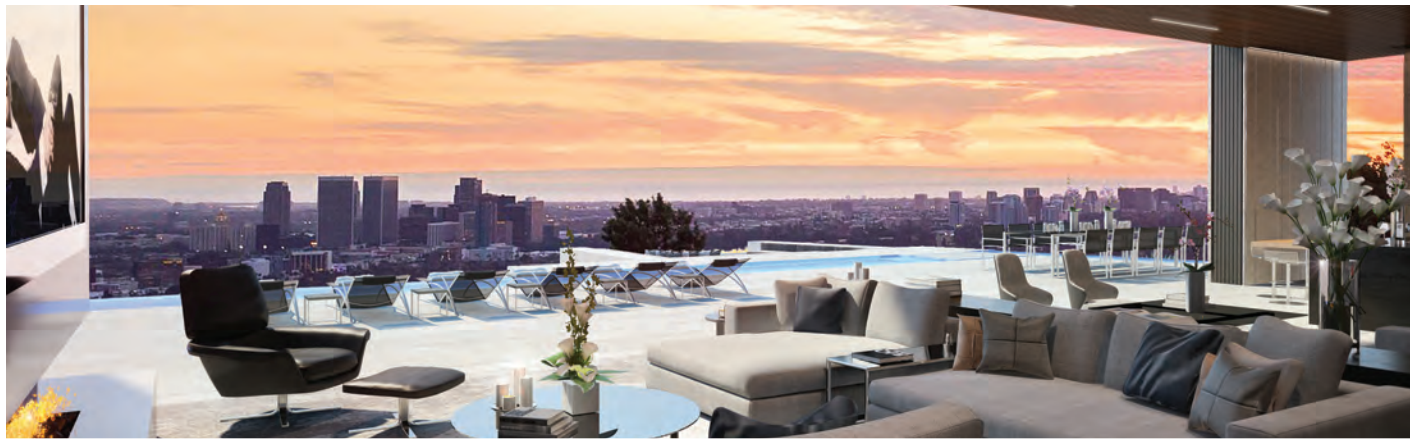


JOYCE REY
distinguished lifestyles

ALL PROPERTIES
OPEN TUESDAY 11 - 2



1169 HILLCREST RD | BEVERLY HILLS
a+ trophy estate, spectacular views, one plus acre

JUST LISTED | CATERED LUNCH



1940 BEL AIR RD | BEL AIR
casa lago, stunning new construction, incredible 360° view



901 ALPINE DR | BEVERLY HILLS
new construction, exuding grandeur and palatial elegance



720 N ALTA DR | BEVERLY HILLS
beautiful georgian traditional new construction



9198 CORDELL DR | SUNSET STRIP
an architectural masterpiece designed by john elgin wolf



just a selection of our fabulous properties

EMAIL JOYCE@JOYCEREY.COM WEB JOYCEREY.COM OFFICE 310.285.7529 CELL 310.291.6646 CALBRE #00456013

©2016 Goldwell Banker Real Estate LLC. All Rights Reserved. Goldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Goldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Goldwell Banker® and the Goldwell Banker Logo, Goldwell Banker Previews International® and the Goldwell Banker Previews International Logo, are registered service marks owned by Goldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.



BEVERLY HILLS

Modern Trousdale Masterpiece with Panoramic City Views.
551chaletdrive.com
\$19,975,000

Represented by: Steve Frankel
T. 310.281.3981 | homes@stevefrankel.com



MALIBU

Carbon Beach Estates across from desirable Carbon Beach. 360° ocean views. Villa Paradiso designed by Doug Burdge. Approved Plans & Permits for approx. 12,334± ft² Estate on 29.95± acres. Deeded La Costa Beach & Tennis Club membership.
\$14,950,000

Represented by: Ani Dermenjian
T. 310.317.9382 | come2malibu@yahoo.com



MARINA DEL REY

Watching sunsets does not get any better than from this oceanfront, tastefully updated traditional located on "Millionaire's Row" in coveted Marina Peninsula, near Venice and Silicon Beaches. Also available for lease at \$25,000/mo.
4 bedrooms, 4 baths, \$8,900,000

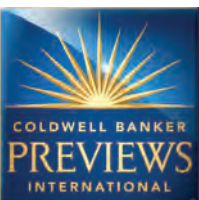
Represented by: Galina Blackman
T. 310.281.3642 | galinablackman@gmail.com



BEVERLY HILLS

Grand Contemporary home rich in luxurious marble and architectural finishes. Grand scale living room with 24' high floor-to-ceiling fireplace, modern lounge/family room w/fireplace, and beautiful backyard w/sparkling spa and pool.
6 bedrooms, 7+ baths, \$6,200,000

Represented by: Vangelis Korasidis
T. 310.247.1500 | Greek@coldwellbanker.com



COLDWELL BANKER PREVIEWS INTERNATIONAL®



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

**BRENTWOOD PARK**

Host tennis tournaments and football games on this one-of-a-kind 33,000 sq. ft. lot with sprawling lawn, pool, pool house and N/S Championship tennis court. Update and expand the current home, or build a brand new fabulous estate. 5 bedrooms, 6 baths, \$5,900,000

Represented by: Mary Lu Tuthill
T. 310.979.3990 | marylu@marylututhill.com

**PACIFIC PALISADES**

Ocean view contemporary Mediterranean estate on prestigious cul-de-sac in guard-gated Enclave boasts five bedrooms plus office, four full and one half bathrooms, large yard with room for pool and three-car garage. 5 bedrooms, 4+ baths, \$3,050,000

Represented by: Jon Cates
T. 310.570.9444 | jon@joncateshomes.com

**BEVERLY HILLS**

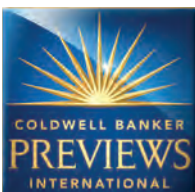
Private, Secure Traditional on quiet cul-de-sac. Nice floor plan. Updated home, large, sunny lot w/pool+spa. 5bd+4ba. 5 bedrooms, 4 baths, \$2,799,000

Represented by: Ron Holliman
T. 310.777.6216 | rghbh@yahoo.com

**PASADENA**

Motivated Sellers! Madison Heights area, beautifully remodeled from top to bottom. Turn-key 1 story. Almost 1/2 acre. 3bd+bonus room. Amazing great room. Lots of natural light. Redwood deck. Privacy & room to expand. 3 bedrooms, 3 baths, \$2,075,000

Represented by: Cathy Gerrard
T. 805.495.1048 | cathyg@coldwellbanker.com



COLDWELL BANKER PREVIEWS INTERNATIONAL®



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.



CLASSIC PALM SPRINGS HACIENDA

NEW EXCLUSIVE — OPEN
WED. FEB 3 / 9:30 – 11AM

**581 E. THE PALMS
PALM SPRINGS, CA
EL MIRADOR NEIGHBORHOOD**

Paying homage to California's Spanish Colonial past, the courtyard entry, low-pitched red-tile roofs, extended eaves and covered outdoor patios of the Spanish hacienda all lend to a corporeal experience whereby Gaspar de Portolá's vision of Alta California can be found. As the antecedent to Cliff May's popular California ranch-style homes which would change the vernacular landscape of postwar Southern California for decades, the Spanish-revival haciendas designed and built during the interwar years embodied the relaxed lifestyles of the region. Keeping true to the romanticism of the period, this home has incorporated modern amenities into the design without compromising its integrity. Tall walls line the perimeter of the corner lot in the El Mirador neighborhood, providing privacy to the 3 bedroom, 2 1/2 bath home. Library/sunroom, pool, hot tub, mountain views, outdoor shower, garage and 3-car motor court.

**\$1,100,000
STEPHEN SKURIS
MATTHEW BERKLEY**

BLUE SKY BUILDING SYSTEMS

**SHOWING
RESERVATIONS INVITED**

**THE GRAHAM RESIDENCE, 2011
YUCCA VALLEY, CA**

With little disruption to the natural environment during construction, Blue Sky Building Systems' sustainable Graham Residence is enhanced by the ten-acre rugged terrain on which it sits. Upon first sight, the right angles of the structure may appear to conflict with the rounded granite surfaces surrounding the house, but the rectilinear geometry of the structure is the perfect counterpoint to an otherwise undulating terrain of ancient rocks and desert landscape. Rather than demonstrating humankind's prowess to conquer nature by manipulating the environment to suit human needs, the Graham Residence changes the dialogue from conquering nature to being part of nature, while opening up a dialogue about sustainable and affordable architectural design. Residence includes 2 bedrooms, 1 bath and solar.

architectureforsale.com

**\$674,000
STEPHEN SKURIS
MATTHEW BERKLEY**



SPF:a ARCHITECTS, ZOLTAN PALI, F.A.I.A.

OPEN TUESDAY 11 – 2PM

**2500 BRIARCREST DRIVE
BEVERLY HILLS, 90210
THE CAVERHILL RESIDENCE, 2008**

The Caverhill Residence above Beverly Hills by Zoltan Pali, F.A.I.A. is an Icon of 21st century good living. The dramatic sculptural qualities of this meticulously designed steel framed residence are integral to the function and use of the residence. The property, a full 7/10s of an acre, is located on a wide private street not open to the public, and is carefully sited atop its high ridge to capture almost surreal two way views out to the Pacific, and across the Santa Monicas to the San Gabriels. With the City at your feet, living in the residence imparts a heady top of the world feeling, confirmed by the highest quality and design of interior cabinetry, finishes, hardware, appliances, and comfort systems.

CAVERHILLRESIDENCE.COM

**EXCITING NEW PRICE \$7.5 MILLION
CROSBY DOE**



ARTHUR & ALFRED HEINEMAN, ARCHITECTS

OPEN THURSDAY 10 – 2PM

**1233 WENTWORTH AVENUE
PASADENA, CA
THE LYDIA C. EDMANDS HOUSE, 1917**

Placed on the National Register of Historic Places in 1998, the Cotswold Cottage built for wealthy widow Lydia C. Edmands exemplified the Heineman brothers' creative tenure during the interpretive Arts and Crafts architectural movement from 1895-1918. The rolled-roof edges, half-timbers, and large eyebrow gable clearly sets the Edmands House apart from its Spanish Colonial and Mediterranean Revival neighbors. The seemingly whimsical design of the cottage displays the Heineman brothers skill at adapting historic styles while simultaneously displaying a sense of folly in their design. Generous common areas on the first floor, including a solarium, office, formal dining room, & very large living room, add an intangible value for hosting large gatherings and events. 6 Bedrooms, 5 bathrooms, pool, guest house with bedroom, bath, kitchen and living room.

