

AREA
14

SANTA MONICA

911 22nd Street

Listed at: \$4,495,000



5 bedroom • 5.5 bathroom • office
4,800+ sqft • pool • spa • large private yard

Open Tuesday
11am - 2pm

Stylish, well appointed newly built traditional, designed with the utmost attention to detail. A timeless but modern home for the discerning buyer.

www.911-22ndSt.com



fiora aston | 310.480.3585
fioraaston@me.com



Solutions by Collaboration

New California Coastal

\$5,895,000



728 EL MEDIO AVENUE, PACIFIC PALISADES - 728ELMEDIO.COM
Open House Tuesday, February 2nd from 11 - 2



Thoughtfully designed, meticulously hand-crafted, technology driven and Green Point Rated, 728 El Medio Avenue is a brand new, uniquely custom, California Coastal home that was built to exceed all expectations. Completed in 2016 and with six, en-suite bedrooms and eight bathrooms on three

levels of approximately 6,643 square feet, the property encourages an indoor-outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabaña and a sun drenched entertainment level.



Neil Smith
310-235-1451



310-990-9641



11601 Wilshire Blvd., 5th Floor Los Angeles, CA 90025
728ELMEDIO.COM

AREA
15

PACIFIC PALISADES

Picture-Perfect Traditional



16045 Aiglon Street, Pacific Palisades

Open Tuesday 11-2

IN COVETED PACIFIC PALISADES NEIGHBORHOOD - Welcoming two-story home with 4 bedrooms, 3.5 baths, - impeccably remodeled with taste and style. Downstairs is a gracious, open living room with fireplace plus dining and family room all flowing into a newly designed gourmet cook's kitchen with breakfast bar/buffet, gorgeous quartzite counters, and quality stainless appliances. French doors from the family room and downstairs bedroom open to patio and grassy yard. The lovely ambiance is complimented by such quality appointments as rich hardwood flooring, recessed lighting, built-ins, crown moldings, speaker system, and custom window treatments. A beautiful powder bath and guest bath with limestone, Emperador, Calcutta, and Carrera marble finishes as well as a sizable utility room complete the downstairs back wing. Upstairs are sky-lit high ceilings defining the private master suite with fireplace, his and hers closets, office area, and a glamorous spa-like bath, as well as spacious Junior master suite, guest room and additional powder bath. Move right in to this warm, delightful home-centric to beach, village, and schools!

www.16045Aiglon.com | Offered at \$2,795,000



Susan Stark | Joan Caplis

310.345.7450 | 310.748.2208

www.mandevillecanyonhomes.com



Charming + Spacious Picfair Village Spanish Contemporary



5716 AIRDROME STREET • OFFERED AT \$849,000

WWW.PICFAIRVILLAGEHOME.COM

4 Bedrooms • 2 Bathrooms • 1995 sq. ft. • 2478 sq. ft. lot

Rebuilt and expanded from the ground up in 2005, this well thought out home includes updated plumbing, electrical, windows, recessed lighting, stucco, upgraded insulation, roof, bathrooms & kitchen. The home features 2 bedrooms & 1 large bathroom with spa tub on the ground floor & 2 bedrooms & 1 bathroom upstairs plus office/possible 5th bedroom that define the space. The generous master bedroom opens to a 2nd floor veranda with tree top views. A perfect spot to entertain, relax or play. Wood floors throughout, this home offers a neutral palette to take it to the next level with abundant square footage and a blank canvas to make it your own. This square footage for a home in Picfair Village is a rare find for well under \$1 mil. The back courtyard is perfect for alfresco dining and the low maintenance garden offers a smaller carbon footprint.

OPEN HOUSE TUESDAY, FEBRUARY 2nd 11am-2pm

SKY'S TACOS + MEXICAN COKE TO BE SERVED

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kw | KELLER WILLIAMS
REALTY

Monique + Joe Carrabba
Realtor + Broker + Attorney
323-899-2900
CarrabbaGroup@gmail.com
www.CarrabbaGroup.com
BRE #01708376 • #01791624

AREA
20

2 on a lot duplex-Hollywood!

HOLLYWOOD



1322 N CHEROKEE AVE
Feb 2, 2016, 11:00 am - 2:00 pm

Two houses on one lot - duplex. Perfect for owner/user! Big House is: 1218 SF, dramatic, contemp style w/ two story LR & spiral staircase to master suite. Updated kitchen & baths, two bed, two bath, two car parking, private rear yard, private laundry. Second house is: Spanish style w/ two bedrooms, one bath,

three car parking, fenced front patio + front yard. Single level with private laundry. This house used as vacation rental: fully furnished (furniture & vac rental busn available separately).

Offered At **\$995,000**



Scott Campbell
323-252-9870

Buyer to verify all permits, zoning, vacation rental laws, etc.

6525 Sunset Blvd Suite G2
<http://www.nourmand.com/agents/15809-SCO>



4555 Franklin Ave #5 LOS FELIZ

Rare large townhouse located in the heart of Los Feliz. Rear corner unit. Formal entry leads you to an open floor plan living room w fireplace, dining area, remodeled kitchen & an enormous patio perfect for entertaining. Upstairs is dedicated to the spacious master ste w vaulted ceiling, sitting area, balcony, fireplace & remodeled en-ste bathroom w 2 sinks & a walk-in closet. 2nd bedroom is downstairs & also has a remodeled bath. Brand new hardwood floors, side x side w/d & Central Air. Two blocks from Hillhurst & Vermont & minutes to Griffith Park.

Unit Price: \$649,000.



2bd/2bth | 1613 sq ft | www.4555Franklin5.com

OPEN Tues 11-2 | Lunch Served



ELISA G RITT
 elisa@eg-properties.com
 www.eg-properties.com
 cell: 310.308.4287
 bre#:01410040

f NourmandLA
 @NourmandLA
 @NourmandRE



AREA
42

DOWNTOWN L.A.

PROMENADE WEST | 880 W. 1ST ST. #801 | \$550,000

- 1 BEDROOM | 1 BATH | 1,006 SQUARE FEET
- CORNER PENTHOUSE UNIT WITH STAGGERING CITY VIEWS
- UPSCALE BUNKER HILL LOCATION
- NEWER BATHROOM, UPGRADED KITCHEN WITH STAINLESS STEEL APPLIANCES
- TWO LARGE BALCONIES CONNECTED BY AN ENCLOSED GREENHOUSE SITTING OR OFFICE AREA
- FULL-SERVICE BUILDING, 24-HOUR CONCIERGE/SECURITY, ON-SITE MANAGEMENT, LOCAL MARKET AND DRY CLEANING
- FITNESS CENTER, COMMUNITY ROOM, LOUNGE, POOL/SPA, BARBEQUE AREA AND A DOG RUN
- CLOSE PROXIMITY TO RESTAURANTS, DISNEY CONCERT HALL, DOROTHY CHANDLER PAVILION, THE BROAD, EQUINOX, THE BLOC, FIG AT 7TH, AND LA LIVE
- HOT TIP! - UNIT #802 IS ALSO AVAILABLE - CREATE YOUR OWN 2,000SF PENTHOUSE UNIT - ASK ME FOR DETAILS



ROBERT CIPOLLONI | 213.399.9001 | ROBERT@DWELLINGRE.COM | BRE# 01458843

RARE LUMA SOUTH CONTEMPORARY



DOWNTOWN L.A.



Broker's Open on 2/2 11am-2pm
Open House on 2/7 1-4pm

1100 S HOPE ST., #604, LOS ANGELES, CA 90015

1 bed + 1 bath
City views
Hotel-like amenities
Prime DTLA location

Experience this RARE 1 bedroom, 1 bathroom condo at the prestigious Luma South, a contemporary high-rise in DTLA's premier South Park community. Featuring a stunning loft-like floor plan, the main living area has living room, dining room and kitchen open unto each other all leading out to a balcony with impressive west-facing views of the downtown skyline. This unit has exceptional details throughout including gorgeous maple wood floors, stainless steel appliances in the kitchen, laundry in unit and floor-to-ceiling windows bathing the main living areas in natural light. The bedroom remains private with a large bath. The Luma South building is hotel-like with the best amenities such as concierge, 24/7 security, outdoor BBQ/dining area, heated pool, spa, and fitness center as well as Hygge Bakery on the ground floor. Leed Gold Certified Green Building. Located in the heart of downtown, this condo is just blocks away from Staples Center, L.A. Live, Ralph's grocery store, upcoming Whole Foods and other local hot spots. A 80 sq. ft. storage unit behind parking space is available at an additional cost.

TOM DAVILA
KENNON EARL
310.432.6492
showings@rarepropertiesinc.com

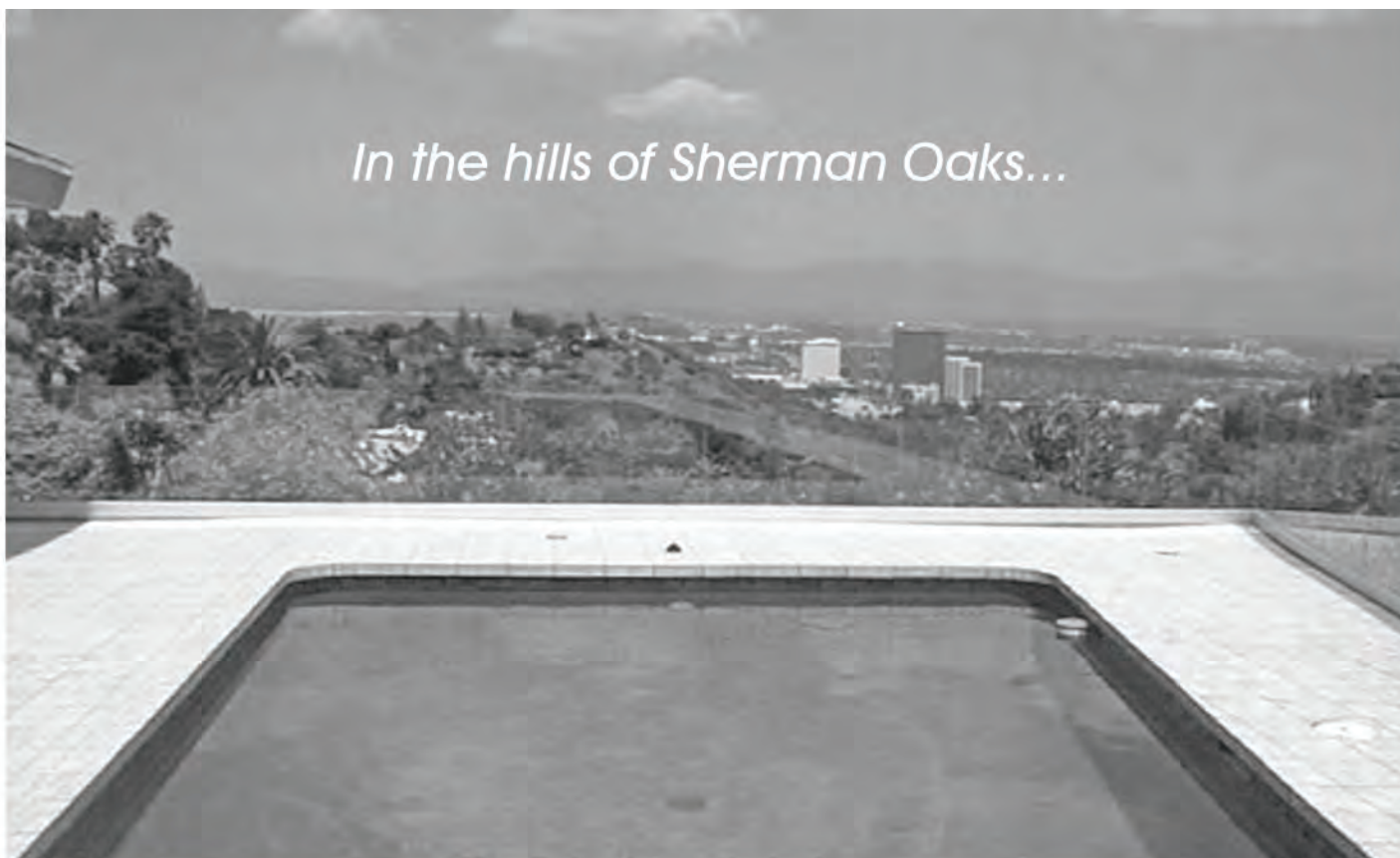
Listed at \$689,000 | www.1100SHopeSt604.com

KW BEVERLY HILLS
KELLERWILLIAMS REALTY

Agent doesn't guarantee the accuracy of square footage, lot size or other info 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 the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE #01394743, # 01725619

AREA
72

SHERMAN OAKS



3710 Scadlock Lane, Sherman Oaks, 91403

Fabulous view! Mid-Century, 3 Bedroom, 2.5 bath, appx. 2200 sq. ft home with pool remodeled to perfection. Gourmet kitchen with imported German cabinets, stainless steel appliances and black granite counters. Large living/dining room with slate floors, recessed lighting and artistic steel/frosted glass entry. Limestone and slate bathrooms with double sinks and custom cabinets. Large tiled pool deck surrounded by glass railings. Awesome city & mountain views from all rooms.

