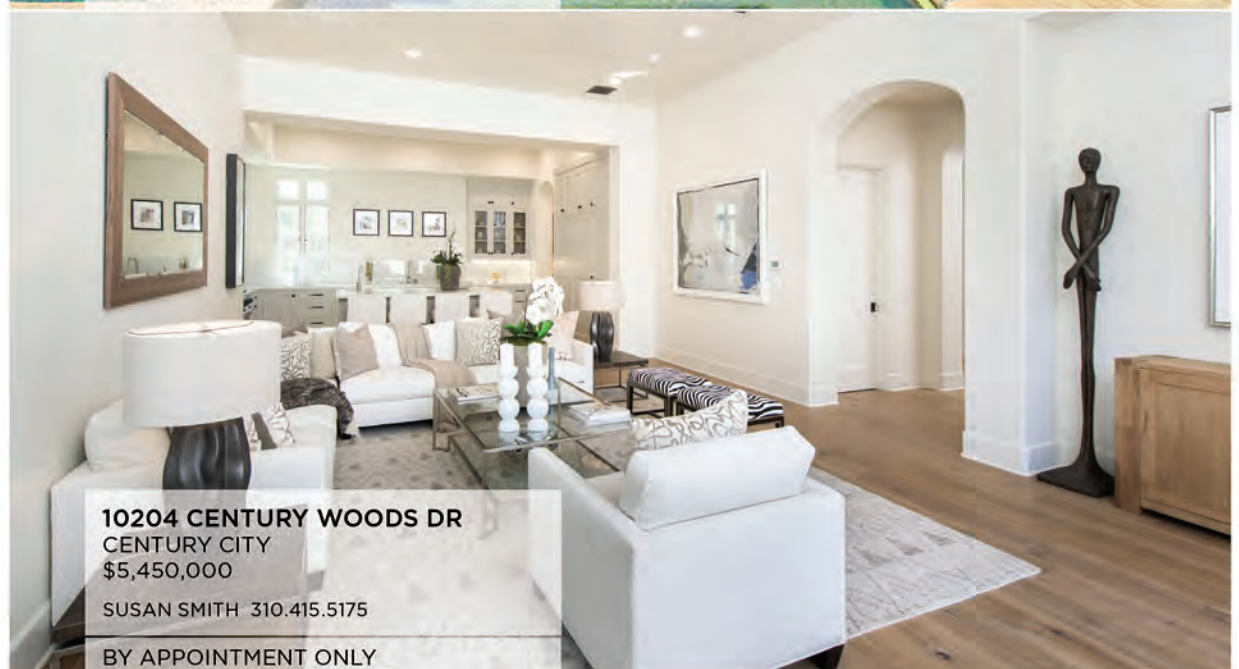
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BEVERLY HILLS
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10204 CENTURY WOODS DR
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8555 HEDGES PL
SUNSET STRIP
\$14,900,000

STEVE LEVINE 310.702.4509

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HOLLYWOOD HILLS
\$7,950,000

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1667 RISING GLEN RD
SUNSET STRIP
\$4,995,000