1233WENTWORTHAVE.COM

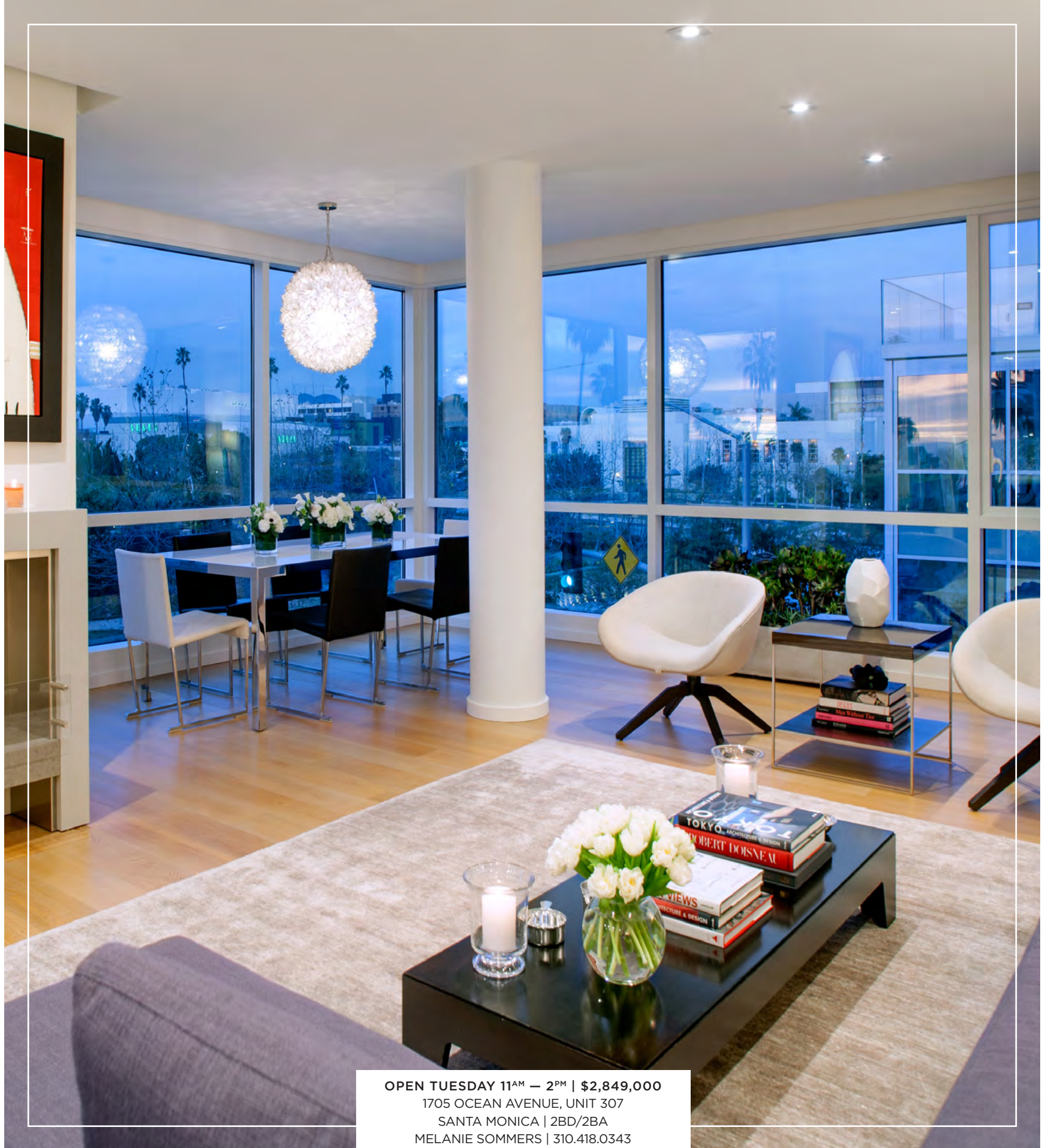
**\$4,980,000
MATTHEW BERKLEY**

architectureforsale.com™

**CROSBY DOE
ASSOCIATES
310.275.2222**

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210

PARTNERS *trust*



OPEN TUESDAY 11^{AM} — 2^{PM} | \$2,849,000
1705 OCEAN AVENUE, UNIT 307
SANTA MONICA | 2BD/2BA
MELANIE SOMMERS | 310.418.0343

PARTNERS *trust*



*By
Appointment*

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



*Open Tuesday
11^{AM} — 2^{PM}*

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



*By
Appointment*

31321 CEANOTHUS DRIVE, LAGUNA BEACH
KEVIN DEES | \$2,495,000 | 310.500.3015

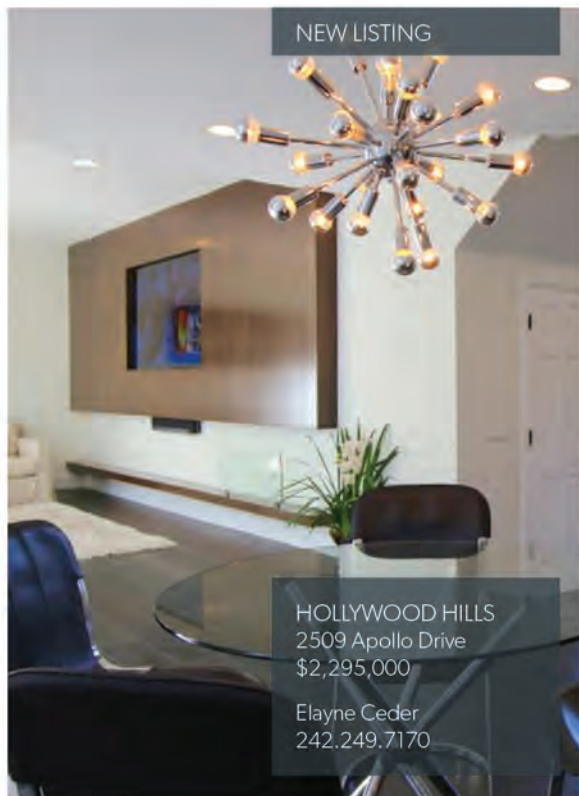


*Open Tuesday
11^{AM} — 2^{PM}*

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



JOHN AAROE GROUP



NEW LISTING

HOLLYWOOD HILLS
2509 Apollo Drive
\$2,295,000
Elayne Ceder
242.249.7170



LOS FELIZ
4791 Bonvue Avenue
\$2,495,000
Aaron Kirman
424.249.7162



BEVERLY HILLS
1712 Tropical Avenue
\$6,395,000
Sally Forster Jones
310.691.7888



NEW LISTING

SHERMAN OAKS
3954 Hopevale Drive
\$1,495,000
Jay Martinez
323.377.8332
Gilbert Dirige
310.801.0317

aaroe.com

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



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



NEW LISTING

HOLLYWOOD HILLS
8171 Mannix Drive
\$1,995,000
Clinton & Todd Team
310.433.0633



NEW LISTING

SANTA MONICA
507 W. Rustic Road
\$2,495,000
Sally Forster Jones
310.691.7888



NEW LISTING

BEVERLY HILLS
1002 Woodland Drive
\$6,950,000
Kaaren Kurtzman
310.500.1627



Bel-Air Canyon
\$125,000,000
Aaron Kirman
424.249.7162

JOHN AAROE GROUP | Passionately independent. Owned here, connected everywhere.
Fiercely committed to your success. And unmistakably on the move.



15501 CASIANO COURT, BEL AIR
LISTED AT \$3,799,000

OPEN TUESDAY 11-2PM

Huge Reduction - priced to sell. Mid-century designer showcase. Spectacular 5 bd+5.5 ba with cabana. All living area open to large backyard w/fplc, deck, saltwater pool/jacuzzi. Disappearing walls of glass from living area with open floorplan with seamless indoor-outdoor living. Built for entertaining. Master bdrm w/frplc & master bath, private patio & custom walk-in closet. 3 car garage.

LALEH SHEIKH
www.15501casiano.com

310.435.7131
lalehsheikh@sbcglobal.net



748 N. DETROIT STREET, MELROSE
LISTED AT \$2,729,000

OPEN TUESDAY 11-2PM

5 Bed, 5.5 Bath 2 story modern in the heart of Melrose Village. Dramatic staircase, soaring ceilings and a gorgeous kitchen. Downstairs has an en-suite bdrm that can be used as an office, etc. Sliding glass doors in LR flow out to the patio, BBQ, infinite pool and spa. Sexy master bdrm & master bath. This home is wired for everything you need and more. Lowest price per square foot for new construction in the area. Amazing style and amazing value!

STEVEN AARON
www.748NDETROIT.com

310.432.6588
StevenAaron@kw.com



16688 ASHLEY OAKS, ENCINO
REDUCED TO \$2,795,000

BY APPOINTMENT

Newly minted architectural renovation in the prestigious Clark Gable Estates. Double entry door, soaring 20' ceilings and mid-century open floor plan. Impressive 2-story living area & fireplace, walls of glass, and designer finishes anchors the residence. 6 Bedrooms plus 5.5 Baths renovated home in a five-star Encino location offers all modern conveniences.

JEFF YARBROUGH
www.JEFFYARBROUGH.com

323.854.4300
jeff@jeffyarbrough.com



3574 MULTIVIEW DRIVE, HOLLYWOOD HILLS
REDUCED TO \$2,479,000

BY APPOINTMENT

Mid-century modern Architectural view home with lofted ceilings of exposed wood, skylights, walls of glass doors and windows, and period detailing thruout. Classic open floor plan: Living, dining, and kitchen flow seamlessly into each other and out to lushly-planted grounds and a beach-entry pool. The master suite is a restful retreat from the busy life it looks down upon. Three guest bedrms, decks, patios, lawn, fire pit, and city lights views augment this marvel.

JEFF YARBROUGH
www.JEFFYARBROUGH.com

323.854.4300
jeff@jeffyarbrough.com



6118 MARYLAND, GROVE
LISTED AT \$2,299,000

BY APPOINTMENT

A Spanish Revival 4+4.5 reimagined in the heart of The Beverly Grove. Foyer leads to grand living spaces that open to a pool and spa. Fully appointed chef's kitchen with custom appls, stainless steel farm sink and Sub Zero frig. 4 bedrooms have private en suite baths and master suite is appointed with a marble bath, large wardrobe and private lanai. Modern amenities abound with Smart Home Technology enveloped in old world charm. This is the definition of home.

OMEGA GROUP-SCOTTMAN WALL 310.780.8001
www.6118MARYLAND.com ScottmanWall.LA@gmail.com

1654 WATERLOO STREET, SILVER LAKE
LISTED AT \$1,999,000

BY APPOINTMENT

Brand New, Contemporary View Estate with 4 bedrooms upstairs. Modern yet warm home with clean lines, high ceilings & lots of light. Beautiful wood floors with sleek stone & stainless steel appliances. Panoramic views of downtown & surrounding areas. Oversized lot for outdoor entertaining. Fully equipped Guest House and Easy parking in attached garage, driveway and street. Decks, balconies & yards combined, create a great living environment in wonderful Silver Lake.