Offered at \$1,399,000

OPEN TUESDAY 11-2



PATRICK NORMAN

Director, Entertainment Division
213-304-028
patricknorman@att.net
patricknormanestates.com



AMAZING OPPORTUNITY IN STUDIO CITY

OPEN TUESDAY & FRIDAY 11-2



STUDIO CITY

12384 LAUREL TERRACE DRIVE, STUDIO CITY, CA 91604
3 Bed + 2.5 Bath + Bonus/Den | 2,249 SF | 11,758 Lot



Fantastic opportunity on HUGE double lot south of the Blvd in Studio City's coveted Silver Triangle. Home is perched high above the street with gorgeous views and boasts an enormous frontage that dwarfs the surrounding properties. The interior features 2 levels with an open floor plan, high wood-beamed ceilings, french doors, hardwood floors, formal living and dining rooms, light-drenched sunroom, remodeled kitchen with stainless steel appliances, new 3-zone HVAC system and master suite complete with remodeled bathroom and steam shower. The lower level has both a bedroom and bonus room each with direct access to the outside. The exterior grounds feature numerous decks, patio areas, large spa and winding trails. Enjoy "as is" or take advantage of the over-sized lot to create your dream home. Walking distance to restaurants, shopping and everything Studio City has to offer. Located in the acclaimed Carpenter School District. A unique and very special offering!

OFFERED AT \$1,350,000

www.12384LaurelTerrace.com



MICHAEL CARTER
310.508.4528

MC@MichaelCarterRE.com | MichaelCarterRE.com

Each Office Independently Owned and Operated. If your property is listed with another Broker, This is not a solicitation. Keller Williams Realty 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 or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. DRE #01749135



AREA
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Studio City Hills View Home

STUDIO CITY



\$980,000

Tuesday, February 2, 11-2 pm and Friday Feb. 5, 11-2pm

11433 LAURELCREST DR

Large Beautiful Property for Sale with home. Ideal for Builder/Developer. Fix Existing home approx. 1500 square foot or Seller has plans for Architectural Home and Pool. Property has Gorgeous Views, Trees and very

Private. Survey, Soils/geo: Engineer and Architectural plans ready



Michaela Cadiz
310-795-6715

355 North Canon Drive Beverly Hills, CA 91423
Nelson Shelton & Associates

1411 ATHENA AVENUE | WEST COVINA | \$350,000



- 2 BEDROOM | 2 BATHS | 2-CAR GARAGE
- 1,185 SQUARE FEET
- NEW STAINLESS STEEL APPLIANCES
- VAULTED CEILINGS
- NEWER KITCHEN AND BATHROOMS
- LARGE PRIVATE YARD WITH CUSTOM-BUILT WOODEN DECK
- GATED CONTROLLED ACCESS
- COMMUNITY POOL, SPA AND CLUBHOUSE WITH PARK-LIKE GROUNDS
- PROFESSIONALLY MANAGED
- LOW MONTHLY HOA DUES



Office Administrator Wanted

Consider a position with an exciting, fast-paced, top real estate firm that manages a diverse portfolio of real estate. We are one of the preeminent residential real estate brokerages in Los Angeles' exclusive luxury market, specializing in the communities of Beverly Hills, Bel-Air and the Westside.

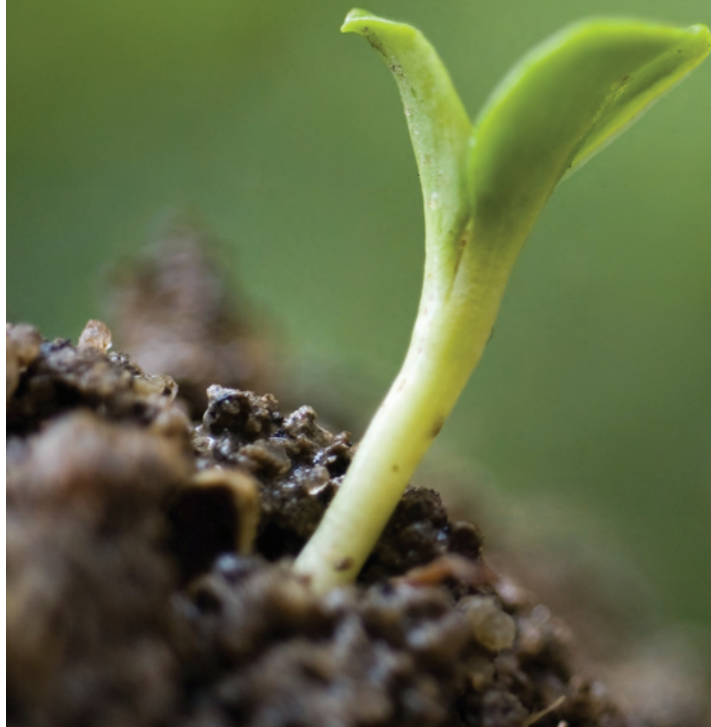
We are looking for an Office Administrator who will work closely with the General Manager and management to oversee the day-to-day operations of the company, staff and agents. This position plays a key part in defining the office culture, improving the overall experience of the workplace, and balancing a positive dynamic within the environment. The ideal candidate would be a self-motivated team player with effective communication skills and an extraordinary ability to thrive in a fast-paced, deadline driven environment. *Real estate experience is a must.*

*To inquire further, please email or
submit a resume to bhwork@yahoo.com.*



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TUESDAY

01 Beverly Hills Single Family

720 N ALTA DR	Open 11-2	NEW
\$24,995,000	7+14 TRADITIONAL	



Beautiful Georgian Traditional new construction on one of the most desirable streets in the Beverly Hills Flats. Boasting 7 bedrooms, 14 baths on an approximately 27,000 square foot lot. This home features large scale rooms perfect for entertaining, enormous master suite with retreat, huge lower level with theater, wine tasting room, game room, and gym. Opulent features, smart home technology, and every amenity imaginable.

MLS#15-959545
J.Rey/S.Apelian/C.Damon (323)804-3400
COLDWELL BANKER RESI

www.stephenapelian.com

156 S SWALL DR	Refresh. 11-2	NEW
\$3,499,000	5+4	



EXTENSIVELY RENOVATED SPANISH REVIVAL HOME

This mini compound style home offers privacy & features 4 generous bdrms upstairs, an office/bdrm down & 3.5 bths in the main house. There is a charming detached guest apartment over the garage w/ its own bth, a rare find in Beverly Hills. The property personifies the California lifestyle bringing the outdoors inside from almost every room. An impressive new kitchen features chef's appliances, custom cabinetry, charming breakfast area, & marble countertops.

MLS#16-975655
David Kramer/Adam Press 310-691-2400
HILTON & HYLAND

Dshwshr,Frzr,Grbg Disp,Micro,Rng/Ovn

901 N ALPINE DR	Open 11-2	rev
\$72,000,000	11+18 FRENCH 592F6	



INCOMPARABLE GRANDEUR PALATIAL ELEGANCE


An estate of incomparable grandeur and palatial elegance, this gated residence sits on over 1.5 flat acres on one of the most coveted streets in Beverly Hills. Magnificent in scale and unstinting in luxury, the property is created for living and entertaining on a grand scale. The property includes 11 bedrooms: six in the upstairs living quarters, two in the maid's quarters, and three in the gorgeous guesthouse.

MLS#15-896355
Z Goldsmith, R Goldsmith 310.908.6860
HILTON & HYLAND

www.zachgoldsmith.com

01 Beverly Hills Condo / Co-op

9249 BURTON WAY #505	Open 11-2	NEW
\$1,599,000	2+3 FRENCH NORMANDY	




PENTHOUSE CONDO

Penthouse unit in the prestigious Le Faubourg St. Germaine building on Burton Way. This quiet and private rear facing unit is flooded with light and offers peek-a-boo views of the Hollywood hills. Dual suites on opposite sides of the unit offer privacy, large walk in closets, extra closets en-suite bathrooms and French doors that lead out to private and quiet terraces. 2 bed/3 bath and one of the largest floor plans in the building. Minutes from everything that Beverly Hills has to offer.

MLS#16-976063
Bryan McElroy 310-849-5072
GIBSON INTERNATIONAL

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

402 S ELM DR	Open 11-2	NEW
\$779,000	2+3 FRENCH NORMANDY 632G3	



UNIQUE CHARACTER FILLED TOWNHOUSE -THIS IS A CO-OP


Beautiful 2 bedroom and 2.25 baths townhouse in a 4 unit building. Remodeled with central air and heat, a cook's kitchen with granite counters and glass front cabinets, hardwood floors, high ceilings in the living room, formal dining room two enclosed patios, front and back of the unit, the two bedrooms are upstairs and there is one enclosed parking space. The property is adjacent to single family homes, good storage. Call agent about financing.

MLS#16-973857
Sheila Rose 310-890-1521
BERKSHIRE HATHAWAY H

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

01 Beverly Hills Land

1231 SHADOW HILL WAY	Open 11-2	NEW
\$11,900,000	Land	




PRIME BEVERLY HILLS WITH BEAUTIFUL VIEWS

McClellan design for approximately 14,000 SF modern compound in prime Beverly Hills with beautiful city views

Tyrone McKillen 310.492.0711
HILTON & HYLAND

www.tyronemckillen.com

1260 LAGO VISTA DR	Open 11-2	NEW
\$7,900,000	Land	




PRIVATE PROMONTORY IN PRIME BEVERLY HILLS

Approximately 10,000 SF home design by Walker Workshop on a private promontory in prime Beverly Hills

Tyrone McKillen 310.492.0711
HILTON & HYLAND

www.tyronemckillen.com

1241 LOMA VISTA DR	Open 11-2	NEW
\$6,490,000	Land	



SOPHISTICATED GLASS PAVILION DESIGN

Sophisticated 7000 SF glass pavilion design by Lean Architecture.

Tyrone McKillen 310.492.0711
HILTON & HYLAND

www.tyronemckillen.com

Questions? Need Assistance?
Contact our Help Desk Department!


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




TUESDAY

02 Beverly Hills Post Office Single Family

1447 DONHILL DR	Open 11-2	NEW
\$5,295,000	6+6 CONTEMPORARY	
ELEGANT AND SPACIOUS 6 BEDROOMS AND 5 1/2 BATHS		
 <p>This home offers grand living on a quiet cul-de-sac in one of the best streets in BHPO. Minutes to Rodeo Dr. & BH Hotel. Liv rm w/ fp & bar. Master w/ dual closet & adorable balcony. Open floorplan & French doors throughout allow easy access for indoor/outdoor entertaining. Kitchen has state of the art appliances & center island. Gorgeous waterfall in a beautiful pl w/ spa. BBQ. Surround system all over, in & out. Some view & city lights from the 2nd flr. Completely remodeled in 2005.</p>		
MLS#16-974575		
Roza Mehdizadeh 310.281.3638		
COLDWELL BANKER RESI		Dshwshr, Rng/Ovn


9406 LLOYDCREST DR	Open 11-2	NEW
\$2,800,000	3+3 MID-CENTURY	
VIEWS! VIEWS! VIEWS!		
 <p>Att: Visionaries/developers/investors. Currently 1796 sq ft original mid century modern home simple yet elegant, perched on three lots totaling over 21,000 sq ft in prime BHPO. Stunning West facing views from all windows to Century City & beyond w/ deck. Main level includes 2 bedrooms, 1.75 baths, updated kitchen, & attached 2-car garage. Lower level includes guest suite, 3/4 bath and magical garden. Included with purchase are plans to build a one of a kind 10,000 sq ft modern home w/ pool!</p>		
MLS#16-975435		
Yawar Charlie 323-547-8900		
ENGEL & VOLKERS BEVE		Dshwshr, Rng/Ovn, Fridg

1584 BENEDICT CANYON DR	Open 11-2	NEW
\$1,795,000	3+3 1sty-SPANISH	
GORGEOUS LOWER BENEDICT BPHO SPANISH HOME, OPEN TUES 11-2PM!		
 <p>Nestled in lower Benedict Canyon, is a 1930's Spanish 2,643sf home w/ charming details & views. This 3bd/3ba+maid's, renovated in 1990, features tile, Brazilian walnut peg & groove hardwd flrs, wrought iron, classic tiling & exposed wood beams thruout. The luxurious master suite features: original tile ba, walk-in closet & pvt patio. There are 2 addtl bdrms. Amenities: linear water fountain, garden like grounds, 2 car garage & motor court, maid's rm w/ ba. Mins away from BH restaurants/hot-spots!</p>		
Linda May 310.492.0735		
HILTON & HYLAND		Dishwasher, Dryer, Garbage Disposal