ALPHONSO LASCANO, BJORN FARRUGIA
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OPEN TUESDAY 11-2



HILTONHYLAND.COM



5664 CALPINE DR
MALIBU
\$7,495,000

GARY GOLD, RODRIGO IGLESIAS
310.858.5411

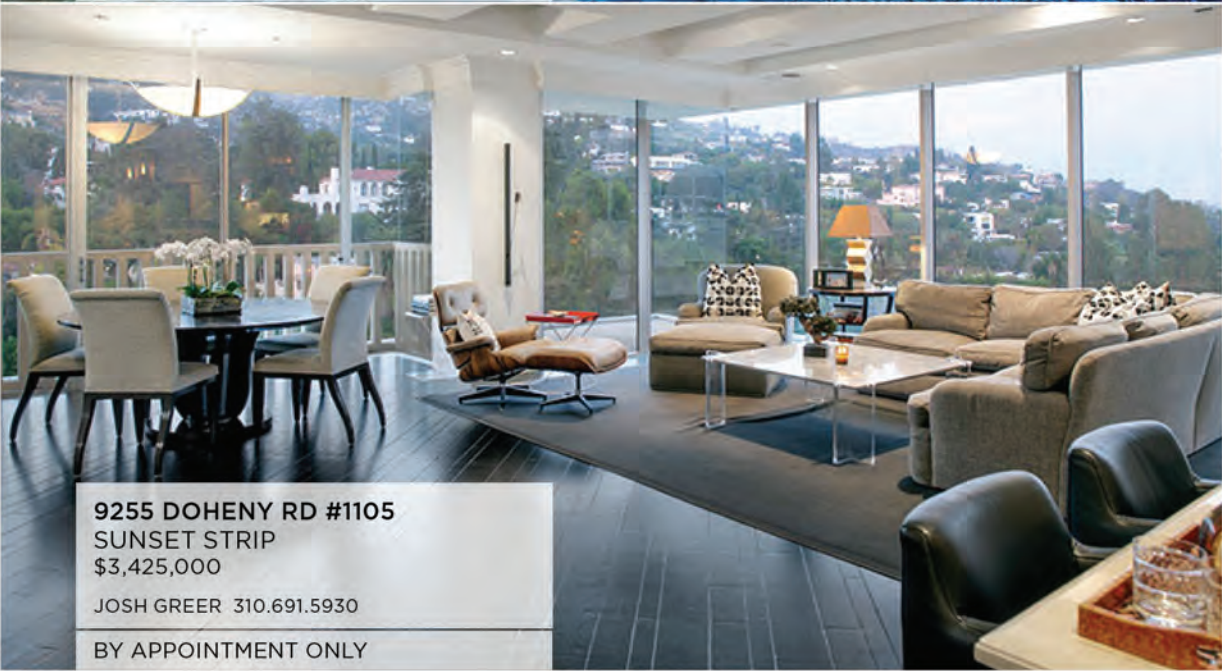
OPEN THURSDAY 9:45 - 11:45



16760 BAJIO RD
ENCINO
\$4,750,000

HEATHER BOYD 310.994.3140

OPEN TUESDAY 11-2



9255 DOHENY RD #1105
SUNSET STRIP
\$3,425,000

JOSH GREER 310.691.5930

BY APPOINTMENT ONLY

HILTON & HYLAND



7007 LOS TILOS RD
HOLLYWOOD HILLS
\$4,359,000

BILLY DOLAN 310.569.4741

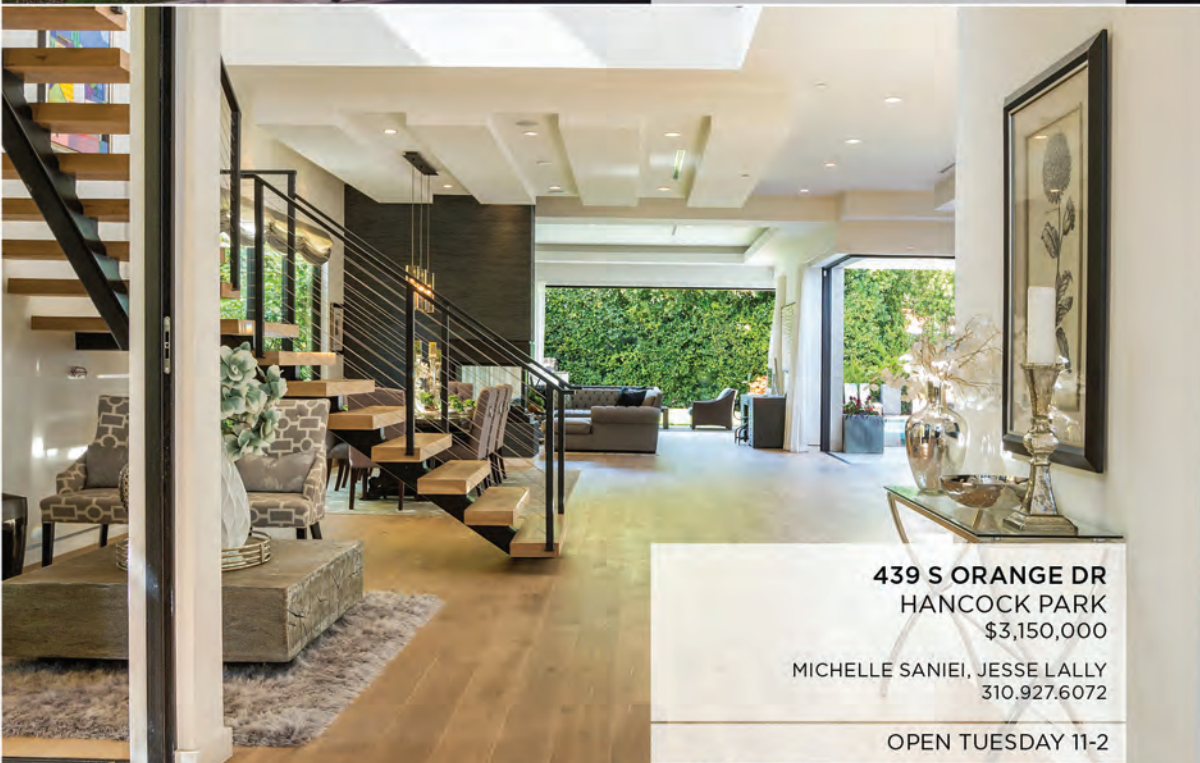
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8012 ZAYANTA DR
PLAYA DEL REY
\$1,699,000

KRIS ZACUTO 310.702.6299

OPEN TUESDAY 11-2



439 S ORANGE DR
HANCOCK PARK
\$3,150,000

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9713 OAK PASS RD, BEVERLY HILLS

UPDATED CONTEMPORARY BEHIND PRIVATE GATES

4 BD | 4 BA | 2,718 SF | \$3,495,000



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2701 VIA ELEVADO | PALOS VERDES ESTATES
5 BD | 6 BA | 3.5 ACRES
\$26,680,000



OPEN SUNDAY 1-4
31460 BROAD BEACH RD | MALIBU
4 BD | 7 BA | \$13,500,000



10750 WILSHIRE #1602 | THE WESTFORD
2 BD | 2.5 BA | \$10,000/MO



9601 CHARLEVILLE PENTHOUSE | BEVERLY HILLS
1 BD | 1.5 BA | \$6,000/MO



183 S RODEO DR | BEVERLY HILLS
3 BD | 3 BA | \$8,500/MO



DAVID KONHEIM
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BRE# 01869897



BY APPOINTMENT ONLY
7007 LOS TILOS, HOLLYWOOD HILLS
\$4,359,000



Simply one of the greatest unobstructed panoramic view homes in the Hollywood Hills and the investment potential here is tremendous. Up a long private driveway perched on its own private knoll of just under 1 acre is a one of a kind modernist residence commanding panoramic views from the famous Hollywood sign all the way to the ocean. Floor to ceiling glass and stainless steel, expansive wrap around terraces, voluminous public rooms, and tremendous privacy are all part of the exceptional value. Enjoy this property as is - OR- visualize the next level of excellence it can become.