LEE ZIFF
www.SILVERLAKEVIEWESTATES.com

310.432.6511
lee@leeziff.com



Sotheby's

INTERNATIONAL REALTY



BEVERLY HILLS

3200 Toppington Drive | **\$6,500,000**

This Villa style 5 bedroom, 7.5 bath home has it all. Wonderful curb appeal with traditional details in every rooms such as custom built-ins, crown molding, 5 fireplaces, designer lighting, one of a kind ceiling details and custom window coverings throughout. The dramatic 2-story entry opens onto quality hardwood floors and 8,300 sq. ft. (approx.) of luxury in a spacious open floor plan with large scale rooms and French doors opening to a beautiful pool/spa and tranquil canyon views. web: 0308551

Sunset Strip Brokerage
T. Clarke 310.888.3828, J. Giddins 310.666.6365

THE ART OF LIVING



BEVERLY HILLS | 1031 Cove Way 4BD/4.5BA | web: 0116334 | **\$8,995,000**
Beverly Hills Brokerage
Victoria Risko 310.882.0246



PACIFIC PALISADES | 901 El Medio Ave. 6BD/6.5BA | web: 0355517 | **\$6,995,000**
Brentwood Brokerage
Steven Moritz 310.871.3636



MALIBU | 3320 Sumac Ridge Rd. 5BD/5BA | web: 1300149 | **\$5,750,000**
Malibu - Point Dume Brokerage
Michael Gardner 310.699.8428



SUNSET STRIP | 1527SunsetPlaza.com 4BD/5BA | web: 0027347 | **\$3,249,000**
Beverly Hills Brokerage
Jory Burton 310.860.4515



LITTLE HOLMBY | Warner School District 5BD/4.5BA | web: 0027349 | **\$2,950,000**
Beverly Hills Brokerage
Josie Tong 310.779.8776, Daniel Fan 310.308.7688



TARZANA HILLS | 4234 Aleman Drive 5BD/4.5BA | web: 0308468 | **\$1,395,000**
Sunset Strip Brokerage
Richard Casillas 310.467.1273

SOTHEBY'S INTERNATIONAL REALTY, GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip
FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000
sothebys homes.com/losangeles

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.

Visit **onlywithus.com** to discover the benefits available through us alone.



Celebrity Home
29365 Castlehill Drive • Agoura Hills
Offered at \$2,199,999
Shown By Appointment

				
6	6	3	5,021SF	17,155SF



ENGEL & VÖLKERS®
Beverly Hills

Alan Bess
310.867.1900

Alan.Bess@EVUSA.com
BeverlyHills.EVUSA.com

Engel & Völkers Portfolio of Fine Homes



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



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



3069 Valevista Trail · Los Angeles **\$1,849,000**
Yawar Charlie | Karen Sanchez 323.547.8900
3 bed · 3bath · 2,605 sq ft · 27,000 sf lot



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



407 11th Street · Santa Monica **\$15,000/mo**
Staci Siegel 310.592.6500
4 bed · 3 bath · 2,824 sf · 7,525 sq ft



13650 Marina Pte Dr, #1804 · Marina del Rey **\$13,950/mo**
Guy Reid 310.699.2601
3 bed · 3.5 bath · 3,386 sf



ENGEL & VÖLKERS®

SANTA MONICA
SantaMonica.EVUSA.com
310.460.2525

BEVERLY HILLS
BeverlyHills.EVUSA.com
310.777.7510

LOS ANGELES
LosAngeles.EVUSA.com
323.937.5101

Argentina · Australia · Austria · Bahrain · Belgium · Canada · Chile · China · Colombia · Croatia · Czech Republic · Dominican Republic · France · Germany · Greece · Hungary · Ireland · Italy · Liechtenstein · Luxembourg · Malta · Mexico · Montenegro · Netherlands · Oman · Peru · Portugal · Qatar · Russia · South Africa · Spain · Sweden · Switzerland · Thailand · Turkey · UAE · United Kingdom · Uruguay · USA

Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544

MODERN W/ POOL IN HANCOCK PARK | OPEN TUESDAY 11-2



514 N. Las Palmas Avenue
Hancock Park

3bd 3.5ba
Listed at \$2,499,000

Originally built in 1924, this rare updated modern with pool on a tree lined street in Hancock Park is chic, sophisticated, and flooded with light. The home offers an open floor plan w/ loft-like living room, library/office, and an eat-in kitchen w/Sub-Zero appliances + granite counters. A large den/family room with French doors leads to a private backyard complete with sparkling pool, spa, and built-in BBQ. Upstairs, there is a spacious master suite w/ an additional bed + bath. Come see this oasis in the city. Third Street School district. JennaCooperLa.com/514LasPalmas

JENNACOOPER

424.202.3279 | jenna.cooper@telesproperties.com

Jenna Cooper: California Bureau of Real Estate #01352710
©2016 Teles Properties, Inc. Teles Properties is a registered trademark. Teles Properties, Inc. does not guarantee accuracy of square footage, lot size, room count, building permit status or any other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of the information.

TELES
PROPERTIES



Remodeled Storybook Compound, Ocean Park

2629 6th Street

3 BED | 2 BATH | \$2,100,000

Claire Burns
310.880.5288



Oceanfront and Modern Design, Malibu

41800 Pacific Coast Highway

4 BED | 5.5 BATH | \$53,000,000

Ari Afshar
Aitan Segal
310.780.3180



New Contemporary Listing, Bird Streets

9237 Warbler Way

3 BED | 4 BATH | \$4,295,000

Jeeb O'Reilly
Tori Barnao
Gersh Gershunoff
310.980.5304



Price Reduction Chic Regency Traditional, Sunset Strip

1289 Sunset Plaza Drive

3 BED | 4.5 BATH | \$6,649,000

Scott Segall
310.480.4823

COMPASS

compass.com 310.230.5478 compass compassinc compass

Compass is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. To reach the Compass main office call 310.230.5478

JOIN OUR LEADING BRAND...



1522 S CREST DRIVE | \$2,995,000

Modern new construction home with 6 bedrooms (plus detached rec room), 5.5 bathrooms, 2 fireplaces. Custom designer/kosher kitchen with Thermador appliances. Natural light bursts through the dramatic front window and throughout the home. LED lighting throughout. Smart system allows for remote lighting and security control. WebID 539572

TREVOR LAMBRIGHT 424.253.5592

TrevorL@nestseekers.com

SAM REAL 323.533.1277

SamR@nestseekers.com



410 N PAULINA AVENUE | \$1,500,000

Located on a premiere street of South Redondo Beach, this 1963 built 4 bedroom and 1.75 bath beach home, situated high on a 5,000 sq.ft. lot, combines sophisticated features and traditional style. The bright and open floor plan offers a wonderful flow from room to room. WebID 530453

SAM REAL 323.533.1277

SamR@nestseekers.com



SAM REAL *Licensed Real Estate Agent*

Nest Seekers International - 271 North Canon Drive Beverly Hills, CA 90210

Phone: 310.278.8861 x 2072 Mobile: 323.533.1277 **SamR@nestseekers.com**

Nest Seekers
INTERNATIONAL

BEVERLY HILLS | NEW YORK | HAMPTONS | MIAMI | LONDON

NEST SEEKERS BEVERLY HILLS FEATURED PROPERTIES



7851 ELECTRA DRIVE | \$1,975,000

Situated on Mt. Olympus, this beautiful Mediterranean home features a flexible floor plan, hardwood floors, granite counter tops, top of the line stainless steel Viking appliances, grand dining room, massive family room and a pool with large yard. The upstairs consists of 4 bedrooms each with their own French style balconies either with views of the city or of the beautiful backyard. WebID 551915

SAM REAL 323.533.1277 SamR@nestseekers.com



1455 CARMONA AVENUE | \$1,199,000

The finest 3 Bed/2 Bath home in Picfair Village of Mid-city! NEWLY and completely renovated with designer enhanced, open floor plan with a gas fireplace in the living room.

SAM REAL 323.533.1277 SamR@nestseekers.com



14613 ROUND VALLEY DRIVE | \$2,045,000

Exquisite contemporary home in prime sherman oaks location. This gated and private estate features spectacular 180 degree views, large entertainment rooms, grande entrance, formal dining, large living room w/vaulted cathedral ceilings & large skylights. Wonderful grounds include pool, dining gazebo & full guest house. Compound includes elevator. WebID 530446

SAM REAL 323.533.1277 SamR@nestseekers.com



9958 WESTWANDA DRIVE | \$1,995,000

Elegant, comfortable and in great condition with recently updated bathrooms. Set on a hillside with serene canyon views. Large open rooms with abundant natural light and large closets and windows. Great living room with 18 ft. Ceilings, kitchen with breakfast area, generous family room with fireplace & bar, large master suite with his and hers large walk-in closets, totally separate guest suite with kitchen and living room area WebID 540298

SAM REAL 323.533.1277 SamR@nestseekers.com

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

Nest Seekers
INTERNATIONAL

271 NORTH CANON DRIVE BEVERLY HILLS, CA

NestSeekers.com

Join our 300,000+ fans



FINAL 2
PENTHOUSES



Penthouse 40 Master Suite

PENTHOUSE OF THE CENTURY

With unobstructed, breathtaking views stretching from Downtown LA across the Hollywood Hills to the Pacific Ocean, the views from The Century Penthouses are unlike any other. As the last release of The Penthouse Collection is now available, this is the final opportunity to own a penthouse at Los Angeles' most desirable residential address.

Located on nearly four acres of landscaped gardens, residents will be pampered by The Century's unrivaled array of services and amenities including a 24-hour attended lobby with doorman and concierge, 75' outdoor resort-style pool, private screening room and in-residence dining from Hinoki & the Bird.