9505 HIDDEN VALLEY RD	Open 11-2	red
\$4,995,000	5+6 CONTEMPORARY	
\$2 MILLION REDUCTION - BEVERLY HILLS ESTATE		
 <p>Offer will be reviewed Feb. 4th. Located in the exclusive 24-hour guard-gated Hidden Valley celebrity enclave, this incredible contemporary boasts an open floor plan with three bedrooms downstairs and two bedrooms upstairs, a lavish 1,800 sq. ft. master suite featuring dual walk-in-closets and a Jacuzzi tub and impressive shower. This is one of the few properties in the prestigious Hidden Valley community where you can watch breathtaking sunsets and enjoy amazing views.</p>		
MLS#16-969281		
Jason Oppenheim 310-990-6656		
THE OPPENHEIM GROUP		www.ogroup.com


9739 OAK PASS RD	Open 11-2	rev
\$22,995,000	6+8 SPANISH	
EXCEPTIONAL SPANISH ESTATE BUILT IN 2010 ON 3.5 ACRES		
 <p>Located in the exclusive gated enclave of Oak Pass Road, this magnificent estate is perched on apx. 3.5 acres of park-like grounds overlooking serene canyon views. Situated up a private gated driveway, this compound offers total privacy & seamlessly combines modern luxury with the old world elegance of a grand Spanish villa. Built in 2010 by architect John Reed. Apx. 14,000 s.f. mainhse & 2 bdrm guesthse. Library, living room, dining room, & great room w/ chef's kitchen. Tremendous master suite.</p>		
MLS#15-937221		
Jade Mills 310-285-7508		
COLDWELL BANKER		Blf-Ins, Dshwshr, Dryer, Frzr, Grbg Disp

2500 BRIARCREST RD	Open 11-2	rev
\$7,500,000	4+6 3sty-MODERN	
BEST BUY IN WESTSIDE MODERNISM		
 <p>Above Beverly Hills on a wide private street, this meticulously designed steel framed residence by Zoltan Pali F. A. I. A is without peer. Carefully sited on 7/10s of an acre. Spectacular views of the San Gabriel Mtns, Griffith Observatory, downtown LA, Long Beach, the Getty, Santa Monica, and the Pacific Ocean impart a top of the world feeling. Bamboo cabinetry, matt stone counters, unique imported fixtures, Fleetwood window systems, double baths and closets in the master bedroom.</p>		
MLS#16-971323		
Crosby Doe (310) 428-6755		
CROSBY DOE ASSOCIATE		Dshwshr, Grbg Disp, Rng/Ovn, Fridg

9620 CEDARBROOK DR	Open 11-2	rev
\$6,500,000	6+7.5 2sty-COUNTRY ENGLISH	
GATED MINI ESTATE IN PRIME BHPO		
 <p>Huge motor court. 6 bd/7.5bath. Approx. ONE acre of land. English Country house. Formal living room. Family room. Entertainer's backyard. Formal dining. Ample kitchen. Second floor has over-sized master w/dual baths & two more bedroom suites w/en-suite baths. Pool/spa w/tropical waterfall, outdoor kitchen & outdoor living space leads to North/South Tennis Court w/lights! Guest house for extended family or property caretaker.</p>		
MLS#16-969075		
Roger Perry 310-600-1553		
RODEO REALTY - BH		www.RogerPerry.com


2620 BENEDICT CYN	Open 11-2	rev
\$6,495,000	5+6 TRADITIONAL	
PRICE REDUCED! ENCHANTING TRADITIONAL RETREAT		
 <p>Minutes from the heart of Beverly Hills, this prvt traditional retreat has been beautifully remodeled throughout. Prvt drive leads you to the 1.5 acre estate. Includes large tennis court, patio, pool/spa & lush landscaping. New & fully equipped chef's kitchen opens to family room with wet bar, formal dining room & impressive great room. Gorgeous details throughout including hardwood flrs, vaulted/beamed ceilings. Upstairs features 2 family bedrooms & master suite with his/her baths & closets.</p>		
MLS#15-957955		
H. Bilyeu & J. Altman 310.415.2653		
DOUGLAS ELLIMAN		www.TheAltmanBrothers.com

9653 OAK PASS RD	Open 11-2	rev
\$5,995,000	5+6 CONTEMPORARY	
BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE		
 <p>Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.</p>		
MLS#15-938457		
Eric Lavey 310-908-6800		
THE AGENCY		BBQ, Blf-Ins, Dshwshr, Dryer, Frzr, Other

2539 BENEDICT CANYON DR	Open 12-2	rev
\$5,395,000	5+7 ARCHITECTURAL	
 <p>Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.</p>		
MLS#14-814107		
Valerie Fitzgerald 310-285-7515		
COLDWELL BANKER RESI		Blf-Ins, Dshwshr, Elvtr, Grbg Disp

TUESDAY

9455 READCREST DR	Open	11-2	592	rev
\$3,465,000	4+4.5	2sty-CAPE COD		



CREST STREETS CAPE COD CHARMER
WWW.9455READCREST.COM

European inspired, private home sited on a sun drenched promontory-like, private knoll surrounded by mature trees and nature. This sophisticated Entertainer's home features a modern floor plan and conveniences, with detailed traditional accents. Voluminous living room with beamed ceilings, a beautiful wood burning fireplace, stylish herringbone patterned hardwood floors, a wall of French doors that bring in sunlight and open to a large grassy yard..infinity pool with spa and Big canyon views.

MLS#15-965365
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

9306 WARBLER WAY	Refresh.	11-2	NEW
\$3,495,000	3+3	2sty-ARCHITECTURAL	



SEXY BIRD STREETS WITH VIEWS


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

MLS#16-975573
Juliette Hohnen 323-422-7147
DOUGLAS ELLIMAN

Co-listed with Kira Gould 310 963 9563

03 Sunset Strip - Hollywood Hills West *Single Family*

1814 N DOHENY DR	Open	11-2	NEW
\$23,950,000	4+7		



DOHENY MODERN

Please visit www.DohenyModern.com for more information.

J Huchel, D Fenton 310.858.5474
HILTON & HYLAND

www.drewfenton.com, www.justinhuchel.com

8171 MANNIX DR	Refresh.	11-2	NEW
\$1,995,000	3+3	MODERN	



LIVE HIGH. LIVE WELL.

This impressive Los Angeles modernist hilltop haven accented by exciting panoramic vistas of downtown and surrounding hillsides will meet any modern purist expectations. Created for seamless indoor/outdoor flow and for those who love spectacular entertaining, every room leads to breathtaking outdoor living spaces.

MLS#16-974629
Clinton & Todd Team 310-433-0633
JOHN AAROE GROUP

www.ClintonAndTodd.com

7801 HILLSIDE AVE	Open	11-2	NEW
\$9,495,000	6+10	CONTEMPORARY	




SEE FULL PAGE AD

This spacious Contemp-Medit. estate on close to 1/2 an acre is located above the famed Sunset Strip offering tranquil tree top & city views. The property is gated & private & has been updated with state-of-the-art systems including a movie theater & fully equipped gym. The incredible grounds are perfect for entertaining with extensive outdoor space overlooking an infinity pool. This is an excellent value for a large, move-in ready, sleek home on a sizeable lot above the Sunset Strip.

MLS#16-975433
Parnes/Harris/Dyson 424-400-5915
THE AGENCY

8347 SUNSET VIEW DR	Open	11-2	NEW
\$1,995,000	2+2		




CHARMING BUNGALOW ABOVE CHATEAU MARMONT

Gated hideaway above Chateau Marmont. Tucked away on cul-de-sac street. Long driveway leads to charming updated 1 story modern bungalow w/ open floorplan, city views + pool. Hardwood floors, media room, master w/ large bath + walk in closet. 2nd bdrm/study w/ fireplace. Garage/studio w/ glass door. Pool + Spa. Priced to sell!

Brett Lawyer 310.858.5402
HILTON & HYLAND

www.8347SunsetView.com

1901 SUNSET PLAZA DR	Refresh.	11-2	NEW
\$7,995,000	5+6	CONTEMPORARY	



MODERN VIEW ESTATE W/ TOUCHES OF HOLLYWOOD CHIC

Modern view estate w/ touches of Hollywood chic overlooks ocean, canyon & city lights. Ceilings soar in every rm while exceptional design treatments adorn this trophy home. From the street, an unpretentious exterior w/ only a grand entry door & 4-car garage conceal massive volume, steel moldings or custom woodcraft designs never before seen. LR & Dining Rms offer centerpiece FP & walls of French drs leading to view terraces.Sep GH w/ Kit, BR, BA & Club Rm overlooks pool w/ ocean & city vus.

MLS#16-976379
Carswell & Pickett 310.345.7500
TELES PROPERTIES

Bll-Ins,Dshwshr,Dryer,Elvtr,Frzr

8603 SKYLINE DR	Open	11-2	NEW
\$1,725,000	3+2	2sty-MID-CENTURY	



RARE & PRIVATE MIDCENTURY

Recently renov, this RARE mcm has captivating cyn views, fenced-in pool & privacy a celebrity client would appreciate. 1st flr has open FR, kitch & glass drs to patio & pool area. 2 BRs are located on main flr w/ direct access to outdoor area & great closet space. Upper lvl feats lg LR w/ fpl & balc w/ green views. Also on 2nd flr is lg mstr suite w/ high ceil, WIC and boudoir BA. Add amenities incl alarm system, newer heating/AC & built-in BBQ. Views from almost all windows & carport parking.

Kennon Earl 310.432.6492
KELLER WILLIAMS BH

www.rarepropertiesinc.com

7759 TORREYSON DR	Open	11-2	NEW
\$3,499,000	5+6	CONTEMPORARY	



METICULOUSLY MAINTAINED CONTEMPORARY MASTERPIECE

High ceilings, skylights, & an open floor plan. Main level includes formal dining & living room opening to porch w wet bar, en suite bed, all with panoramic views. Kitchen w breakfast area & family room opens to outdoor patio w BBQ, including full kitchen. En suite bed w private entrance though backyard, entry to 3 car garage & laundry room. 2nd level includes 3 en suite bdrms & master suite w/ fireplace & spa-worthy bath. Tropical garden w swimmer's pool & spa capture spectacular views.

MLS#16-975299
Joseph Babajian 310-623-8800
RODEO REALTY - BH

www.7759torreysondrive.com

2407 GREENVALLEY RD	Open	11-2	NEW
\$1,350,000	3+2	1sty-SPANISH	

A Rare find! Original & Clean 1930s Spanish Hollywood Hills home with separate Casita/Guest House/Studio. Located minutes from the Sunset Strip & blocks from award-winning Wonderland Elementary. Go!

Pictures & Info @ JustHitTheMarket.com

REN SMITH	3105675704	PARTNERS TRUST
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The Source Of Real Time Real Estate™

TUESDAY

3427 IONE DR	Open	11-2	NEW
\$1,045,000	3+2	2sty-TRADITIONAL	



GATED HOLLYWOOD HILLS TRADITIONAL

Charming gated and fenced Hollywood Hills Traditional situated on a corner lot set back from the street. Hardwood floors, central a/c and heat, large brick fireplace in living room. Upstairs balcony with peaceful views. 2 car garage plus additional off street parking. Perfect combination of flat useable land and rolling terraced side hillside. No showings until broker's open house. Full listing will be loaded on the MLS the Monday before the broker's open house. Can be purchased furnished.

Mark Rosenberg 310-285-1533
THE ROSENBERG CO.

1514 BLUE JAY WAY	Open	11-2	rev
\$8,995,000	4+4	CONTEMPORARY	




SHOVEL READY FOR NEW CONSTRUCTION

REDUCED \$1 million January 15th! Shovel ready beautiful new construction project on world famous Blue Jay Way! All permits including haul route are approved, ready to issue. Brett Barrett Inc designed plans for 2 levels with over 7,000 sq ft of living space, architectural pool, 4 car garage and mechanical vault. This elevated flat pad site enjoys head on sweeping views across Los Angeles from Downtown to the Pacific. Existing contemporary home may also be remodeled.

MLS#15-921727
Jeffrey Hyland 310.278.3311
HILTON & HYLAND
www.hiltonhyland.com

9198 CORDELL DR	Open	11-2	592G5	red
\$5,850,000	639-5000	3+4	MID-CENTURY	



An architectural masterpiece, this John Elgin Woolf private garden residence holds an impeccable entertainment industry pedigree in a prime locale above Sunset Strip. The 3-bedroom, 3.5-bath house is restored with state-of-the-art systems. This is an intimate estate of classic beauty, contemporary elegance and gracious ease, from the courtyard entry to the cypress-shaded swimming pool.