BILLY DOLAN
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BILLY@HILTONHYLAND.COM
CALBRE#: 01757323

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Spectacular Gated Home with Stunning Bel Air Views

1456 Stradella Road, Bel Air

\$7,995,000 7 Bed | 7.5 Bath | 6,907 Sf

Ari Afshar

ari@compass.com
310.780.3180

Joya Ovadya

JoyaOvadya@ca.rr.com
310.753.7808

Elsa Nelson

elsa@nelsonhelton.com
310.753.7808

Hip Urban Loft

3215 Tareco Drive, Lake Hollywood

\$1,999,000 5 Bed | 6 Bath | 3,600 Sf

Karen Medved

karen.medved@compass.com
310.266.4236

By Appointment



Open House

**Tuesday 2/28
11am-2pm**



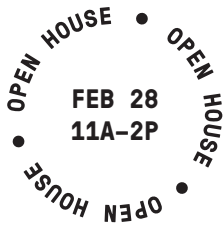
Spacious 2BR/2BA in Prime Westwood Location

1870 Veteran Ave #103, Westwood

\$800,000 2 Bed | 2 Bath | 1,714 Sf

Sabine Pleissner

sabine@compass.com
310.745.1055



2055 Stradella Road

\$5,995,000

6 Bed | 7 Bath | 6,513 Sf

Ari Afshar

310.738.5180
ari@compass.com

Massive Bel Air estate on an incredible 35,370 sq ft lot. A six bed, seven bath, 2004 construction, this home includes high ceilings throughout, hardwood floors, formal dining room, library, family room, living room with a fireplace, chef's kitchen, second story master's suite with a sitting area and fireplace, balcony, his & her's walk ins, four additional bedrooms suites, downstairs maid's quarters, and elevator.

In addition to the meticulously crafted interior space is the large, grassy backyard with treetop views, complete with pool and jacuzzi.



Lake Hollywood Spanish Revival



3110 La Suvida Dr.

\$2,900,000
6 Bed | 5.5 Bath | 4,000 Sf

Karen Medved

310.266.4236
karen.medved@compass.com

Adorned with the classic architectural details of its 1920's Spanish Revival heritage yet thoughtfully updated for today's modern living standards, this warm and inviting 6 + 6 character home resides on a rare flat parcel with sparkling pool, grassy lawns & picturesque views.



310.266.4236 | www.teammedved.net

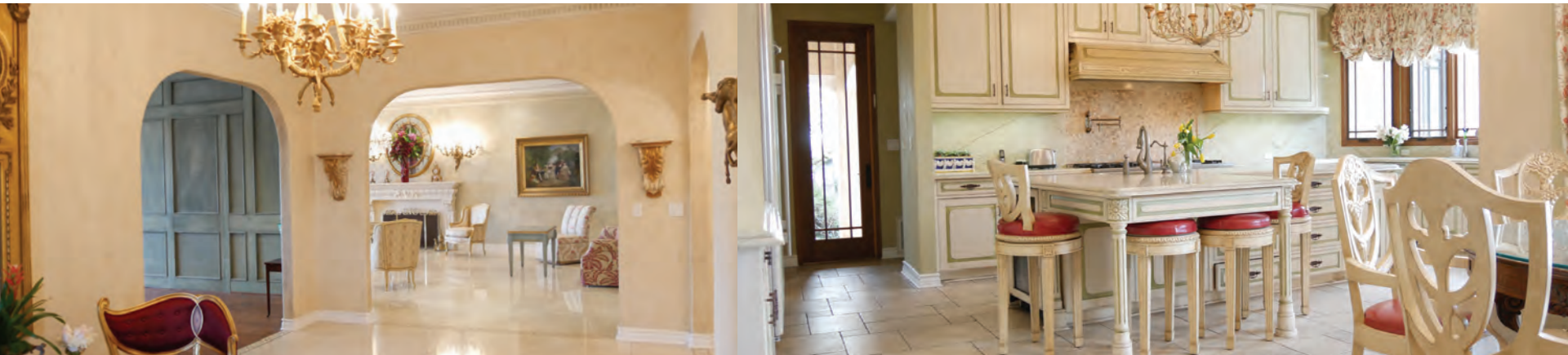


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TROUSDALE ESTATE






570 CHALETTE DRIVE OPEN TUESDAY 11-2 | CAPPUCCINO BAR

Contemporary, single-story home in desirable Trousdale. This home includes high ceilings, marble floors, and hand-painted finishes throughout the living, dining, and family rooms. Remodeled chef's kitchen with highest quality appliances, and a center island with breakfast bar. The large master suite has a remodeled bath and sitting area. All the guest rooms and master suite lead out to a sumptuous backyard with a pool, spa, fire pit, fountain, and views spanning from the city to the ocean. This house is ideal for entertaining and today's indoor/outdoor lifestyle.