Half-floor Penthouse 38A priced at \$14,800,000 | Full-floor Penthouse 40 priced at \$28,950,000

THE
Century

One Century Drive, Los Angeles, CA 90067 | 310.552.2055
TheCenturyPenthouse40.com



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



WESTSIDE ESTATE AGENCY



THE PARK BEL AIR

BEL AIR | \$115,000,000

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

Kurt Rappaport

(310) 860-8889 | CalBRE# 01036061

Stephen Shapiro

(310) 860-8888 | CalBRE# 01257836

Fred J. Bernstein

(310) 300-0599 | CalBRE# 01476689



ONCE IN A GENERATION WORLD-CLASS ESTATE

BRENTWOOD | \$55,000,000

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

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



BUILD YOUR DREAM ESTATE

HOLMBY HILLS | \$32,500,000

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

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



CLASSIC BEL AIR ESTATE ON RESORT-LIKE GROUNDS

BEL AIR | \$24,995,000

Unobstructed views. Authentic courtyard Mediterranean with museum quality restoration & complete privacy. Spectacular LR with coffered wood ceilings, pub, theater, gym & more. Outdoor loggia/dining pavilion, lawn, pool & guest house. 755stradella.com

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

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



BEAUTIFUL GEORGIAN TRADITIONAL

BEVERLY HILLS | \$24,995,000

New construction on one of the most desirable streets in the BH Flats. 7 BRs, 14 baths on an approx 27,000 sf lot. Perfect for entertaining. Enormous master suite, huge lower level with theater, wine tasting room, game room, & gym. Opulent features, smart home technology, & every amenity imaginable. Co-listed. weahomes.com/listing/720-n-alta

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

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



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

323.476.1826 | michelle@abovethepenthouses.com
BRE #01731312

An HEI/GC Hollywood and Vine, LLC project. The Residences at W Hollywood are not owned, developed, or sold by Starwood Hotels & Resorts Worldwide, Inc. or its affiliates. HEI/GC Hollywood and Vine, LLC, a joint venture between Gatehouse Capital Corporation and HEI Hotels and Resorts, LLC, uses the W® trademark and trade names under a license from Starwood Hotels and Resorts Worldwide, Inc. This is not an offer to sell or solicitation of offers to buy, nor is any offer or solicitation made where prohibited by law. The statements set forth herein are summary in nature and should not be relied upon. A prospective purchaser should refer to the entire set of documents provided by HEI/GC Hollywood and Vine, LLC project and should seek competent legal advice in connection therewith. No view is guaranteed and views may be altered by subsequent development, construction.



THE OPPENHEIM GROUP
REAL ESTATE

\$2 MILLION DOLLAR REDUCTION - NOW \$4,995,000 REVIEWING OFFERS FEBRUARY 4TH

Located in the exclusive 24-hour guard-gated Hidden Valley celebrity enclave, this incredible contemporary boasts an open floor plan with a lavish 1,800 sq. ft. master suite featuring dual walk-in-closets. This is one of the few properties in the prestigious Hidden Valley community where you can watch breathtaking sunsets and enjoy amazing views.



BEVERLY HILLS

9505 HIDDEN VALLEY RD.

\$4,995,000 | 5 BED 6 BATH 5,193 SQ. FT.

OPEN TUESDAY 11-2PM

HIDDENVALLEYRD.COM

JASON OPPENHEIM, ESQ.

BROKER / PRESIDENT

OGROUP.COM

jason@ogroup.com | 310.990.6656

8606 Sunset Blvd. | West Hollywood, CA 90069



THE
WAVERLY

RELATED

FINAL 6 OPPORTUNITIES TO OWN THE BEST OF SANTA MONICA

INCREASED BROKER COMMISSION TO 4%

Residences from \$1,495,000

Sales Gallery open Monday - Saturday 10am - 5pm • 310.394.1100

Sunday Open House 1-4pm

1705 Ocean Avenue, Santa Monica, CA 90401 • WaverlySantaMonica.com

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



THE FINAL 5 RESIDENCES



THE
SEYCHELLE



YOUR FINAL OPPORTUNITY TO OWN
THE BEST OF SANTA MONICA

3% BROKER COMMISSION

Residences from \$4,100,000

Sales Gallery open Monday - Saturday 10am - 5pm • 310.394.1100

1755 Ocean Avenue, Santa Monica, CA 90401

SeychelleSantaMonica.com

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





NEW YEAR. NEW COMMISSION.
3% BROKER COMMISSION* AT 460 PALM
FOR A LIMITED TIME ONLY



Don't Miss This Increased
 Broker Co-Op on Final Homes

MOVE-IN READY HOMES
 Now Selling from the \$2 Millions

JOIN THE FAMILY
 Visit 460PalmLuxury.com/BR
 For a List of Real Estate
 Professionals Who Have Already
 Sold at 460 Palm



460 N. Palm Drive, Beverly Hills, CA 90210 // LiveAt460Palm.com/MLS // 310.205.0625



*Broker must accompany client on first visit and complete registration form to receive broker co-op – no exceptions. Client must purchase after January 3, 2016 and close escrow by February 28, 2016 to receive increased commission of 3%. Photos shown are of the rooftop deck and Plan 5 model home and do not reflect specific featured homes. Builder has the right to change square footage, plans and pricing without notice. ©2016 ETCO Homes. CalBRE license no. 01878688.



VIEW



FEATURED *Properties*

MALIBU | \$21,750,000

Represented by IRENE DAZZAN-PALMER & SANDRO DAZZAN (310) 317-9354

COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to 15.9 million households each year.
Browse all digital editions at cbview.com*

**COLDWELL
BANKER** 



ARCADIA | \$2,098,000
 Updated & remodeled thru-out with 4BR, 5BA, 3,273SF & 13,395SF lot. www.49OrangeGrove.com
JOSEPH CHIOVARE (626) 945-2236



BEVERLY HILLS PO | \$2,799,000
 9705 Moorgate Rd. Pvt, Secure Trad. on cul-de-sac. Nice flr pln. Updated, lg lot w/pool+spa
RON HOLLIMAN (310) 777-6216



CULVER CITY | \$950,000
 Contemporary Marina Arts District 2bd/4ba twnhm, multiple decks perfect for live/wrk space
JENNIFER PETSU & MORGAN WARD (310) 945-6365



ENCINO | \$769,000
 OPEN SUN 1-4PM | Bright 2 BD + Loft + 2 BA. 2142 sq ft, full service. Great Location.
BEVERLY NUNEZ (310) 442-1637



GLENDALE | \$790,000
 3br, 2ba single story traditional style home. Living rm has a fireplace, window shutters.
MARIAN S GETTS (818) 240-1111



HANCOCK PARK | \$10,995,000
 Italian Mediterranean, newly reimagined 1960-2016 completed masterpiece on a 22,000 sf lot
BETSY MALLOY/ BRANDON COHAN (323) 806-0203



LA CAÑADA FLINTRIDGE | \$1,700,000
 4621 Vineta | Pending. Ranch style 3BR/2BA | 17000 SqFt lot | pool&spa | Fpl in kitchen&LR
MELISSA RYAN (310) 993-8319



LAFAYETTE SQUARE | \$1,295,000
 Original Prairie Craftsman estate newly restored to its finest. 4BD/4BA.
ERIK FLEXNER (323) 383-3950



LANCASTER | \$229,000
 3bd + 2bth on quiet street. New interior paint, new wood flooring in family rm + kitch
JOHN ANTHONY CHRISTOPHER (323) 906-2468



LOS ANGELES | \$3,295,000
 Stylish living & entertaining in this custom 5BD/6BA home w/ gourmet kitchen, pool & spa.
GENE BUSH (310) 657-5050



MALIBU | \$3,995,000
 Serra Retreat, lushly landscaped architectural home featuring exceptional amenities.
CHRISTINE RODGERSON (310) 617-6699



MALIBU | \$3,495,000
 Romantic & stylish 2-story, corner lot home.
CHRISTOPHER CORTAZZO (310) 589-2472



RESIDENTIAL BROKERAGE

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



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



MARINA DEL REY | \$8,900,000
Watch sunsets in a 2-story, 4+4 gem on "Millionaire's
Row" in coveted Marina Peninsula.
GALINA BLACKMAN (310) 281-3642



OXNARD | \$2,350,000
2 Bedroom + 1 Bath. 1920s beach cottage
on the sand.
ARIEL & KAREN (805) 824-2004



PACIFIC PALISADES | \$1,995,000
Remodeled 4+4 nestled on a private gated street at the
prestigious Summit Club.
ADAM KATZ (310) 230-2415



PLAYA VISTA | \$1,858,000
12930 Agustin Pl | 3BR 2.5BA. Contemp Mediterranean
SFR Exceptional custom upgrds thruout
WINNIE LICHT & JULIE WALKER (310) 745-7468



RANCHO PALOS VERDES | \$1,449,000
4BD/3BA | Beautifully remodeled one level home with
huge views of the Queen's necklace
LES FISHMAN & VIRGINIA BUTLER (310) 980-4301



SAN MARINO | \$2,395,000
Outstanding two story 7 bdrm, 6 bth family home
featuring hardwood flooring crown moulding
MARY HALTOM (626) 685-5237



SANTA MONICA | \$3,300,000
4BR/4BA w/barrel ceiling in liv rm, west-facing backyard
& lrg rumpus rm w/fplc & 3/4 bath
KATE BRANSFIELD (310) 395-1133



STUDIO CITY | \$2,379,000
Desirable Silver Triangle location, south of Ventura.
New construction home with pool/spa.
AVI BARAZANI (818) 528-2210



THOUSAND OAKS | \$2,499,000
Single story, 3+lib+gym, appx. 4,000 sq.ft. private
location, Sherwood CC, 4-car garage.
ERIN AND BOB (805) 230-3308



TOPANGA | \$2,199,999
Beautiful Architectural Home. Private oasis with
breathtaking views. Salt-Water Pool.
PHILIP BORODA (818) 995-2424



WOODLAND HILLS | \$1,195,000
Completely remodeled 6 bed + 4 bath + Den + Pool +
3,428 sq ft. www.24217Albers.com
RAISA, GARY & LISSA RESS (818) 388-6292

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

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

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

Ventura (805) 648-5051
Westchester (424) 702-3000
Westlake Village (805) 495-1048
COLDWELLBANKERHOMES.COM

**COLDWELL
BANKER**
RESIDENTIAL BROKERAGE

A&D ARCHITECTURE & DESIGN

MY LUXURY ARCHITECTURAL RENOVATION VIEW

With Architect Mark Palmer
by Bret Parsons



A specialty of my practice is to bring “architecturals” (significant homes designed by noted architects) into the modern era in a respectful and thoughtful manner. Regardless of the size project, here’s an optimum checklist to assure success. Begin by following the medical axiom, “First do no harm.” This means to maintain the architect’s “original intent” with circulation patterns and detailing. Second, confirm the structural integrity; then, order a set of “as-built” drawings since original blueprints are often not available. Third, diligently integrate the homeowner’s current needs (aka “the wish list”) with the existing project. Fourth, inventory all the existing details: floor, wall and ceiling finishes; cabinetry; and fixtures. Fifth, upgrade or install new systems including plumbing, electrical, HVAC, etc. Finally, incorporate all the above aspects into the final remodel. My firm recently renovated actor Tom Mix’s 1934 Beverly Hills home (at right) which included as-built drawings, demolition, architectural review approval, construction documents, permitting, and project management. Worthwhile projects become a “labor of love” and take more time than conventional renovations, yet, the end result is always worth the time and effort!

www.MarkPalmerArchitect.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: PAUL WILLIAMS



HOLMBY HILLS | \$12,950,000
Traditional Holmby Hills estate on 1.1 acres.