MLS#15-952081
Stacy Goltula 310-281-4365
COLDWELL BANKER RESI
Dshwshr,Dryr,Grbg Dsp,Micro,Rng/Ovn,Othr

1527 SUNSET PLAZA DR	Open	11-2	592J4	rev
\$3,249,000	4+5	ARCHITECTURAL		



LAND, POOL, & VIEWS TO THE OCEAN

View contemporary located moments from Sunset, shopping and nightlife. Light & Bright w/ wraparound terraces. Gorgeous chef's kitchen w/ top of the line appliances opens to DR.Spectacular salt water pool, grassy lawn and outdoor TV lounge area. Master suite w/ endless views, fireplace, terrace and spa like bath.2nd master w/ fireplace, soundproof media room/studio , 800 bottle walk-in wine cellar complete this one of a kind offering. Two car garage with lift for third car.

MLS#16-974375
Jory Burton 310-860-4515
SOTHEBY'S BH
www.1527SunsetPlaza.com

1369 BOBOLINK PL	Open	11-2	red
\$2,999,999	3+3	TRADITIONAL	

On one of the bird streets, totally remodeled/rebuilt, open living area, formal dining rm. Cook's kitchen. Master bedrm suite . Grand master bathroom. A/C, 2-car garage.There is also a private studio.

MLS#15-958809
Blt-Ins,Dshwshr,Dryer,Grbg Disp
Faye Sarafian-Erdman NELSON SHELTON

1664 SUNSET PLAZA DR	Open	11-2	rev
\$2,999,000	5+6	CONTEMPORARY	



CUSTOM BUILT CONTEMPORARY WITH GREAT CITY TO OCEAN VIEWS

This 5+5.5 bath view home is approx. 4,539 sq.ft., built in 1999. Large grand entry atrium w/ artistic custom glass skylight ceiling. Gourmet kitch w/ black travertine countertops, stone floors, wine fridge, dbl oven, center island w/ 6 burner stove & built in sushi bar. Kitch opens to great room/Family rm w/ hwdw flrs, FP & view. FDR w/ city to ocean views. Every floor has lg. wrap around decks. Great indoor/outdoor ambiance for entertaining. Lg master w/ FP & dual walk in closets & spa bath.

MLS#15-927655
Holliman-Spreafico 310-777-6216
COLDWELL BANKER BH
Sunset Plaza Drive north of Sunset Blvd.

9279 SIERRA MAR DR	Open	11-2	rev
\$16,995,000	7+7	TRADITIONAL	



DEVELOPMENT OPPORTUNITY WITH EXPLOSIVE CITY & OCEAN VIEWS!!

DEVELOPMENT OPPORTUNITY ON TWO PARCELS! (DO NOT CURB APPRAISE) On a unique promontory in the coveted "Bird Streets" with explosive views from downtown to the ocean sits an unparalleled opportunity to build the next world class estate. 320' of street frontage, an unobstructed flat pad, no CC & R's, no HOA height restrictions, total buildable square footage of 17,000+ sq feet and outstanding geology; you have all the makings of a perfect, one-of -kind site. (9301 Sierra Mar included in sale)

MLS#15-962149
Helbling / Perry 310-849-2485
BERKSHIRE HATHAWAY

2509 APOLLO DR	Open	11-2	593A2	rev
\$2,295,000	5+5	CONTEMPORARY		




NEWLY RE-DESIGNED & TOTALLY UNIQUE

Avant-garde Contemporary 5bd/5ba completed in 2015. Ultra-chic custom 3852 SqFt home offers top-of-the-line interior finishes, one-of-a-kind fixtures, & sophisticated Smart Home Technology. High Ceilings, wide expanses of Tall Windows, & Open-Space Plan provide magnificent light. A clear glass Wine Atrium creates a stunning focal point for entire Main Floor. Over-sized Master Suite has enormous Spa-quality Bath. Huge Dual-level Yard provides abundant space for grand-scale Entertaining.

MLS#16-973931
Elayne Ceder 323-656-8140
JOHN AAROE GROUP
Blt-Ins,3 Dshwshr, Washer, Dryer

1471 FOREST KNOLL DR	Open	11-2	rev
\$15,500,000	4+6	HACIENDA	



UNPARALLELED VIEWS IN THE HOLLYWOOD HILLS

Breathtaking 1-acre promontory situated at the end of a cul-de-sac sits this gorgeous Spanish hacienda estate over-looking the entire city. Located Bird Streets adjacent in the West Hollywood Hills and perched above the Sunset Strip with panoramic jet liner views capturing Downtown LA to Ocean. Impeccably maintained, the focal point of this magnificent home features a great room with dramatic vaulted ceilings and large windows allowing the outside views to be enjoyed throughout.

MLS#16-970901
Tyrone McKillen 310.492.0711
HILTON & HYLAND
www.tyronemckillen.com

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

8787 SHOREHAM DR #1108	Open	11-2	NEW
\$599,000	0+1	1sty-CONTEMPORARY	



FULLY FURNISHED PIED-À-TERRE IN FULL SERVICE SHOREHAM TOWERS

Highly upgraded, fully furnished pied-à-terre in the full service Shoreham Towers. Spectacular, unobstructed panoramic city views from Downtown to the ocean. Cooks kitchen with Thermador stainless appliances, custom cabinetry and granite counters. Spa like bathroom with Duravit fixtures and granite tub. Sunny balcony with auto-drip watering system and killer view. Building features 24 hour concierge, resident and guest valet parking, sun-drenched pool, gym and more.

MLS#16-969291
Jim Noonan 310 801-8182
COLDWELL BANKER - BH
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan

REMINDER

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

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

TUESDAY

X 7250 FRANKLIN AVE #1207		Lunch	11-2	593D4	bom
\$1,245,000	2+3	CONTEMPORARY			



AMAZING PENTHOUSE WITH VIEWS OF HOLLYWOOD & DOWNTOWN !!

Chance to own a rare penthouse in prestigious Franklin Towers. This 2,000+sf home has head-on views of downtown & mountains, 2 huge balconies, no common walls. Unit has been totally redone to modern perfection. Marble terrazzo floors throughout, custom kitchen with 2 Bosch dishwashers, Thermador refrigeration & wine tower. Full service building with valet, doorman, pool, spa, rec room & roof top gym, observation patio/lounge with 360 degree views. Laundry in the unit.

MLS#15-939363
Melissa Zee 310.309.0099
RODEO REALTY- BRENTW

Blf-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp.

1805 COURTNEY AVE		Refresh.	11-2	NEW
\$5,500	3+3	2sty-SPANISH		



WELCOME HOME!

This classic gated Hacienda styled compound takes you back to the by-gone era of glamour while providing you with the modern amenities you can expect today. 5 private town homes meet at a sparkling courtyard and pool. Hardwood floors, French Doors open out to the brick wrap around patio.

MLS#16-975249
Ginger Lincoln (323) 252-6612
COLDWELL BANKER HPN

BBQ,Blf-Ins,Dshwshr,Dryer,Hood Fan,Other

03 Sunset Strip - Hollywood Hills West Land

9230 ROBIN DR		Open	11-2	NEW
\$11,490,000	Land			



INCREDIBLE PRIVATE LOT

Incredible private acre lot located down a long private driveway with plans in design by XTEN for approximately 14,000 SF modern compound with separate guest house and wellness center.

Tyrone McKillen 310.492.0711
HILTON & HYLAND

www.tyronemckillen.com

04 Bel Air - Holmby Hills Single Family

1111 STRADELLA RD		Refresh.	11-2	NEW
\$8,500,000	5+7	MEDITERRANEAN		



REDUCTION ON OCEAN AND CITY VIEW BELAIR & TWILIGHT 5-6:30PM!

Mediterranean Villa with Phenomenal city, ocean, & mountain views from most rooms. Located on a very prestigious street in Bel Air. This beautifully designed 7,000 sq. ft home, on almost 2 acres including flat pad and has a great floor plan. There are 6 bedrooms, 7 baths, gourmet kitchen, amazing pool and spa. Built in 2007 with top of the line audio and video system and outdoor kitchen. 3 car garage with motor court. Priced at land value, with 7 year old gorgeous home included.

MLS#15-953373
Elise Woroboff 310-567-1660
KELLER WILLIAMS BH

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

03 Sunset Strip - Hollywood Hills West Lease

1540 N CURSON AVE		Open	11-2	NEW
\$24,995	5+6	CONTEMPORARY		



This stunning new construction offering 5 beds, 5.5 baths, 3 fireplaces and 2 car attached garage. Marvel at the zero-edge pool and spa, bask in serenity outside, or head to the rooftop deck equipped with audio/video system and firepit. Enjoy al-fresco in your gourmet kitchen fully outfitted with Thermador appliances. Reclaimed wood accents bring an original warmth. Luxurious master suite, includes massive multi-head shower and enormous walk in closet. Outfitted with Crestron smart home system.

MLS#16-975175
Spencer Payson 3104868039
KELLER WILLIAMS BEVE

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

10605 LINDAMERE DR Open 11-2 **NEW**

\$2,999,000	4+3	MID-CENTURY
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STUNNING BEL-AIR MID-CENTURY RETREAT

Newly remodelled mid-century on private and serene Cul-de-Sac street off of Stone Canyon. Star designer Robert Marinelli selected the finest materials: Spanish limestone, European wide plank oak floors, high gloss European cabinets, Italian quartzite counters and Wolf and SubZero commercial kitchen. Flexible center floor plan. All entertaining area open to the gorgeous back yard which includes, bocca-de canon stone hardscape, pool, extensive decking and complete privacy with unobstructed views.

Victoria Risko 310.882.0246
SOTHEBYS INTL REALTY

10605LindamereDr.com

8407 WYNDHAM RD Open 11-2 **NEW**

\$7,995	2+2	CONTEMPORARY
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HIP HIDEAWAY WITH FABULOUS VIEWS


This 2+2 sleek Contemporary hm in Laurel Cyn w/panoramic vistas of the city lights & mntns. The LR is light & spacious w/a frplc & en-suite media rm. Lrg dine-in chef's kit w/ brkfst area. The open flr plan creates the indoor/outdoor true California lifestyle. Flr to ceil wndws open to the generous decks & patio, perfect for entertaining gsts, relaxing & enjoying stunning sunsets. The fenced yd has a pool & pool hse/studio (cld be a 3rd bdrm). This property is in the Wonderland School District.

MLS#16-975349
Juliette Hohnen 323 422 7147
DOUGLAS ELLIMAN

www.8407wyndhamroad.com/mls

11730 GWYNNE LN Open 11-2 **NEW**

\$1,995,000	3+3	TRADITIONAL
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PRESTIGIOUS BEL AIR CREST

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.

MLS#16-974175
Jacqueline Chernov 310.403.7557
BERKSHIRE HATHAWAY

1410 STRADELLA RD Open 11-2:30 591J5 **red**

\$3,260,000	4+5	CONTEMPORARY
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UNBELIEVABLE VIEWS IN BEL AIR | BRING ALL OFFERS

Gated view estate - Recently remodeled contemporary home - 4bed/5bath - Master feat. luxe bath, French doors to view & fireplace - High ceilings, quality finishes, hardwood floors, recessed lighting - Sparkling pool, expansive deck and reservoir, city and mountain views - Gazebo with 2 refrigerators & built-in BBQ - Below deck landscaped with mature fruit trees and flower garden - Roscomare School District - Bel Air Shopping Center down the street for all your needs

MLS#15-956071
Fariba Meskin 310.435.0529
NOURMAND&ASSOCIATES

Aerial video & tour: 1410Stradella.com

THE MLS .COM Property Website & Virtual Tour

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

TUESDAY

1940 BEL AIR RD	Open 11-2	rev
\$34,900,000	8+15 MEDITERRANEAN	
	1940 BEL AIR ROAD	
<p>Casa Lago, rests atop a private bluff overlooking Stone Canyon and the sparkling waters of a private reservoir. As Bel Air's closest property to the waterfront, Casa Lago recalls the great villas in Italy's lake region with stunning 300-degree views. Entertain in the formal living & dining rooms, wine room, billiards room or theater. Soak in the infinity pool as you look down on Bel Air.</p>		
<p>MLS#15-937391 Joyce Rey 310-285-7529 COLDWELL BANKER</p>		


2138 OVERLAND AVE	Open 11-2	632/C5	NEW
\$1,165,000	3+2	SPANISH	
	CHARMING SPANISH IN WESTWOOD CHARTER SCHOOL DISTRICT!		
<p>A welcoming front porch brings you to a spacious light-filled liv rm w/hrwd flrs & fireplace. There is also a din rm & an open, remodeled kitchen & fam rm opening to the yard. A very spacious mstr bdrm w/dual closets & remodeled mstr bth w/new shower & spacious tub. There are 2 other bdrms that share a remodeled bth. A lovely stone patio & large flat grassy yard are perfect for entertaining. Bring your fussiest buyers to see this warm, beautiful, cared for home w/an excellent floor plan & AC.</p>			
<p>MLS#16-976021 Mary Beth Woods 310-571-1358 COLDWELL BANKER</p> <p style="text-align: right;">www.2138overland.com</p>			