Offered at \$7,395,000

Doris Safi

dorissafi@aol.com
office: 310.888.3369
cell: 310.717.1956
bre #: 00785279

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1950 WATTLES DRIVE
HOLLYWOOD HILLS

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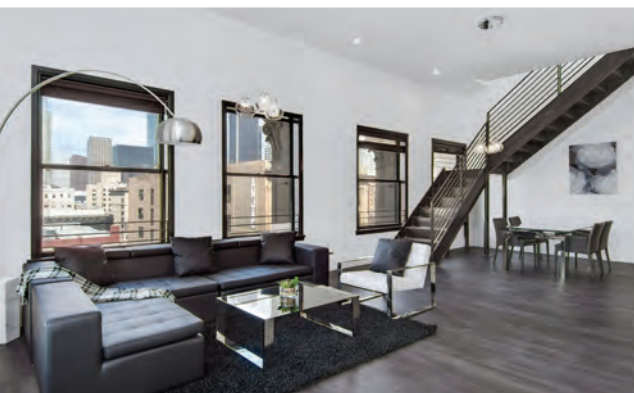
4 BEDROOMS | 4 BATHS | Offered at \$4,375,000

Hillside masterpiece with bird's eye views. This modern, open-air glass home was featured in the LA Times and designed by a notable Los Angeles architect Aaron Neibert, AIA. No expense spared on this very special living experience for the most discerning buyer.

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The Smith House

CRAIG ELLWOOD, ARCHITECT



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\$1,699,000



 2

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11990 San Vicente Blvd Ste 100

Los Angeles, CA 90049

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BEVERLY HILLS

1218 Benedict Canyon Drive | 6 Bedrooms | 8 Baths | \$12,450,000
Juliette Hohnen 323.422.7147 | Annie Stewart 310.926.0434



BEVERLYWOOD | NEW LISTING

1264 S Bedford Drive | 6 Bedrooms | 7 Baths | \$3,249,000
Josh & Matthew Altman 310.819.3250



BRENTWOOD

126 Homewood Road | 5 Bedrooms | 3 Baths | \$5,075,000
Tracy Tutor Maltas 310.595.3889



ENCINO

3739 Montuso Place | 5 Bedrooms | 5 Baths | \$2,850,000
Stefani Stolper 310.733.6551 | Jeeb O'Reilly 310.980.5304 | Kevin Stolper 310.403.9331



HOLLYWOOD HILLS

2022 Whitley Avenue | 5 Bedrooms | 3 Baths | \$1,795,000
Juliette Hohnen 323.422.7147



LA CAÑADA FLINTRIDGE | PRICE REDUCTION

4158 Commonwealth Avenue | 5 Bedrooms | 7 Baths | \$8,500,000
Natalie Elias 310.775.1141

FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](https://elliman.com/california)