Jade Mills (310) 285-7508

ARCHITECT: JOHN A. RINALDI



PASADENA | \$1,950,000
Striking contemporary style home w/2-story entry, sited on a half-acre of lush landscaping
Darrell Done (626) 844-2255

ARCHITECT: FRANK WEBSTER



LOS ANGELES | \$1,399,000
1929 Country English gem in impeccable condition.
Victor Kaminoff (213) 718-7718



RESIDENTIAL BROKERAGE

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,
CONTACT BRET@BRETPARSONS.COM OR (310) 281-4346
FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage.

9739 Oak Pass Road, Beverly Hills PO

Exceptional Spanish Estate
in the exclusive gated enclave of Oak Pass Road
www.9739OakPassRoad.com

Built in 2010
3.5 Acres of Park-Like Grounds
14,000 sq.ft. main house & 2 bedroom guesthouse

\$22,995,000

Open Tuesday 11-2



Jade Mills

(310) 285.7508 | Homes@JadeMills.com
www.JadeMills.com | CalBRE #00526877



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

AN ICONIC, GENERATIONAL, LANDMARK ASSET



Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. Coldwell Banker Commercial NRT has obtained the information in this brochure from sources that it believes to be reliable. However, Coldwell Banker Commercial NRT has not verified its accuracy and makes no guarantee, warranty or representation about it. The Offering Memorandum is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Coldwell Banker Commercial NRT has included projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Any prospective Purchaser should consult its tax and legal advisors should and conduct its own investigation of the property and transaction.



400 BLOCK OF CANON DRIVE BEVERLY HILLS, CA 90210

200 Linear Feet of Frontage on North Canon Drive in the Golden Triangle.
Approximately 28,314 Square Feet of Land, Parcel Numbers: 4343-008-006, 4343-008-005 and 4343-008-004.
20,572 Square Feet of existing Retail Space (per tax assessor).

Proposed 60,000 Square foot Retail Center with Subterranean Parking. Offers tremendous upside development potential for the site with an outstanding design study by Gensler. NDA required for detailed information.

JOYCE REY EXECUTIVE DIRECTOR
(310) 285-7529
Joyce@JoyceRey.com | JoyceRey.com
CalBRE #00465013

ANTHONY R. PALERMO DIRECTOR, COMMERCIAL DEVELOPMENT
COLDWELL BANKER COMMERCIAL NRT
(310) 285-7539 | APalermo@coldwellbanker.com
CalBRE #01244252

©2016 Coldwell Banker Real Estate LLC. Coldwell Banker®, Previews® and Coldwell Banker Previews International are registered trademarks licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned And Operated By a Subsidiary of NRT LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Coldwell Banker®, the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews® International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC.



DEVELOPMENT OPPORTUNITY -
WORLD CLASS ESTATE PROPERTY



1169 HILLCREST, BEVERLY HILLS

OPEN TUESDAY 11-2
CATERED PICNIC LUNCH - LOBSTER ROLLS & ROSÉ

BP

BELSON • PALUMBO
LUXURY DEVELOPMENT



JoyceRey DAMON

A+ TROPHY ESTATE | SPECTACULAR VIEWS | 1+ ACRES | TURN KEY \$100M | LAND W PLANS \$35M

Fully engineered museum quality architectural plans by the world class design team of Palumbo Design, and Shubin & Donaldson. This 24,500+SF contemporary residential masterpiece is surrounded with lavish water elements, an endless list of amenities, and a stunning second story roof-top deck with sweeping City, Ocean views on the most desired street in Beverly Hills! See property website for further details.

www.1169Hillcrest.com

JOYCE REY EXECUTIVE DIRECTOR

(310) 285-7529 | Joyce@JoyceRey.com

JoyceRey.com | CalBRE #00465013

CHRISTOPHER DAMON

(310) 230-2427 | Christopher@TheDamonGroup.com

TheDamonGroup.com | CalBRE #01877594

©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.





10664 BELLAGIO ROAD | BEL AIR



Directly overlooking the renowned Bel-Air Country Club, in Old Bel -Air's most prestigious East Gate location, sits this glorious, gated and private compound. Beyond the secluded and expansive driveway with circular motor court, rests this exquisite and elegant residence on approximately 1.5 flat acres (2 contiguous parcels). Impeccable, discerning and sophisticated in its design, with over 20,000 sq. ft. of grand interior living space, this property is a major achievement in design and proportion with large scale entertaining. Comprised of a formal dining room, exceptional 2,000 sq. ft. lavish master retreat, movie/screening room, resort-like indoor spa & gym, exercise studio, billiard room, wine cellar, poolside interior cabana/game room, full guest apartment with private entrance and subterranean garage. Unsurpassed Bel-Air Country Club golf course views.

\$37,500,000 | By appointment only



©2014 Coldwell Banker Real Estate LLC. Coldwell Banker®, Previews® and Coldwell Banker Previews International are registered trademarks licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Owned And Operated By a Subsidiary of NRT LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Coldwell Banker®, the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews® International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC.



JERRY JOLTON
Assistant Manager & Estates Director
Coldwell Banker Residential Brokerage Beverly Hills South
310.285.7503 Jerry@JerryJolton.com
CalBRE# 00884722



QUALITYAGENTS



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



\$5,950,000 | 528 Marguerita Avenue, Santa Monica | 5BD/3BA
Emil Alexander Schneeman | 310.230.3731



\$3,495,000 | 879 Muskingum Ave, Pacific Palisades | 1BD/1BA
Ellen McCormick | 310.230.3707



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

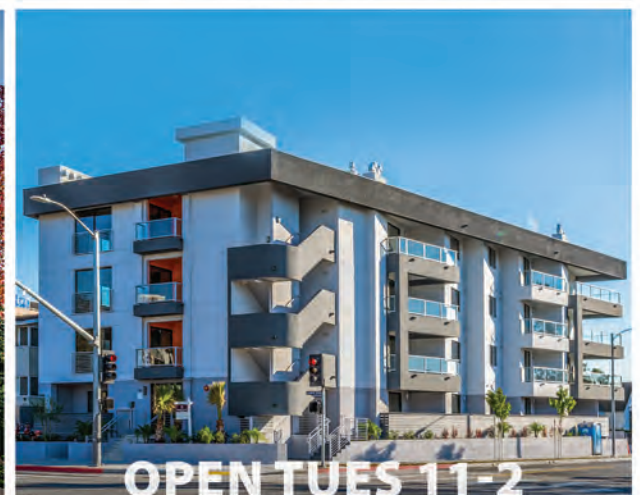


\$2,950,000 | 125 W Mountain Drive, Montecito | 3BD/4BA
Nancy Kogevinas | 805.450.6233



OPEN TUES 11-2

\$1,995,000 | 11730 Gwynne Lane, Bel Air | 3BD/3BA
Jacqueline Chernov | 310.403.7557



OPEN TUES 11-2

749,000 - 1,059,000 | 5826 Olympic Bl, Miracle Mile | 12 units
St. James + Canter/P. Albanese | 310.291.1029

©2016 Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHSCP do not guarantee accuracy of all data including measurements,



Visit us online at bhhsocalifornia.com

Beverly Hills | Brentwood | Calabasas | Encino | Los Feliz | Los Olivos | Montecito
Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$3,499,000 | 18255 Karen Drive, Tarzana | 6BD/7BA
Marlene Geibelson | 818.606.8820



\$3,595,000 | 42 Cinch Road, Bell Canyon | 6BD/7½BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



OPEN TUES 11-2

\$1,549,000 | 2131 Manning Avenue, Westwood | 3BD/2½BA
Lauren Ravitz | 310.820.9301



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



\$1,329,000 | 19156 Wells Drive, Tarzana | 4BD/3BA
Payab/Orrego | 818.269.2796/323.839.9658



\$799,999 | 14638 Killion Street, Sherman Oaks | 3BD/1¼BA
Matt Epstein | 818.789.7408



\$1,699,000 | 13517 Contour Drive, Sherman Oaks | 4BD/2¼BA
Andrew Manning | 818.380.2147

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



BRAND NEW CONSTRUCTION WITH 12 STUNNING CONTEMPORARY UNITS IN MIRACLE MILE
5826 OLYMPIC BL | MIRACLE MILE UNITS STARTING AT \$749,000 UP TO \$1,059,000



12 Luxury Condominiums
2-3 Bedrooms + 2 Baths
Large Private Terraces
Amazing City Views
In-Unit Laundry

High-End Designer Finishes
Low HOA Dues
Ideal Central Location
Italian Designed Cabinetry
Stainless Steel Appliances

Modern Fireplaces
Quartz Slab Countertops
and Backsplash

CRISTIE ST. JAMES
Luxury Properties Director
310.291.1029

MARKUS CANTER
Luxury Properties Director
310.704.4248



MODERN | LUXURY | LIFESTYLE

5826OLYMPIC.COM

PREMIER BROKER'S OPEN:
TUESDAY | 11 AM - 2 PM

PIA ALBANESE
Leading Edge Society
310.621.1557

BERKSHIRE HATHAWAY | California Properties
HomeServices



\$13,950,000 **1892 Rising Glen Rd, Sunset Strip**
Chic, private 5BD/6BA tennis court European Villa compound with pool, wrap-around terraces & city views! **Co-Listed with Salazar + Kamrany.**



\$3,125,000 **8291 Presson Pl, Sunset Strip**
1928 Dorian Residence 4BD/4½BA Sunset Strip Country English view home. **Co-listed with Adara Salim.**



NEW LISTING OPEN TUES 11-2

\$1,049,000 **1140 N Formosa Ave #6, West Hollywood**
Extraordinary and rare 2BD/2½BA + office modern townhouse in award-winning Architectural building.



\$849,000 **1219 Sunset Plaza Dr #5, West Hollywood**
Chic, remodeled 2BD/2BA condo with city views and exceptional features. Pool, spa, ideal location.



NEW LISTING

\$640,000 **1131 Alta Loma Rd #218, West Hollywood**
Extensively remodeled modern 1BD/1BA unit with exceptional features and balcony at sought-after Park Wellington.



FOR LEASE

\$200,000 per month **23660 Malibu Colony Rd, Malibu**
Enjoy this fully furnished and one-of-a-kind, 3-story 5BD/8BA beach front property in guard gated Malibu Colony.

CRISTIE ST. JAMES

Luxury Properties Director

310.291.1029 | stjamesest@aol.com

MARKUS CANTER

Luxury Properties Director

310.704.4248 | markuscanter@bhhsca.com

WWW.STJAMESCANTER.COM

BERKSHIRE HATHAWAY | California Properties
HomeServices



11730 Gwynne Lane | Bel Air Crest

Offered at \$1,995,000

This elegant 3 bedroom, 3 bathroom home is located in the prestigious Bel Air Crest, a 24 hour guard gated community, on a quiet cul-de-sac. Beautiful gleaming marble tiling throughout. Soaring vaulted ceilings, with skylights, make this a bright & airy home. The spacious & open kitchen overlooks the family room, which leads out to a private & exquisitely manicured backyard. The master bedroom suite has a balcony overlooking the backyard & an expansive walk-in closet. The luxurious master bathroom has marble flooring throughout. This property is surrounded by 2 acres of HOA land with a clubhouse, pool, tennis court, basketball, gym, putting green, dog park, & banquet hall.