2205 BEVERLY GLEN PL	Open 11-2	592A3	rev
\$2,485,000	5+5	CONTEMPORARY	
	INSPIRED WARM CONTEMPORARY		
<p>One of the most unique offerings in Beverly Glen, this 5 bed, 4.5 bath warm contemporary has been creatively re-imagined. Home of an architect, expansive interior space looks over Zen-like flat private lot with flowing stream & mature bamboo & Alder trees. Formal entry has high ceilings & large windows. Soundproofed office/den space w/ built-ins, separate entryway & powder room. Chef's kitchen has top of the line appliances, fireplace, desk & dining area that flow onto large entertainer's deck.</p>			
<p>MLS#16-973701 Elizabeth Welchman 310-666-9682 TELES PROPERTIES</p> <p style="text-align: right;">2205BeverlyGlenPlace.com</p>			

2131 MANNING AVE	Open 11-2	rev
\$1,549,000	3+2.5 TUDOR	
	CHARMING & UPDATED 1926 TUDOR IN DESIRABLE WW LOCATION	
<p>Enter to a formal living room w/ original details of coved ceilings & nook above fireplace w/ archways leading to formal dining rm & wide galley kit. Light & bright kit features a bay window over the sink, Carrera marble counters & SS appliances. Master suite has high ceilings, fireplace, walk in closet + loft. 2 add'l bdrms share bath plus powder rm.</p>		
<p>MLS#16-971103 Lauren Ravitz 310-820-9301 BERKSHIRE HATHAWAY</p> <p style="text-align: right;">Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr</p>		

05 Westwood - Century City Single Family


05 Westwood - Century City Condo / Co-op

200 S BENTLEY AVE	Open 11-2	NEW
\$2,850,000	4+3 CONTEMPORARY	
	ELEGANT CONTEMPORARY DESIGN	
<p>Gorgeous completely remodeled home is over 2500 sq. ft. & features a renovated interior, large open patio & all new systems including roof, electrical & plumbing. 4 bd & 3 ba, with an abundance of natural light & modern accents, this beautiful home is in the prime location surrounded by other multimillion-dollar homes. Kitchen features Carrera marble tiles, Caesarstone countertops & all new Thermador & Viking appliances as well as a built-in wine cooler.</p>		
<p>MLS#16-975987 Darren Winston 310.709.8980 JOHN AAROE GROUP</p> <p style="text-align: right;">200bentley.aaroe.site</p>		

2234 CENTURY HL	Open 11-2	NEW
\$1,775,000	2+3 2sty-CONTEMPORARY	
	ELEGANT TOWNHOUSE	
<p>Exquisitely reconstructed & redesigned townhome. With no expense spared and of the most impeccable quality of design, this property is one of a kind and not to be missed. An end unit with views to downtown & east. Features include: cook's kitchen with breakfast sitting area; formal dining room, living room and powder room create the perfect entertaining flow; master suite w/sitting room & fireplace looks toward a view of the east; superb master bath; 2 walk-in closets. 2nd bedroom w/ensuite bath.</p>		
<p>MLS#16-975641 A Comora/P Lester (310) 488-5962 THE AGENCY</p> <p style="text-align: right;">Blt-Ins, Cbl, Dshwshr, Dryer, Frzr, Other</p>		

1315 HOLMBY AVE	Open 11-2	NEW
\$2,155,000	3+1.75 1sty-TRADITIONAL	
	CHARMING TRADITIONAL WESTWOOD HOME	
<p>Set upon a knoll in one of Westwood's prime neighborhoods, this home has an immeasurable high quality of craftsmanship throughout, along with a contemporary feel that will delight its next owners. Great Floor Plan for Modern Day Living. Features include: Living Room w/Fireplace, Picture Window, Crown Molding, Wainscoting, Oversized Windows, Kitchen w/ Custom Cabinetry, Granite Countertops, Viking Appliances, Breakfast Nook, Master w/ En-Suite, 2 Fireplaces, Bonus Room, Lush & Private Back Yard.</p>		
<p>Fehmida Anwar 626-975-2000 BULLDOG REALTORS</p> <p style="text-align: right;">Viking Apps, Rng/Ovn, W/D, Fridg, Dshwshr, Mw</p>		

10727 WILSHIRE #1205	Refresh. 11-2	NEW
\$1,350,000	2+2 ARCHITECTURAL	
	LUXURIOUS BUILDING~EXQUISITE UNIT~PRICED TO SELL	
<p>Step from your private elevator directly into one of the most beautifully appointed units in LA. Phenomenal corner unit. One of the most Exclusive buildings. Flawlessly appointed. Light & bright. Expansive floor to ceiling windows Sweeping Views. Built-in electric blinds. Master suite w/high ceilings. Custom walk-in closet. Enormous baths. Huge soaking tub & Oversized shower. Gourmet kitchen. Wine room. Balcony & extra storage Rm. Unparalleled amenities. 24 hr Concierge Valet. Doorman~Gym~Pool~Ballroom</p>		
<p>MLS#16-973787 Penni Ziers 310 780-5313 KW BEVERLY HILLS</p> <p style="text-align: right;">The Remington~Full service at it's Best</p>		

1927 GREENFIELD AVE	Open 11-2	NEW
\$1,399,000	3+2 COUNTRY ENGLISH	
	ENCHANTING 3 BED/1.75 BATH + DEN ENGLISH COTTAGE W/ UPDATES	
<p>Enter beautifully landscaped yard w/ white roses & picket fence to front brick patio. Spacious LR w/ vaulted ceiling, frplc & picture window. FDR w/ arched niches & built-ins. Remodeled kitchen w/ updated cabinetry & pantry closet, gas range/oven, tiled countertops, recessed lighting & charming bfast area w/ side yd access overlooking front garden. Den w/ built-ins & backyard access. Tranquil master bdrm w/ french doors to deck & privately landscaped large yard w/ grassy area & brick patio.</p>		
<p>MLS#16-975445 Chad Lund 424-202-3295 TELES PROPERTIES</p> <p style="text-align: right;">Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr</p>		

10375 WILSHIRE BLV, UNIT 6B	Lunch 11-2	NEW
\$925,000	2+3 1sty-TRADITIONAL	
	WILSHIRE TERRACE IN NEED OF TLC	
<p>Rare opportunity to create your dream home in the prestigious Wilshire Terrace with spectacular panoramic ocean, city, and mountain views! This southwest facing condo features a generous 2400 sq. ft floor plan with 2 beds/2.5 baths, bright light and unobstructed views. Both bedrooms are bright, well-proportioned with generous closet space where city and ocean views can be enjoyed. The full-service building features a pool, spa, gym, salon, 24 hr valet/concierge, dog park & gardens.</p>		
<p>Rochelle Maize/Ari Passy 310-968-8828 NORMAND & ASSOCIATE</p> <p style="text-align: right;">Catered by Joans on 3rd</p>		

TUESDAY

2337 FOX HILLS DR #201	Open	11-2	632E4	NEW
\$785,000	2+2	TRADITIONAL		



DESIRABLE CENTURY CITY ADJACENT NEIGHBORHOOD

BEAUTIFULLY REMODELED, SPACIOUS FRONT-FACING CORNER UNIT WITH GREAT SOPHISTICATION & ELEGANCE. PRISTINE, LIGHT & BRIGHT WITH NO COMMON WALLS & PRETTY VIEWS. IDEAL FLOOR PLAN, GENEROUSLY PROPORTIONED ROOMS, HIGH CEILINGS, CROWN MOLDING, PLANTATION SHUTTERS, INTEGRATED SOUND SYSTEM, WOOD FLOORS, FIREPLACE & FRENCH DOORS THAT OPEN TO THE BALCONY. LARGE EAT-IN KITCHEN WITH GRANITE COUNTERTOPS. FABULOUS MASTER WITH LAVISH BATH & WALK-IN CLOSET. SIDE-BY-SIDE LAUNDRY & CENTRAL AIR/HEAT.

MLS#16-975393
Kathy A. Douglas 310-820-9320
BERKSHIRE HATHAWAY

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

1655 GREENFIELD AVE #4	Open	11-1	NEW
\$2,450	2+3	2sty-CONTEMPORARY	




WESTWOOD CORNER TOWNHOME ON TREELINED STREET

Wonderful lease in best Westwood/West LA location. Two story End townhome-move in condition. 2 bedrm suites up & powder/guest bath on first floor. Master w/walk-in closet, cathedral ceilings & sliding doors to Balcony overlooking trees! Like a home-enter from front patio. Fireplace in Living rm. Freshly painted & incl. appliances. Large patio w/Shade tree-do your own gardening.. Close to Westwood Village/UCLA, Fwy access, Park, shopping, dining+more! Easy to show-Tenant to have good credit

MLS#16-975055
Rosalind Mishkind 310-749-4201
COLDWELL BANKER RESI

Dishwashr,Dryer,Washer,Range/Oven,Refrig

1950 S BEVERLY GLEN BLV, UNIT 104	Open	11-2	NEW
\$749,000	2+2	1sty-CONTEMPORARY	



CHARMING AND SPACIOUS 2 BEDROOM 2 BATH CONDO

Spacious and charming corner unit with hardwood floors, high ceilings, cook's kitchen and large living room with fireplace. Formal dining room leads to a private balcony. Large master bedroom features its own bathroom and walk-in closet. The second bedroom can be used as a den. Washer/dryer inside condo. A must see condo in a stellar location.

Bellel/Grakal Group 310-367-2288
KELLER WILLIAMS BH

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

06 Brentwood	Single Family		
178 N CARMELINA AVE	Open	11-2	NEW
\$8,750,000	4+5	SPANISH	



MARC APPLETON-DESIGNED TRUE SPANISH HOME

Sensational opportunity to own a Marc Appleton-designed true Spanish home in the heart of Brentwood. The residence is private & gated, located on one of Brentwood's most desirable streets. Enjoy being within a close proximity to the famous country mart, a top-class shopping precinct, and the city's top schools. The home boasts 4 bedroom suites and 5.5 bathrooms, with an additional upstairs loft, which makes an easy convertible bedroom.

MLS#16-976309
Barbara Tenenbaum 310.720.7270
HILTON & HYLAND

www.hiltonhyland.com

1655 GREENFIELD AVE, UNIT 23	Open	11-2	NEW
\$629,000	2+2.5	2sty-CONTEMPORARY	



WESTWOOD TOWNHOUSE

Charming and quiet TOWNHOUSE on a beautiful tree-lined st in Westwood. 1st level features open concept, light filled lv room/dine rm w/fp, powder, updated kitchen w/ stainless appliances & sliding glass door leading to prvt spacious patio. Upstairs features mstr suite w/large walk in closet, vaulted ceilings, skylight & balcony. 2nd bedroom suite features floor-to-ceiling window & private bathroom. Recessed lighting, hardwood floors, inside laundry, 2 parking & storage. HOA dues \$475/mth.

Rustad, Scudder, Maurice 310-923-6400
RODEO REALTY - BH

1655greenfield23.com

11595 W SUNSET BLVD	Open	11-2	NEW
\$3,300,000	5+6	TRADITIONAL	



BRENTWOOD TRADITIONAL - PRICED TO SELL

Traditional home in Brentwood on a 28,000 sq ft lot...Extra wide lot..Huge and deep grassy back yard with lagoon pool and spa..Completely gated and private..Bring your architect and contractor..Priced to sell..

MLS#15-937445
S Levine, J Nugent 310.702.4509
HILTON & HYLAND

www.levineteamstates.com

1925 OVERLAND AVE #206	Open	11-2	NEW
\$475,000	1+1	CONTEMPORARY	



BRIGHT, AIRY AND OPEN WESTWOOD CONDO!

1 BR/1 BA condo in highly coveted Westwood Charter area is the perfect starter home. This unit offers hardwood and vinyl floors, new windows and doors, extra storage space, spacious rooms basked in light and ease of access to the shops and restaurants of Westwood, Rancho Park and Century City. Located on the 2nd floor of a building with only 16 units, this unit has only one wall in common with another unit. Take a moment to sit outside on the West facing balcony and watch the sunset.

MLS#16-976365
Benjamin S. Lee 310-858-5489
COLDWELL BANKER RES

Dishwasher, Range/Oven, Fridge

836 S GREINA GREEN WAY	Open	11-2	NEW
\$2,079,000	4+3		



AMAZING ONE OF TWO HOUSES ON A SHARED PRIME LOT APRX 3000SF

Luxurious Tuscan home in the prestigious Brentwood Flats adjacent to the Brentwood Country Club. Designed with tasteful and elegant materials that harken to it's central Italian provenance. Exceptional layout, ideal for contemporary lifestyles. Grand master suite with his and hers closets, gorgeous master bath with an adjacent loft/den area. A block from the center of Brentwoods hip shopping and dining as well as the legendary weekend farmer's market.