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LOZ FELIZ

2255 Verde Oak Drive | 3 Bedrooms | 3 Baths | \$4,295,000
Juliette Hohnen 323.422.7147



OPEN THURSDAY
9:30-11:45

MALIBU

27159 Sea Vista Drive | 4 Bedrooms | 4 Baths | \$4,500,000
Gina Dickerson 310.744.5584



SANTA BARBARA | LARGE COASTAL RANCH AVAILABLE

10045 Calle Real | 10 Bedrooms | 12 Baths | \$108,000,000
Anthony Punnett 917.573.7896



PACIFIC PALISADES | PRICE REDUCTION

17822 Porto Marina Way | 3 Bedrooms | 3 Baths | \$3,465,000
Anthony Punnett 917.573.7896



OPEN TUESDAY 11-2
AND CATERED 6-8

SUNSET STRIP | MAJOR PRICE REDUCTION

1901 Sunset Plaza Drive | 5 Bedrooms | 6 Baths | \$6,499,000
Josh & Matthew Altman 310.819.3250



SUNSET STRIP

9368 Flicker Way | 3 Bedrooms | 5 Baths | \$6,195,000
Tracy Tutor Maltas 310.595.3889

THE ALTMAN BROTHERS

MAJOR PRICE REDUCTION

1901 SUNSET PLAZA DRIVE | SUNSET STRIP | 5 BEDROOMS | 6 BATHS | \$6,499,000

OPEN TUESDAY 11AM-2PM & CATERED TWILIGHT OPEN 6PM-8PM



JOSH ALTMAN
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THEALTMANBROTHERS.COM

MATTHEW ALTMAN
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THE ALTMAN BROTHERS



OPEN TUESDAY 11AM-2PM | NEW LISTING

1264 S Bedford Drive | Beverlywood | 6 Bedrooms | 7 Baths | \$3,249,000 | Dramatic, gated, and private Mediterranean villa with pool located in incredible Beverly Hills adjacent (Beverlywood) neighborhood. Rare opportunity to own a true 6 bedroom + office home with 6.5 bathrooms in a warm, family-friendly neighborhood. Open and bright floor plan, offering maple flooring and high ceilings with ample space for entertaining and large gatherings. 5 sizable rooms on the upper floor. Relax in elegant master suite with large balcony overlooking the swimming pool, spa bathroom and two walk in closets. Modern Kosher Chef's kitchen boasts an extra large Sub-Zero refrigerator and freezer, 2 Wolf ovens, plenty of counter-top space and eating area. Walk out through three magnificent double doors into a spacious balcony ideal for a sitting area and BBQ. Step down to a glistening swimming pool nestled in the serene, spacious hedged backyard. Steps to Roxbury Park and minutes to Century City and Beverly/Pico shops, and synagogues.

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WALK RIGHT IN AND CALL THIS HOME



OPEN TUESDAY 11AM-2PM

1944 Beverly Drive | Beverly Hills Post Office | 5 Bedrooms | 5 Baths | \$3,650,000 | This Bud Holden designed home is situated on Beverly Drive in Beverly Hills Post Office, offering exceptional scale and volume while maintaining the warmth of a traditional style. The living room contains beamed ceilings and a fireplace, while the large family room provides plenty of space for entertaining. French doors open to a private yard with pool and patio. The entire upstairs level serves as the master suite with a fireplace, sitting area, double baths, double entry shower, and steam room. Rich hardwood floors flow throughout the home. Close to Coldwater Canyon Park, Franklin Canyon hiking trails, and all of the shopping and restaurants that Beverly Hills has to offer.

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THIS HOUSE HAS CINEMATIC HISTORY



OPEN TUESDAY 11AM-2PM

1343 N Orange Grove Avenue | Hollywood | 3 Bedrooms | 2 Baths | \$2,195,000 | Situated in the renowned area of Spaulding Square HPOZ, this 3 bedroom, 2 bathroom home exudes the character of the 1920's true California cottage. Boasting an L-shaped living room with fireplace, romantic formal dining room, chef appointed kitchen and a converted attic, the interior of the home includes hardwood floors, original moldings which harnesses the spirit and textures of the era. A private guest house is tucked amongst an outdoor living room complete with fireplace, bricked in patio, pool, and spa. The eight block area of Spaulding Square was developed by California architect, Albert Starr Spaulding, between 1916 and 1926 and was home to many silent film stars and directors. This home was owned by famed Cinematographer, Karl Struss, who lived on the property for over 55 years. Struss won the first ever Academy Award in Cinematography for his work on *Sunrise: A Song of Two Humans* (1927). Perfectly located only moments away from some of the most critically acclaimed restaurants.