JACQUELINE CHERNOV

310.403.7557

chernovjacqueline@gmail.com

jacquelinechernov.com

OPEN TUESDAY 11-2

BERKSHIRE HATHAWAY | California Properties
HomeServices



ARCHITECTURAL MASTERPIECE

OPEN TUESDAY 11-2

50 HALDEMAN ROAD
SANTA MONICA

5 BEDROOMS & 6 BATHS
OFFERED AT **\$8,295,000**



GARY GLASS ESTATES

BERKSHIRE HATHAWAY | California Properties
HomeServices

GARY GLASS | 310.820.9343

©2016 Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHSCP do not guarantee accuracy of all data including measurements, conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. CalBRE 00933169



Open 11-2pm
& 6-7pm

1901 Sunset Plaza Drive

Sunset Strip

\$7,995,000

5 BR | 6 BA | Pool | Elevator | Media Room | Guest House

Bold contemporary offers luxurious interiors, echoing post modern influences.

Travertine terrace surrounds Pool and outdoor Dining Pavilion lounge.

Sweeping panoramic views to the Pacific Ocean.



Chris Pickett



Ernie Carswell

Ernie Carswell: Bureau of Real Estate #01111566 | Chris Pickett: Bureau of Real Estate #01475927

©2016 Teles Properties, Inc. Teles Properties is a registered trademark. Teles Properties, Inc. does not guarantee accuracy of square footage, lot size, room count, building permit status or any other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of the information.



— WELCOME TO —
Everything

*New Two-Story Detached Residences
in Santa Clarita*

STARTING FROM THE HIGH
\$400,000s to over \$900,000s



Miles of trails, a resort-style club, a community park and the area's five signature knolls create the ultimate invitation to **LIVE LIFE WHERE YOU BELONG.**

six stylish NEIGHBORHOODS IN SANTA CLARITA



HIGHGLEN by Brookfield Residential
Gated Neighborhood
Approx. 3,788 – 4,235 Sq. Ft.
4 – 6 Bedrooms | 3.5 – 5.5 Baths
From the \$800,000s
27685 Camellia Drive | 800.883.6451

EVERETT by Meritage Homes
Approx. 2,724 – 3,131 Sq. Ft.
3 – 5 Bedrooms | 2.5 – 4.5 Baths
From the High \$500,000s
27304 Ellery Place | 877.222.0568

MONTERRA by Christopher Homes
Gated Neighborhood
Approx. 3,583 – 3,858 Sq. Ft.
5 – 7 Bedrooms | 4.5 – 6 Baths
From the \$700,000s
27679 Camellia Drive | 661.434.4808

GRAYSON by TRI Pointe Homes
Approx. 2,121 – 2,470 Sq. Ft.
3 – 5 Bedrooms | 2.5 – 3 Baths
From the \$500,000s
27300 Leighton Lane | 855.815.9100

BRIGHTON by Brookfield Residential
Gated Neighborhood
Approx. 3,116 – 3,470 Sq. Ft.
4 – 6 Bedrooms | 3.5 – 4.5 Baths
From the \$700,000s
20532 Arden Place | 800.603.1831

HAYWOOD by KB Home
Approx. 1,856 – 2,388 Sq. Ft.
3 – 5 Bedrooms | 2.5 – 3 Baths
From the High \$400,000s
27439 Snowberry Court | 661.367.7617

BROKERS WELCOME*

— MODELS OPEN DAILY 10AM TO 5PM —

FiveKnolls.com 



*All builders at Five Knolls cooperate with brokers. Please plan to accompany your client on the first visit to Five Knolls in order to be eligible for most referral programs. Contact the individual builder/sales office for specific details. Plans, pricing and product information are subject to change. Copyright © 2016 Brookfield Residential. All rights reserved. CalBRE license #00991326.

**Brookfield
Residential**



MAYA HAZEN MANSHEL

Director, Aaroe Estates

424.249.7173

mayahazen@gmail.com

AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com



JOHN AAROE GROUP

ONE OF THE MOST SIGNIFICANT
RESIDENTIAL COMPOUNDS

La Villa Contenta, Malibu

\$60,000,000 | lavillacontenta.aaroe.site



YOUR BEVERLY HILLS DREAM JUST FOUND AN ADDRESS



OPEN
TUE 11-2

1002 WOODLAND DRIVE | \$6,950,000

Act fast on this once-in-a-lifetime chance to own over 20,000 square feet in prime Beverly Hills. Tucked back atop a gentle knoll, this superb location is beautifully situated north of Sunset and adjacent to Lexington Road, moments from Rodeo Drive. Will you reinvent the current 4,900 square foot ranch style home (four bedrooms, six baths)? Or realize a new vision from the ground up? That choice is just one of many you'll make on the journey to your new front door. 1002woodland.aaroe.site



KAAREN KURTZMAN
Director, Aaroe Estates

310.500.1627
kaarenkurtzman@gmail.com
kaarenkurtzman.com

JOHN AAROE GROUP

WESTSIDE VILLAGE HILLTOP HAVEN



WENDY GLADSON

310.923.2600
wendy@wendygladson.com
wendygladson.com

WENDY GLADSON || REAL ESTATE

3297 MALCOLM AVENUE | \$1,300,000

OPEN TUE 11-2 & 5-7

Westside Village Hilltop Haven amidst the pines. Peace, tranquility, beauty...isn't that what we all want in our home? Once you enter this bucolic enclave located in this coveted Westside neighborhood you won't believe you are in the middle of the city, moments to everywhere you need to be. With all the warmth of a traditional home — freshly painted, newly finished hardwood floors, cozy fireplace, large eat-in kitchen with island — this home is ready for entertaining. Enjoy the seamless indoor/outdoor flow with covered exterior dining area overlooking the rear garden with mature landscaping and cobblestone patio area. Located in the prestigious Clover Elementary School district, with amenities like Trader Joes, the Westside Pavilion, Century City, Culver City restaurants and Arts District and the light rail stations moments away, this home is in the heart of the city...but you'll feel like you're a world away. 3297malcolm.aaroe.site

JOHN AAROE GROUP



7759 Torreyson Drive, Los Angeles
\$3,499,000 | Open Tuesday 11-2



JOE BABAJIAN
310.623.8800
joe@joebabajian.com
CalBRE# 00813384





METROPOLIS FEATURED RESIDENCE

3% BROKER COMMISSION*

View from Floorplan F, 27th Floor

TOWER ONE: FLOORPLAN F - CORNER RESIDENCE

Metropolis, the new capital of Los Angeles luxury, is pleased to present this week's Tower One Featured Residence, Floorplan F. The largest one-bedroom design, with over 1,000 square feet of living space, this corner unit includes floor to ceiling windows showcasing views across the downtown skyline towards the Hollywood Hills. **Projected move-in by year-end 2016. Sales Gallery Hours: Daily 10am-6pm or by appointment. Please call for details. 855.657.8300. MetropolisLosAngeles.com**

FLOORPLAN F FEATURES

- Priced From \$1.24 Million
- 1,053 Square Feet
- 1 Bedroom
- 1 Bathroom
- Powder Room
- Den
- Floor to Ceiling Windows
- Corner Unit with 180 Degree Views



3 RESIDENTIAL TOWERS · HOTEL · SKYPARK & POOLS · RETAIL · DINING

M
METROPOLIS
LOS ANGELES

This advertisement is not an offering, but only a solicitation of interest in the advertised property. The renderings and images of the proposed project are artist's renderings and are conceptual only and may not be to scale or shown in their final as-built condition. No real estate broker or agent is authorized to make any representations or other statements regarding the project, and no agreements with deposits paid or other arrangements shall bind the developer. *See a Metropolis Sales Representative for all payment terms and conditions. Exclusive Sales and Marketing: Douglas Elliman Development Marketing, California BRE # 01298464



GREAT LOS ANGELES HOMES



PALOS VERDES PENINSULA | NEW LISTING

Hacienda de la Paz | 9 Bedrooms | 25 Bath | \$53,000,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



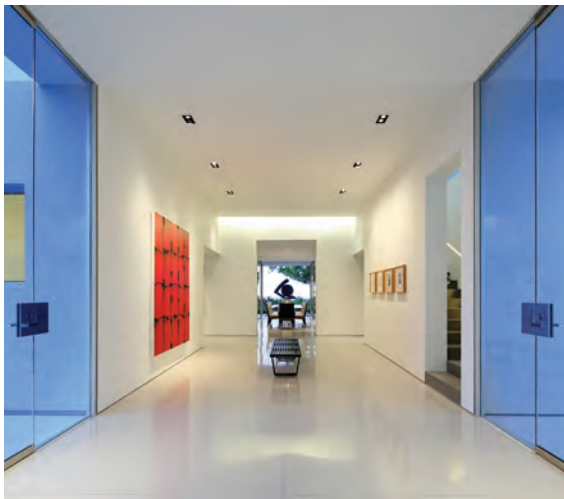
SANTA MONICA

2121 La Mesa Drive | 5 Bedrooms | 7 Baths | \$18,495,000
Tracy Tutor Maltas 310.722.2267



MALIBU

78 Malibu Colony Road | 5 Bedrooms | 5 Baths | \$17,995,000
Cory Weiss 310.922.1124



BEVERLY HILLS | PRICE REDUCTION

1288 Angelo Drive | 3 Bedrooms | 6 Baths | \$16,995,000
Jim Crane 310.855.4595 Connie Blankenship 310.994.6451
Michelle Oliver 310.500.6111