MLS#16-974703
Simon Salloom
COLDWELL BANKER RESI

05 Westwood - Century City Lease

2102 CENTURY PARK LN #416	Open	11-2	632E3	NEW
\$4,400	2+2	ARCHITECTURAL		



Top floor unit with plenty of light 2 bedrooms plus den with built ins and wet bar and 2 baths both baths have been up-dated. laundry room with storage in unit. The unit has side by side parking on level one . The complex has 3 pools, tennis courts and a gym in each building that has all the latest equipment. the Complex offers a secured entrance and each building has a gym. a great place to live.

MLS#16-972125
Gail Lowenstein 310430-4275
COLDWELL BANKER RESI

Blt-Ins

153 S BURLINGAME AVE	Open	11-2	red
\$10,688,000	6+8	ARCHITECTURAL	



HUGE PRICE REDUCTION - BRENTWOOD PARK

Walled & gated architectural compound sitting on nearly 3/4 of an acre in Brentwood Park. Designed by world renowned Mexican Modernist, Ricardo Legorreta, this home is a work of art & true opportunity to own a one of a kind property. Features inc large open living spaces w/careful design & detail to window framing & skylights to capture natural lighting. Huge master suite on the ground floor overlooking pool & extraordinary lush gardens. Paddle tennis/sports court. Great house for entertaining.

MLS#15-952757
David / Anna Solomon 424.400.5905
THE AGENCY

www.153Burlingame.com

141 S CLIFFWOOD AVE	Open	11-2	rev
\$6,995,000	4+5	RANCH	
	SPRAWLING CALIFORNIA RANCH IN PRIME BRENTWOOD PARK		
Sprawling 1950's 1 sty CA Ranch set amidst towering trees & mature foliage on over 21K sq ft of land (per assessor's map) in prime BW Park. Situated between San Vicente & Sunset & surrounded by magnificent estates, this extraordinary prop offers grt privacy. Patios, large swimmer's pool, lush gardens & complete detached GH. Available for the 1st time in over 40 yrs. Truly a rare oppty to remodel, expand, or create a magnificent estate w/ park-like grounds in the very finest Westside location.			
MLS#16-968747		www.141southcliffwood.com	
David Offer 310-820-9341		BERKSHIRE HATHAWAY	

11920 BRENTWOOD GROVE DR	Open	11-2	rev
\$3,625,000	5+5	MEDITERRANEAN	
	NEW PRICE - MAGNIFICENT MEDITERRANEAN ESTATE		
MAGNIFICENT MEDITERRANEAN ESTATE WALLED AND GATED ON A LARGE 18,500 SQ. FT. VERY PRIVATE LOT. 3-STORY HOME WITH GORGEOUS POOL, LARGE ENTERTAINMENT AREA, 3 CAR GARAGE, LARGE MOTOR COURT EXOTIC MATURED LANDSCAPING.5 BEDROOMS TOTAL, MASTER WITH LARGE WALK IN CLOSETS, SPA TUB, AND SEPARATE STEAM SHOWER WITH PRIVATE WATER CLOSET. 4 GUEST BEDROOMS.LARGE LIVING ROOM WITH BAR AREA, AND FIREPLACE, THAT HAS LEADED FRENCH DOORS OPENING TO A HUGE PATIO WITH POOL AND BBQ AREA.			
MLS#15-913941		www.waynepridgen.com	
Wayne Pridgen 310.301.6523		HILTON & HYLAND	


06 Brentwood *Condo / Co-op*

11733 MONTANA AVE #105	Open	11-2	NEW
\$799,000	2+3	CONTEMPORARY	
	BRIGHT AND SPACIOUS BRENTWOOD CONDO WALKER'S PARADISE!		
Bright and spacious 2 bedroom, 3 bathroom condo within walking distance to the best of Brentwood's restaurants, shops and markets. Updated and modernized, boasting beautiful architectural lines. This one-level home has a large, open floor plan with a light-filled living room, dining area and den. Two parking spaces and additional guest spots. Central air, hardwood floors, new carpet, a balcony and a fireplace. In a town where you can't walk to anything, this is walking distance to everything.			
MLS#16-973917		Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn	
Megan Silva 310-614-6513		KELLER WILLIAMS-SANT	

07 West L.A. *Condo / Co-op*

1255 FEDERAL AVE, UNIT 205	Open	11-2	NEW
\$750,000	2+2.5	4sty-CONTEMP MED	
	BEAUTIFUL 2 BED AND 2.5 BATH IN BRENTWOOD ADJECENT		
Beautiful Condo with open floor plan and great master suite near Brentwood close to all shops and restaurants awaits you.			
MLS#16-973917		Washer,dryer,frig,double oven,stove	
Holly Hakimian 3106999363		KW BRENTWOOD	

08 Cheviot Hills - Rancho Park *Single Family*

10127 ROSSBURY PL	Open	11-2	NEW
\$3,295,000	5+5.5	2sty-TRADITIONAL	
	PICTURESQUE TRADITIONAL LOCATED IN COUNTRY CLUB ESTATES!		
Beautiful foyer opens to a sun-lit formal living room, w/ soaring ceilings & classic stone fireplace, which leads you to an exquisite dining room w/ recessed ceilings & detailed wainscoting. Gourmet kitchen showcases custom cabinetry, granite counter tops, Viking appliances, large center island & breakfast area. Sweeping curved staircase leads you to the master suite boasting a sitting area w/fireplace, Juliet balcony, walk-in closet & spa-like bath w/dual sinks, soaking tub & steam shower.			
MLS#16-976303		www.RoryPosin.com	
Rory Posin Kristian Bonk 310-839-8500		RE/MAX BEVERLY HILLS	

10269 DUNLEER DR	Open	11-2	NEW
\$2,599,000	5+3.5	SPANISH	
	CLASSIC SPANISH STYLE HACIENDA IN CHEVIOT HILLS!		
Nearly 3300 sq ft Spanish 5 BR/3.5 BA home with Travertine tiled floors, exposed beams, fireplace, dining room and curved archways. The remodeled kitchen offers Sub Zero fridge, Viking range, plenty of counter space and wine fridge. The family room is complete with built in cabinetry, tons of light and leads to the private backyard with a media room, dining area and ample space for the children to play. Upstairs you'll find all 5 bedrooms, as well as large walk in closets and gorgeous baths.			
MLS#16-976303		Blt-Ins,Dishwasher,Range/Oven,Fridge	
Benjamin S. Lee 310-858-5489		COLDWELL BANKER RES	

2833 WIGTOWN RD	Open	11-2	rev
\$3,895,000	5+6	CONTEMP MED	
	FABULOUS & PRIVATE 2009 BUILT MEDITERRANEAN		
Fabulous 2009 built Mediterranean. Private and beautifully set back from the street in prime "old" Cheviot Hills with great curb appeal. First floor features formal living room, dining room, family room open to kitchen with separate office or playroom/w doors inside and out to the yard. Wonderful large kitchen with eating area with Viking stove, Thermador professional double ovens, 2 Bosch dishwashers and more. 2nd floor with beautiful master with fireplace.			
MLS#15-965009		www.2833wigtown.com	
Ginger Glass 310-927-9307		COLDWELL BANKER BHN	

09 Beverlywood Vicinity *Single Family*

2217 DUXBURY CIR	Open	11-2	NEW
\$4,199,000	4+5	RANCH	
	SITUATED ON THE TREE LINED STREET OF DUXBURY CIRCLE IN THE HEART OF BEVERLYWOOD, THIS IS AN OPPORTUNITY TO OWN ONE OF THE LARGEST LOTS WITH INCREDIBLE VIEWS OF CENTURY CITY AND THE HILLCREST COUNTRY CLUB. THIS MAGICAL HOME HAS 4 BEDROOMS, 5 BATHS, A 3 CAR GARAGE, LONG DRIVEWAY AND A DETACHED BONUS ROOM. BEAUTIFUL OUTDOOR SPACE FOR ENTERTAINING ALONG WITH A SWIMMERS POOL, THIS HOME WILL NOT LAST.		
MLS#16-975935		BBQ,Blt-Ins,Dshwshr,Rng/Ovn,Fridg	
Marc Noah 310.968.9212		SOTHEBY'S	




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TUESDAY

1829 S BEDFORD ST	Open	11-2	NEW
\$1,399,000	3+4	SPANISH	




STEINKAMP SPANISH HOME

Exquisitely and meticulously recently remodeled light, bright and airy Stylish Steinkamp Spanish. Located on one of the most desirable and friendly blocks in the highly sought after Crestview neighborhood. Updated with Smart Home Technology. Entry-way with guest closet leads to a wonderful large L.R. with lovely original picture leaded glass bay window, magnificent fireplace with mosaic tile and new hardwood floors. Chef's kitchen with top of the line S.S. appliances, island breakfast bar sits 6

MLS#16-976363
Anne Austin (213) 718-1527
COLDWELL BANKER HPS

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

3159 HUTCHISON AVE	Refresh.	11-2	NEW
\$750,000	2+1	SPANISH	



1930S SPANISH CHARMER

Lovely 1930s Spanish moments from Downtown Culver City. Inviting 2 bed, 1 bath is loaded with original charm. Vintage details highlight a sunny eat-in kitchen, formal dining room, light filled living room with fireplace, and impressive coved/beamed ceiling. Plenty of off street parking including detached 2 car garage, private and spacious grassy yard. Located in a tranquil neighborhood. Amazing location near the best galleries, boutiques, restaurants. Near Expo Line and Arts District!

Katie Robertson 310.717.4313
SOTHEBYS INT. REALTY

1138 S ELM DR	Refresh.	11-2	632G3	rev
\$1,549,000	3+3	TRADITIONAL		



TASTEFULLY REMODELED BEVERLYWOOD HOME | OPEN TODAY 11-2

Tastefully remodeled 3BD / 3BA + Study a stone-throw from Beverly Hills! Bright & inviting home w/ open floor plan, gourmet eat-in kitchen, contemporary dining room, entertainer's living room & 2 en-suite baths. Spacious Master suite w/ sumptuous bathroom & walk-in-closet. Home has 3 designer bathrooms, new roof, new HVAC, new tank less water heater & new distressed wood floors. Centrally located 1 block east of Beverly Drive. Don't Wait- This Home Looks Great In Photos & Even Better In Person!

MLS#16-970847
Joel Cooper 310-968-2401
BERKSHIRE HATHAWAY

www.1138ELM.com

09 Beverlywood Vicinity Condo / Co-op

9049 ALCOTT STREET #204	Open	11-2	NEW
\$829,000	3+2.5	TRADITIONAL	



FABULOUS 3BR CONDO IN PRIME BEVERLYWOOD AREA!


Stylish 3BR+2.5BA condo w/spacious flr plan in newer construction Alcott Terrace Complex. Unit features open living/dining rm w/superior layout, gourmet granite kitchen w/SS appls, lrg master w/ensuite bathroom. Includes high ceilings, private balcony, hardwood flrs, central HVAC, laundry in unit & many custom finishes thruout. Low HOA dues, controlled/security camera access building, secured 2-car tandem parking, rec rm & elevator. Close to BH, Century City & Pico/Beverly shops.

MLS#16-974577
Jeremy Ives (310)858-1902
TELES PROPERTIES

9049AlcottStreet204.com

10 West Hollywood Vicinity	Single Family
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523 N HARPER AVE	Open	11-2	NEW
\$3,595,000	5+6.5	2sty-CONTEMPORARY	



NEW ARCHITECTURAL MODERN HOME
WWW.523HARPERAVE.COM

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

Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS

www.OmegaGroup.LA

748 N DETROIT ST	Refresh.	11-2	rev
\$2,729,000	5+6	2sty-MODERN	



LOWEST PRICE PER SQ FT FOR NEW CONSTRUCTION IN THE AREA!

2 story modern architectural in the heart of Melrose Village. Dramatic staircase and soaring ceilings. Gorgeous kitchen, Thermador stainless steel appliances, 6 burner stove, a large center island with sink and microwave. 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. Amazing style and amazing value!

MLS#16-973515
Steven Aaron 310-432-6588
KW BEVERLY HILLS

BBQ,Blt-Ins,Dshwshr,Micro,Fridg

10 West Hollywood Vicinity Condo / Co-op

8787 SHOREHAM DR #104	Open	11-2	592H5	NEW
\$1,395,000	2+2	CONTEMPORARY		



HIGHRISE LIVING ABOVE THE SUNSET STRIP

Open 11AM-2PM, Twilight wine & cheese 5PM-7PM
Rare opportunity for Buyers seeking secure environment w/ feel of private home. Walls of glass, floor to ceiling sliders lead from stained oak flooring to private expansive walled outdoor terrace w/fountain & BBQ. Great indoor/outdoor living & entertaining. Pristine elegance & updated living spaces. Low HOA dues includes all utilities, cable, 24 hr concierge,valet pkg, pool, spa. Steps to Sunset Plaza Home of former musical director for celebs.