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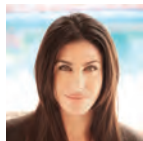
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ONE MILLION DOLLAR PRICE REDUCTION



OPEN TUESDAY AND THURSDAY 11AM-2PM

4158 Commonwealth Avenue | La Cañada Flintridge | 5 Bedrooms | 7 Baths | \$8,500,000 | Located on one of La Cañada Flintridge's most coveted streets lies this French Normandy Chateau on approximately two acres of park-like grounds. private and gated, this trophy property was built with the finest materials and designer details with no expense spared. Grand formal living, dining, and family rooms perfect for entertaining. Dramatic entry features dual sweeping staircases with wrought iron railings that showcase volume, natural light, high ceilings that are hand-painted and detailed crown moldings. Remodeled gourmet kitchen with top-of-the-line appliances, breakfast nook and designer cabinetry. Luxurious master suite with walk in closets and spa like bath. Professionally landscaped grounds include meandering walkways, cabanas, dining terraces, streams, mature trees and large sunny swimmers pool/spa. This one of a kind estate is made to entertain offering the utmost in a privacy, luxury, and serenity.



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HARWELL HAMILTON HARRIS

ARCHITECT, 1939



3763 FREDONIA DRIVE | HOLLYWOOD HILLS

OPEN TUESDAY, FEB 28TH 11 - 2

A perfectly peaceful and creative retreat moments away from major studios - The Mary and Lee Blair Residence and Studio, 1939. A stunning example of Harwell Hamilton Harris, Architect. Nestled in a lush and tranquil hillside setting, this captivating and inspiring home is a perfect pied - a - terre or retreat for artists or those with a creative spirit. Brilliantly updated and modernized with warm and rich wood tones. The home features walls of glass, an oversized fireplace in the open plan living room, and several outdoor terraces. The kitchen is updated beautifully with top of the line appliances. The master bedroom features original built-ins and a large terrace. The former studio offers a flexible space for many possible uses. A truly unique property without compare. **Offered at \$1,895,000**

HEIDI LAKE

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BUFF AND HENSMAN

ARCHITECTS, 1969



2651 NOTTINGHAM PLACE | LOS FELIZ

OPEN TUESDAY, FEB 28TH 11 - 2

Spectacular and highly significant modernism on one of the best Los Feliz streets. Stunning jaw dropping city, ocean, and mountain views, walls of glass, and extreme privacy and security. The Wong Residence, 1969, by legendary architects Buff and Hensman. With a notable celebrity provenance, this is a shining star - fully updated with no expense spared. The public rooms are stylish and chic and all open to the views, the kitchen classic yet updated, the master bedroom resort-like with an outdoor bathtub and private courtyard, and two additional excellent guest bedrooms. The outdoor entertaining areas are movie-perfect, and totally private. This is a rare example of refined mid-century modern architecture by masters of the craft, honed and updated by loving owners with incredible taste in one of the most coveted areas of the ultra-trendy Eastside. **Offered at \$4,999,999**

HEIDI LAKE

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Open Tuesday 11am-2pm

5505 Tapeka Drive

TARZANA, CA 91356

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Behind the gates of this sprawling estate rest a blend of Mediteranean aritecture with a contemporary feeling.. The kitchen is fit for the most discriminating chef featuring: two islands, marble counters, Viking appliances-6 burner stove, 4 ovens, 48" Refrigerator and 48" Freezer, walk-in pantry. The, refrigerated 360 bottle wine room opens to a spacious formal dining room. Retreat to the resort feeling master suite with sitting room, fireplace, 2 walk in closets, spa bathroom with stand alone tub, steam shower with view of grand yard, pool,spa,and guest /pool house.

Offered at \$4,495,000

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UNIT #207

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