BEVERLY HILLS

924 North Beverly Drive | 8 Bedrooms | 10 Baths | \$10,950,000
Marshall Peck 323.497.3279



BRENTWOOD | PRICE REDUCTION

400 N. Bristol Avenue | 5 Bedrooms | 7 Baths | \$9,995,000
Juliette Hohnen 323.422.7147



HOLLYWOOD HILLS | NEW LISTING

9342 Sierra Mar Drive | 4 Bedrooms | 7 Baths | \$9,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



PACIFIC PALISADES

269 Bellino Drive | 6 Bedrooms | 6 Baths | \$8,695,000
Tracy Tutor Maltas 310.722.2267



PACIFIC PALISADES | BACK ON MARKET

888 Toulon Drive | 5 Bedrooms | 7 Baths | \$7,500,000
Gina Dickerson 310.774.5584

WEST COAST HEADQUARTERS
150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

ELLIMAN.COM/CALIFORNIA

DON'T FIND THEMSELVES



DOHENY ESTATES | NEW LISTING

1654 Doheny Drive | 4 Bedrooms | 5 Baths | \$6,995,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



PACIFIC PALISADES | BACK ON MARKET & REDUCED

26044 Pacific Coast Highway | 3 Bedrooms | 4 Baths | \$6,500,000
Gina Dickerson 310.774.5584



OPEN TUESDAY 11-2

BEVERLY HILLS | PRICE REDUCTION

2620 Benedict Canyon Drive | 5 Bedrooms | 6 Baths | \$6,495,000
Heather Bilyeu 310.924.4664
Josh Altman 310.819.3250



HOLLYWOOD HILLS | NEW LISTING

2649 La Cuesta Drive | 4 Bedrooms | 6 Baths | \$5,249,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



ENCINO

17610 Hidden Oaks Road | 5 Bedrooms | 5 Baths | \$3,495,000
Juliette Hohnen 323.422.7147



OPEN TUESDAY 11-2

BIRD STREETS | NEW LISTING

9306 Warbler Way | 3 Bedrooms | 3 Baths | \$3,495,000
Juliette Hohnen 323.422.7147



OPEN TUESDAY 11-2

SHERMAN OAKS | NEW LISTING

4707 Tyrone Avenue | 5 Bedrooms | 5 Baths | \$1,750,000
Josh Altman 310.819.3250
Matthew Altman 323.791.9398



WEST HOLLYWOOD

838 Doheny Drive #904 | 1 Bedrooms | 1 Baths | \$860,000
Eric Purcell 310.980.3742



OPEN TUESDAY 11-2

SUNSET STRIP | LEASE

8407 Wyndham Road | 2 Bedrooms | 2 Baths | \$7,995/mo
Juliette Hohnen 323.422.7147

THE ALTMAN BROTHERS



PALOS VERDES PENINSULA | BY APPOINTMENT ONLY

HACIENDA DE LA PAZ | 9 BEDROOMS | 25 BATHS | ~8 ACRES | \$53,000,000

ARCHITECTURAL TRIUMPH WITH PANORAMIC VIEWS

One of the most celebrated architectural masterpieces in North America, Hacienda de la Paz is situated on 8 majestic acres at the crest of the Palos Verdes Peninsula. Designed by world renowned Spanish architect Rafael Manzano Martos and reimagined as a 19th century Andalusian estate, the Hacienda is both a tranquil retreat for intimate family life and a grandiose setting for large-scale entertaining. The 18th century Neoclassical ballroom is one of California's largest while the 10th century hamam features a spa experience that rivals the finest resorts in the world. Capturing magnificent ocean, mountain and city views, Hacienda de la Paz is surrounded by immaculately manicured grounds and nestled within the only guard-gated city in America, Rolling Hills - a blissfully quiet coastal community minutes from the heart of Los Angeles. From the awe-inspiring architecture to the idyllic acreage, Hacienda de la Paz is undeniably a real estate rarity and one of the world's most unique private estates.

JOSH ALTMAN
310.819.3250

MATTHEW ALTMAN
323.791.9398

SANTIAGO ARANA
310.855.4595

MAURICIO UMANSKY
310.994.6451

 **Douglas Elliman** EST. 1911
REAL ESTATE

 **THE ALTMAN BROTHERS**



THE ALTMAN BROTHERS



OPEN HOUSE TUESDAY 11-2

4707 TYRONE AVENUE | SHERMAN OAKS | 5 BEDROOMS | 5 BATHS | \$1,750,000

WONDERFUL GATED SHERMAN OAKS MEDITERRANEAN

Wonderful gated Mediterranean located at the end of a cul-de-sac in the heart of Sherman Oaks. Dark hardwood floors, beautiful travertine, mosaic tile flooring, arched doorways & high ceilings throughout. Gourmet chef's kitchen complete with Viking stainless steel appliances, granite countertops & large center island that doubles as a breakfast bar. French doors open out to charming patio & spacious grassy yard—great for entertaining. Large master suite features double vanity, jetted tub with separate shower, huge walk-in closet & balcony access. Also includes attached 2-car garage with epoxy floors, high-tech security system.

AB THE ALTMAN BROTHERS

JOSH ALTMAN

310.819.3250 | Josh@TheAltmanBrothers.com

MATTHEW ALTMAN

323.791.9398 | Matthew@TheAltmanBrothers.com

THEALTMANBROTHERS.COM



ELLIMAN.COM/CALIFORNIA



CAPE COD TRADITIONAL | 400 NORTH BRISTOL, BRENTWOOD

5 BEDROOMS | 6.5 BATHS | \$9,995,000 | BY APPOINTMENT ONLY

PRICE
REDUCTION

This super private retreat is located in a prime Brentwood Park location & situated on a spacious corner lot. There are 5 bedrooms, 6.5 bath's + a spacious guest house with maid's quarters and a guest suite. Beautifully updated by the current owners, this is the ultimate entertainer's paradise. The formal living room faces the vast garden and is connected to a generous formal dining room. The kitchen and family room benefit from the morning light in the most sensational way making it perfect for reading and relaxing. This home has the perfect floor plan with grand master, dual closets and dual bath's and a children's wing with two additional bedrooms and en-suite bath's upstairs. Downstairs there are two additional bedrooms both with renovated en-suite bath's for guests or older children. The secluded garden surrounds the house and the swimmer's pool is directly outside the guest house which houses a gym and living room/playroom. There is also a sports court on one side and a deck. Quiet, but surrounded by multi-million dollar homes, this is the exclusive & private compound you have been looking for.



JULIETTE HOHNEN

323.422.7147

juliettehohnen@gmail.com

juliettehohnen.com



ELLIMAN.COM/CALIFORNIA

NEW LISTING



SEXY BIRD STREETS WITH VIEWS | 9306 WARBLER WAY, HOLLYWOOD HILLS

3 BEDROOMS | 3 BATHS | \$3,495,000

OPEN TUESDAY
FEBRUARY 2ND, 11-2
COFFEE CART

Located in the coveted Bird Streets neighborhood just up from the Sunset Strip and SoHo House, this home has panoramic views of the city, ocean, and hills. The second level is a floor-through master suite including a bedroom with private balcony, walk-in closet, and master bath sanctuary with no expense spared. In addition to Ann Sacks marble, custom cabinetry, custom hardware, Serge Mouille-inspired Italian lighting, there is a soaking tub and dual shower heads. The downstairs is designed for entertaining. The indoor/outdoor flow takes guests through the custom kitchen inclusive of high-end appliances, to the multiple exterior living/entertaining vignettes.



JULIETTE HOHNEN

323.422.7147

juliettehohnen@gmail.com

juliettehohnen.com



KIRA GOULD

310.963.9563





WWW.864STRADELLA.COM



BY APPOINTMENT ONLY

864 STRADELLA RD, BEL-AIR

\$49,995,000

Branden Williams, Rayni Williams, Michael LaMontagna

310.691.5935



BY APPOINTMENT ONLY

9305 NIGHTINGALE DR, SUNSET STRIP

\$17,995,000

Gary Gold - 310.858.5411



BY APPOINTMENT ONLY

31460 BROAD BEACH RD, MALIBU

\$15,000,000

David Konheim - 310.803.9999



OPEN TUESDAY 11-2
901 ALPINE DR, BEVERLY HILLS
\$72,000,000
Zach Goldsmith, Jeff Hyland - 310.492.0744



OPEN TUESDAY 11-2
1814 DOHENY DR, SUNSET STRIP
\$23,950,000
Drew Fenton, Justin P. Huchel - 310.617.4824



OPEN TUESDAY 11-2
178 N CARMELINA AVE, BRENTWOOD
\$8,750,000
Barbara Tenenbaum - 310.858.5468

HILTON & HYLAND
CHRISTIE'S
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

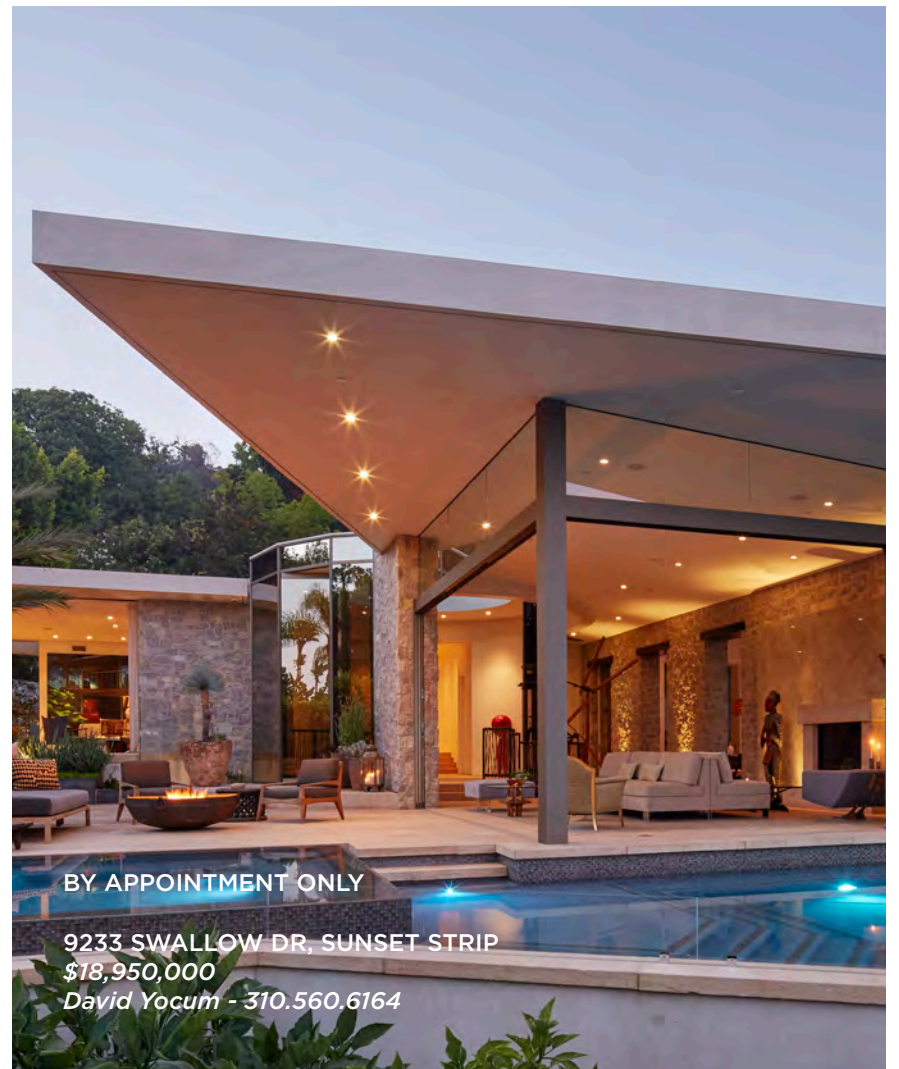
250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311