MLS#16-975213
Tanya Stawski 310-801-6033
SOTHEBY'S INTERNATIO

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

8601 W WEST KNOLL DR #1	Open	11-2	NEW
\$799,000	2+2.5	CONTEMPORARY	



SOPHISTICATED, CORNER 2BD+2.5BA TOWNHOUSE IN WEST HOLLYWOOD

This beautiful 2 bedroom, 2.5 bathroom south facing bright and light corner unit feels like it's own private home. Downstairs you will find open living & dining area with fireplace, tall windows, & balcony. Upstairs- guest bedroom and newly updated custom bathroom & a large master bedroom suite with fireplace, private balcony, and a gorgeous fully updated bathroom with custom shower and vanity. Additionally, unit comes with 2 side by side parking spaces, lots of storage, & laundry inside unit.

MLS#16-976065
ST.JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

www.8601WESTKNOLL1.COM


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TUESDAY

848 N KINGS RD #108	Open 11-2	NEW
\$699,000	2+2 TRADITIONAL	
	BEAUTIFUL AND SPACIOUS 2+2 CONDO WITH HUGE PATIO	
South-facing 2 bed + 2 bath condo in fantastic West Hollywood location. This expansive unit is perfect for indoor/outdoor living with a huge patio that you can enter from any room. Features include: smooth ceilings, dry-bar, inside washer + dryer, hardwood floors in common living areas, double-door entry, side-by-side parking, additional storage, community pool & hot tub. Don't miss this excellent value!		
MLS#16-976241	Allie Riley / M. Collins 310-467-4567	848KingsRoad.com
TELES PROP & CB		

X 2128 NARCISSUS CT	Lunch 11-2 671-J6	NEW
\$1,975,000	2+3 3sty-ARCHITECTURAL	
	STUNNING LIVE/WORK SPACE IN VENICE	
This property is perfect for those in search of an inspiring space. Direct entry garage has 4 spaces. First level has exposed cinder block walls and a roll-up glass door that leads to a secluded patio. Second level loft and kitchen are connected via bridge. The center island boasts plenty of space for guests. On the third level, large rooms have spacious closets and an upgraded bathroom with stand-out tile work. The roof top deck overlooks city lights and palm tree-lined mountain views.		
Tamra Pardee 310-907-6517	Refrigerator, Range/Oven, Dishwasher	
PARDEE PROPERTIES		

8400 DE LONGPRE AVE #403	Open 11-2	NEW
\$498,000	1+1 CONTEMPORARY	
	TOP FLOOR - MOVE-IN READY	
Beautifully remodeled, move-in ready, top floor condo with an abundance of natural light featuring city views and privacy. Designer finishes include new double pane UV windows, kitchen with granite counter-tops, Water Filtration System, Commercial Kitchen Faucet. Recessed LED lights, Large balcony overlooking Sunset Tower Hotel & , Nest Protect WiFi Smoke + CO2 . Large bedroom with great closet space, designer remodeled bathroom with walk in shower. 2 Separate Parking Spaces.		
MLS#16-976247	David Yocum 310.560.6164	www.hiltonhyland.com
HILTON & HYLAND		

X 3125 THATCHER AVE	Lunch 11-2	NEW
\$1,350,000	3+2 1sty-TRADITIONAL	
	OXFORD TRIANGLE HOME ON LARGE SOUTH FACING CORNER LOT	
Rare lot in quiet Oxford Triangle area close to Marina, Beach, Abbot Kinney Blvd, and bike bath. 3 Br or 2 and a Den with 2 full baths, Wood/Gas Firepl in Living Room, Peg & Groove Hardwood Floors, Separate Laundry room, Master Bedroom with Large Walk-in closet and French Doors that lead to private patio and enclosed yard. Approx 5,374 is an extra large lot for the area. Build your dream home with excellent exposure or do your own improvements to the existing house to make it your own.		
MLS#16-975449	Terry Ballentine 310-351-9743	www.TerryBallentine.com
RE/MAX ESTATE PROPER		


8787 SHOREHAM DR #204	Open 11-2	rev
\$929,000	2+2 CONTEMPORARY	
	REMODELED DESIGNER'S TOUCH CONDO IN PRIME WEST HOLLYWOOD!	
European inspired large north facing 2 bedroom/ 2 bathroom remodeled condo in prime West Hollywood. Double door formal entry leads to spacious living room with hardwood floors throughout. Built-in bookcases/cabinetry & walls of glass that lead out to a large balcony with a Zen fountain and landscaping. A formal dining room area with granite kitchen, custom lighting, built-in appliances and a built-in dining room table. Large master suite includes side-by-side wall closets, built-in shelves, beau		
MLS#15-962381	Danny Mahelka 213.359.4097	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othe
COLDWELL BANKER RESI		

1051 MARCO PL	Open 11-2 671J5	NEW
\$1,225,000	3+1 CALIFORNIA BUNGALOW	
	SIMPLY IRRESISTIBLE!	
If you've been looking for a refuge in the heart of one of the most desirable neighborhoods in Venice...Welcome Home! Crisp, clean & bright, this lovingly maintained home is waiting to be yours. Totally captivating & ideal for anyone that appreciates privacy, comfortable living & loves to entertain. Find original oak wood floors throughout, a wood burning fireplace, creative studio space & drought tolerant landscaping. Your wait is over. This is your time, so make it GREAT!		
MLS#16-974089	Laurie Woolner 310-699-0980	Dryer,Rng/Ovn,Fridg,Wshr
POWER BROKERS INTERN		

11 Venice Single Family

653 OXFORD AVENUE	Open 11-2	NEW
\$2,550,000	3+5 2sty-MODERN	
	STUNNING NEW CONSTRUCTION	
Spectacular modern design and timeless functionality define this new construction home in one of Venice's best locations. Set just moments away from Abbot Kinney, this home is close to all that Venice has to offer, yet maintains privacy on a quiet street. A stunning roof top deck with 360 degree views, and it is solar-ready, piped, plumbed, and reinforced for a built in BBQ and hot tub, complete this luxurious and stylish oasis!		
MLS#315011676IT	Alex Quaid 310-717-1054	Dshwshr,Frzr,Hood Fan,Micro,Ntwrk Wire
PARTNERS TRUST - OP		


1201 CABRILLO AVE	Refresh. 11-2	rev
\$3,295,000	ARCHITECTURAL	
	LA TIMES HOME OF THE WEEK	
Experience the dynamic private environment of this modern compound moments from the epicenter of Abbot Kinney. Minimalist architecture defines this home with an open living plan and a custom Bulthaup kitchen. Walls of glass merge the indoors and out. A floating steel-and-walnut stair beckons you to an expansive rooftop deck - complete with fireplace, kitchen, hot tub and lounge areas. Second master suite doubles as a guesthouse with its own entrance. Refined in detail and finish.		
MLS#15-944319	Anastasia Bowen 310-994-3003	WWW.1201CABRILLOAVENUE.COM
TELES PROPERTIES		

1062 INDIANA CT	Open 11-2 671J4	NEW
\$2,400,000	4+3 MODERN	
	QUINTESSENTIAL MODERN VENICE BEACH COMPOUND	
Tucked away at the end of a cul-de-sac,designer inspired modern beach compound w/ 4 bed/ 2.75 bath + heated pool on huge corner lot.Open floor plan w/ clean lines & perfectly blends together natural light w/ a gracious indoor/outdoor flow to create the ultimate private sanctuary.Living room w/cathedral ceilings,exposed beams and in-wall Boston acoustic speakers overlook pool.Top of the line Fleetwood sliding doors throughout.Features include multiple outdoor living & dining spaces.		
MLS#16-971825	Jennifer Mulberg 3102009349	BBQ,Blt-Ins,Dshwshr,Grbg Disp,Micro
KELLER WILLIAMS BEVE		

X 518 BROADWAY ST	Lunch 11-2	rev
\$2,655,000	3+3 ARCHITECTURAL	
	STUNNING TOWNHOME ECHOS THE SPIRIT OF SOHO AND TRIBECA	
Enjoy cutting edge design with gallery-sized walls and 14' ceilings. The HUGE great room provides multiple sitting areas and a state of the art kitchen with breakfast bar and well concealed laundry room. In the spacious master bedroom a very large walk in plus gentleman's closet and spa master bath are the highlights. On the 700+ SQ. FT roof top terrace enjoy the views of tree-lined city streets and the blue waters beyond the boardwalk, plus a 12' fire pit and 5' barbecue.		
MLS#16-974479	Tamra (Tami) Pardee 310-907-6517	BBQ,Blt-Ins,Dshwshr,Rng/Ovn,Fridg,Other
PARDEE PROPERTIES, I		

TUESDAY

X 855 SUNSET AVE		Lunch	11-2	671-H4	rev
\$2,195,000		5+3	TRADITIONAL		




MORE THAN MEETS THE EYE!

Enchanting home on Sunset Avenue features modern updates atop a retro foundation. The family made additions to the original double sized lot to expand the home to it's current 2,944 sq ft. With 5 bedrooms, 3 bathrooms and two full kitchens there is plenty of space available! The main great room has a cozy fireplace & a charming exposed wood beam. The plethora of counter space accents the stainless steel appliances which shine in the flood of natural light.

MLS#15-965979
 Tamra (Tami) Pardee 310-907-6517
 PARDEE PROPERTIES

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

200 PACIFIC AVE #C		Open	11-2	rev
\$1,299,000		2+3	ARCHITECTURAL	




3-STORY MODERN LOFT STYLE TOWNHOME IN PRIME SILICON BEACH

Beautifully updated with a hip Venice vibe. Two Story Ceilings, an open floor plan, and each level of living space having its own private balcony or patio allows for an abundance of natural light and wonderful ocean breezes. This Home is very unique in that it was designed so that it can be divided into two separate living spaces, each with their own private entrance. Perfect for a Live/work set-up or extra income through a Short-term rental arrangement. Ask about "air rights" & adding 2 decks

MLS#16-972319
 Ren Smith 310-567-5704
 PARTNERS TRUST

967 VERNON AVE		Open	11-2	671H4	rev
\$2,099,900		4+4	ARCHITECTURAL		



A MODERN MAKEOVER!


An extraordinary renovation of contemporary California living. Light filled stunner showcases an open concept interior that seamlessly weaves indoor-outdoor spaces together creating a lifestyle for today's modern living. Chic finishes, chef's kitchen with dream culinary workspace. Creative tile design, wide plank oak floors and smart home technology. Well thought out landscaping enhance the experience of living outdoors. Attached 2-car garage directly off the service area.

MLS#15-961979
 Laurie Woolner 310.699.0980
 POWER BROKERS INTERN

Dshwshr,,Micro,Rng/Ovn,

11 Venice Income

X 2603 ABBOT KINNEY		Lunch	11-2	NEW
\$1,695,000		Duplex	2sty-MID-CENTURY	




NEW LISTING - PERFECT FOR OWNER OCCUPANCY ON ABBOT KINNEY

Ideal Opportunity for owner occupied investment property. Live on the famed Abbot Kinney Boulevard just steps away from restaurants, shops, and nightlife. Upstairs unit currently vacant. Both units offer large 3 bedroom, 1.5 bath floorplans with w/d hook-ups in each and huge private back patio off the rear of upstairs unit. There is plenty of available parking located at the rear carport accessible from Marr Street.

MLS#16-975917
 Tamra (Tami) Pardee 310-907-6517
 PARDEE PROPERTIES

Cing Fan,Dshwshr,Rng/Ovn,Fridg

1106 ROSE AVE		Open	11-2	671J4	rev
\$1,470,000		4+2	1sty-COTTAGE		



4 BEDROOM LARGE FAMILY HOME WITH SUNNY YARD

Location, Location, Smell the fresh ocean air. Gracious family home only a few blocks from Venice Beach, Venice Boardwalk and the New Rose Café (Rose & Main St.) New wood floors. Updated kitchen with granite counters, double dishwashers, stainless steel appliances and private quiet rear yard and patio. Renovated interiors with large, sunny master bedroom with tropical ceiling fan and private spa tub bathroom, crystal glass shower and double sinks. Large living areas with beamed ceiling..

MLS#15-961045
 Dolores Kelemen 310 966 0900
 KELEMEN REAL ESTATE

Built-Ins

12 Marina Del Rey Single Family

X 5405 VIA DONTE		Lunch	11-2	NEW
\$4,200,000		4+5	ARCHITECTURAL	




ARCHITECTURAL OASIS IN MARINA DEL REY

Canal, beach, & ocean views come with this 4BR, 5 BA home that has: 4 fireplaces; heated stone flooring; a stone staircase; 300-bottle wine fridge; a steam shower, sauna & hot tub. The living room has a 3-story wall of glass, while the canal-side has an open family room/kitchen and a large deck. The penthouse ceilings soar over a bar & lead to a spectacular roof deck. Creston system, wired for CAT 5, zoned central HVAC, tankless water heater, plus 3-car garage.