RENDERING



OPEN TUESDAY 11-2

1514 BLUE JAY WAY, SUNSET STRIP
NEW PRICE \$8,995,000
Al Hughes, Jeff Hyland - 310.245.8500



BY APPOINTMENT ONLY

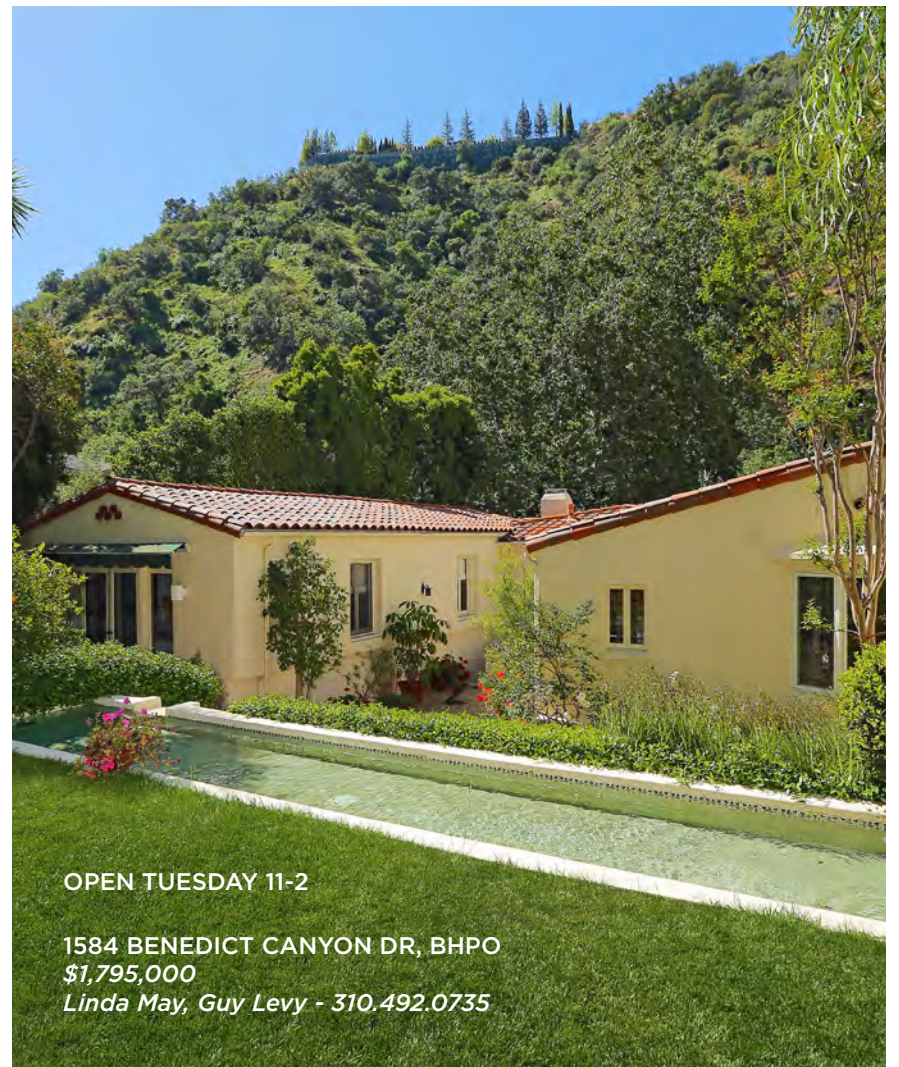
9233 SWALLOW DR, SUNSET STRIP
\$18,950,000
David Yocum - 310.560.6164

RENDERING



OPEN TUESDAY 11-2

9230 ROBIN DR, SUNSET STRIP
\$11,495,000
Tyrone McKillen - 310.492.0711

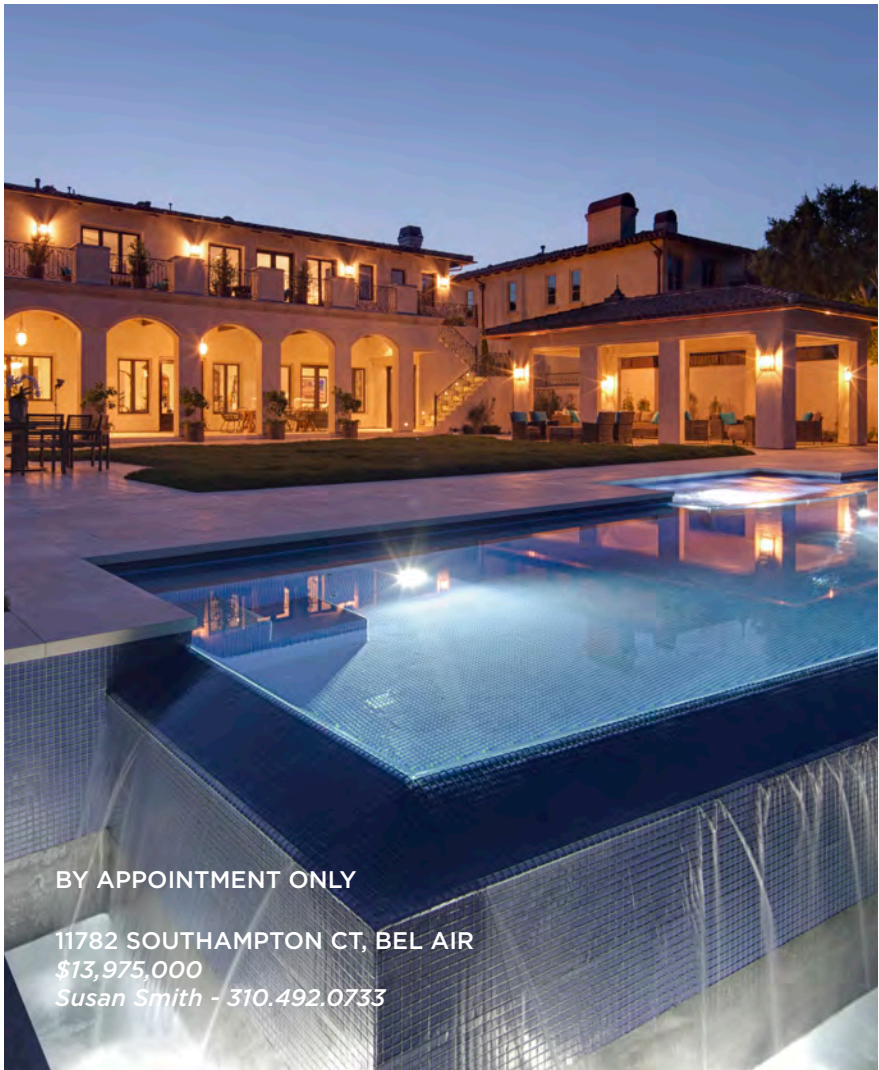


OPEN TUESDAY 11-2

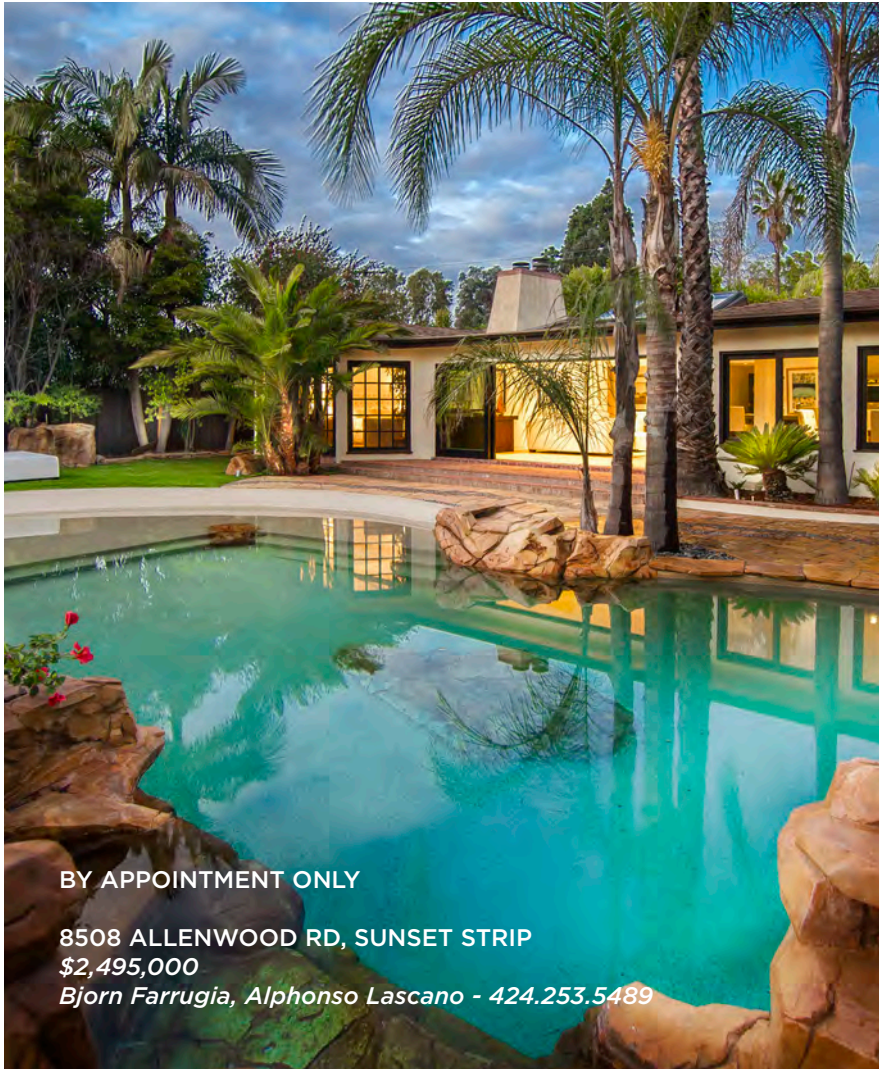
1584 BENEDICT CANYON DR, BHPO
\$1,795,000
Linda May, Guy Levy - 310.492.0735



OPEN TUESDAY 11-2
1471 FOREST KNOLL DR
\$15,500,000
Tyrone McKillen - 310.492.0711



BY APPOINTMENT ONLY
11782 SOUTHAMPTON CT, BEL AIR
\$13,975,000
Susan Smith - 310.492.0733



BY APPOINTMENT ONLY
8508 ALLENWOOD RD, SUNSET STRIP
\$2,495,000
Bjorn Farrugia, Alphonso Lascano - 424.253.5489



HILTON & HYLAND
CHRISTIE'S
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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