MLS#16-975407
 Tamra (Tami) Pardee 310-907-6517
 PARDEE PROPERTIES, I

11 Venice Condo / Co-op

18 N VENICE #C		Refresh.	11-2	rev
\$1,899,000		2+2		



RARE OCEAN VIEW OPPORTUNITY

Just Listed. Spectacular OCEAN VIEW. Steps from Venice Beach and local hot spots, this unique live/work space in a high foot traffic area is an opportunity you do not want to pass up. Unit C is a corner top floor 2 bedroom 1.75 bath condo. There is a separate 360 sf commercial store front with 96 sf storage room down the hall. Two car garage. The unit comes with sole access to a 2400 sf roof top deck with amazing ocean and mountain views, with plans for a green roof.

MLS#16-971697
 Ruth Seroussi 310.663.2510
 THE NEWHOUSE GROUP I

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Phn Syst

13 Palms - Mar Vista Single Family

3495 ST SUSAN PL		Open	11-2	NEW
\$1,799,000		4+3	ARCHITECTURAL	




MASTERFULLY RENOVATED TWO-STORY MAR VISTA HOME ON CUL-DE-SAC

Masterfully renovated 2 story, 4bd 3ba Mar Vista home on cul-de-sac one block from the Mar Vista Recreation Center and award winning Mar Vista Elementary school district. Meticulously renovated w/ white oak floors, new windows, mahogany doors, LED lighting, distributed audio & more. Ground level's versatile layout features an open floor-plan w/gas fireplace, den/office or guest room w/ full bath & contiguous family room/dining room/kitchen w/ sliding glass doors opening to a private lawn & patio

MLS#16-975407
 Jesse Weinberg 800-804-9132
 KELLER WILLIAMS RLTY

www.JesseWeinberg.com

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



SELLER FINANCING AVAILABLE WORK/LIVE LOFT

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

MLS#16-968229
 Lee Johnson 310-892-2244
 SOTHEYB'S INTERNATIO

Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

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

3552 GREENFIELD AVE	Open	11-2	NEW
\$1,595,000	5+4.5	CONTEMPORARY	



PRIME MAR VISTA LOCATION

Wonderful, spacious move-in ready home. Great opportunity for those who want space, light & views. A tremendous value on the Westside. Contemporary home updated for today's lifestyle inc high ceilings, wood floors, skylights, California Deluxe Windows & great open spaces for entertaining intimately or on a large scale. Kitchen w/center island & breakfast area opens to family room w/ beamed ceilings & wood burning fireplace looking out at the private, good sized backyard. Views of Hollywood sign.

David / Anna Solomon 424.400.5905
THE AGENCY

www.3552Greenfield.com

12613 APPLETON WAY	Open	11-2	NEW
\$1,050,000	2+2	TRADITIONAL	



PERFECT MAR VISTA LOCATION

This Mar Vista home features 2 bedrooms plus den with 2 full baths. Kitchen was remodeled four years ago and has Maple cabinetry and Cesar Stone counters. Features include living room and formal dining room both with crown moldings and hardwood floors. Wainscoting in dining room. Fireplace, recessed can lights and bookshelves. Den with bamboo floors opens directly to gorgeous totally private backyard with exotic South African flowering plants, gazebo, hardscape and water feature.

MLS#16-976393
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Blf-Ins,Dryer,Hood Fan,Rng/Ovn,Wshr

12420 BARBARA AVE	Open	11-2	rev
\$1,079,000	3+2	CALIFORNIA BUNGALOW	



RELAX WITH ELEVATED STYLE.

Hip modern abode re-designed creating a lifestyle for anyone that appreciates privacy, comfortable living & loves to entertain. You'll find a bright open kitchen-living-dining concept w/ wood floors, fabulous master suite, updated kitchen & baths. Imagine the fun in your large secluded backyard w/ a private outdoor dining area, ample patio spaces & refreshing pool. For the creative spirit, enjoy the finished garage-pool house for work or just hanging out.

MLS#16-969891
Laurie Woolner 310-699-0980
POWER BROKERS INTERN

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

13 Palms - Mar Vista Income

4316 LINDBLADE DR	Refresh.	11-2	NEW
\$1,949,500	Duplex	1sty-COUNTRY FRENCH	



MAR VISTA / SILICON BEACH COMPOUND

Stake your hold on Silicon Beach. Unique opportunity to own a tremendous property with a nearly 1/3 acre lot, 2 Freestanding Homes, Gorgeous in-Ground Pool and Spa, fully paid for Solar Electric System and unending possibilities. Short bike ride to the Ballona Creek Trails and bike all the way to the Ocean or the headquarters of several major tech companies. Create your ideal Retreat and Compound with Extra Income. The 3,346 sq-ft of living space includes 6 bedrooms, 4 baths, and Extra Rooms.

MLS#16-975929
JEFF GIORDANO 310-614-1393
KELLER WILLIAMS

In-Ground Pool/Spa, Solar Elect. Panels

14 Santa Monica	Single Family	
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50 HALDEMAN RD	Open	11-2	NEW
\$8,295,000	5+6	ARCHITECTURAL	



ARCHITECTURAL MASTERPIECE

Architectural masterpiece in highly coveted Rustic Canyon with soaring treetop views. This meticulously designed five bedroom, six bathroom private retreat combines the perfect use of woods, glass and concrete. Soaring ceilings, open beams, large windows and sliding glass doors provide an abundance of natural light and seamless transition between indoor and outdoor living spaces.

MLS#16-975205
Gary Glass 310.820.9343
BERKSHIRE HATHAWAY

www.50Haldeman.com

659 E CHANNEL RD	Open	11-2	NEW
\$7,400,000	0+0		



PRIVATE RETREAT IN SANTA MONICA CANYON

Beautiful compound in coveted SM Canyons. Property rests on just under an acre of lush and private grounds. Floor to ceiling windows in oversized great room and kitchen view out to magnificent expansive terraces, yard and garden. Main house boasts intimate master suite w/fireplace which seamlessly opens to a romantic and serene sitting area and 2 additional bed with bath. Original Leo Carillo barn boasts 3 bd / 1 ba down and full guest apt up. A must see retreat!

Cindy Ambuehl (424) 321-4947
THE AGENCY

528 MARGUERITA AVE	Lunch	11-2	NEW
\$5,950,000	5+3	2sty-MID-CENTURY	



ENJOY A CATERED LUNCH IN PRIME SANTA MONICA!

Mid-Century Traditional on a large lot West of 7th.This 5bed,3 bath home has an open floor plan w/great indoor/outdoor flow & private courtyard. Main floor features living, family, dining room, one bed/bath, kitchen w/granite counters & breakfast area that opens onto a covered porch & grassy yard. Upstairs there is a spacious master suite w/balcony and three bedrooms. One bed/one bath guesthouse w/living room, kitchen, private patio, 2 car garage, & bonus studio. Enjoy beach living at its best!

Emil Schneeman 310-230-3731
BERKSHIRE-HATHAWAY

stove, dishwasher, fridge

911 22ND ST	Open	11-2	NEW
\$4,495,000	5+5.5	TRADITIONAL	




Stylish, well appointed newly built traditional. This home features a formal living room w/ fireplace, dining room, 4 en-suite bedrooms, stunning master suite & bath w/ spa tub/steam shower. Gorgeous kitchen w/ top of the line appliances and family room that flows to the grassy oversized yard w/ pool/spa. In addition there is an office and a temperature controlled wine cellar. This home has a 2 car garage, is wired for the latest technology. A timeless but modern home for the discerning buyer.

MLS#16-976327
Flora Aston 310-480-3585
COLDWELL BANKER RESI

Blf-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp

629 PICO PL	Lunch	11-2	NEW
\$2,395,000	2+2	3sty-ARCHITECTURAL	



STUNNING ARCHITECTURAL HIDEAWAY IN SUNSET PARK

2 beds, 2 baths, solid maple floors and 2-car garage. Custom Douglas Fir windows and doors accent the unique maple cabinetry and built-ins. Directional recessed lighting and 12 ft ceilings echo a posh gallery complete with grand skylight in the 900 sq ft great room while India granite counter tops and a Vinotech 250 bottle wine cellar help you delight guests in the Kitchen along with Miele, Sub Zero and Viking appliances. Views of the Santa Monica mountains flood the large rooftop deck.


Tami Pardee (310) 907-6517
PARDEE PROPERTIES

Range, stove, dishwasher, refrigerator

Why Advertise? Large Distribution Area

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

TUESDAY


X 1203 MAPLE ST		Lunch 11-2	NEW
\$1,985,000	3+3	2sty-COUNTRY ENGLISH	
			
<p>ENCHANTING COTTAGE WITH POOL IN COVETED SUNSET PARK!</p> <p>Fall in love with this enchanting storybook cottage reminiscent of the British countryside, with magical sparkling pool, zen waterfalls & picturesque lily pond on one of Santa Monica's most desirable & coveted tree-lined streets in Sunset Park. This lovingly maintained family home is a rare offering, boasting loads of old world charm, with a modern twist. Bright inviting living rm w/ fireplace. Spacious country kitchen w/ built-in breakfast nook. Romantic decks for al fresco dining & entertaining</p>			
Sabine Gebser 310.902.3265		Built-ins, Dishwasher, Range/Oven, Fridge,	
PARDEE PROPERTIES			

843 21ST ST #1		Open 11-2	631F6	NEW
\$5,500	3+2.5	2sty-TRADITIONAL		
				
<p>SPACIOUS NORTH OF WILSHIRE TOWNHOME W/AMAZING OUTDOOR SPACE</p> <p>Huge bright, beautiful, front west facing townhouse in the Franklin School district. This unit features 3 large bedrooms, large living room, separate dining room, patios plus bonus room. Gourmet kitchen w/ granite counter w/ stainless steel appliances. Hardwood floors downstairs. Great outdoor space with large patio off living room & kitchen, patio off dining room, large patio off master & 2nd bedroom. Oversized 2 car garage w/ direct access to unit. Great location! Close to Montana Ave. shops & restaurants.</p>				
Linda Semon 310.351.3995		Refrigerator, washer & dryer		
COLDWELL BANKER SM				


14 Santa Monica *Condo / Co-op*

1705 OCEAN AVE #307		Open 11-2	NEW
\$2,849,000	2+2	CONTEMPORARY	
			
<p>ELEGANTLY REMODELED SPACIOUS CONDO WITH STUNNING VIEWS!</p> <p>Highly sought after corner condo newly built by award winning developer, Related with breathtaking ocean, city, park and mountain views. This spacious 2 bedroom & 2 bath residence was further updated with the highest design and materials. Brand new kitchen with pure white Caesarstone countertops, custom walnut cabinetry w/ under cabinet lighting, Ann Sacks glass tile backsplash, Dornbracht hardware, Thermador & Miele appliances, custom closets, fireplace.. unlike any other at the Waverly!!</p>			
Melanie Sommers 310-500-1291		Cbl, Dshwshr, Dryer, Frzr, Grbg Disp, Other	
PARTNERS TRUST SANTA			

15 Pacific Palisades *Single Family*

1221 MINORCA DR		Open 11-2	NEW
\$6,999,000	6+9	3sty-VILLA	
			
<p>BEAUTIFUL RIVIERA VILLA ON CORNER LOT</p> <p>Set on an expansive corner lot, this beautiful Tuscan Villa blends the sophistication and character of the prestigious Riviera Palisades. This home features 6 bedrooms, 9 baths with soaring ceilings and exquisite details and finishes throughout. The main level offers living, dining and family rooms, den and bedroom suites. Top level boasts Master suite along with 3 bedroom suites and library. Basement level has home theater, music studio, wine cellar, tasting room and gym. Backyard with pool and spa.</p>			
Santiago Arana 424-231-2400		None	
THE AGENCY			

2311 4TH ST, UNIT 301		Open 11-2	671	NEW
\$728,000	1+1	1sty-CONTEMPORARY		
				
<p>OCEAN VIEW, TOP FLOOR, CORNER, UPDATED CONDO</p> <p>Ocean view from Bedroom and Living Room. This Top Floor corner unit is "Updated." Building amenities include pool, gym and parking. Stainless appliances, low HOD's \$256.00 monthly!! RARE condo must be seen now! Bamboo Floors everywhere except Bedroom. Bathroom updated. 2 Balconies! RARE FIND! Ocean Park District close to restaurants, shopping and boutiques. In the Heart of Santa Monica. Turnkey- just bring a toothbrush. Great for a 2nd Home retreat.</p>				
Katharyn Bracci 310 569-3667		Dshwasher, Microwave, Range-Oven		
KELLER W/BEV HILLS				

1111 LAS PULGAS PL		Open	NEW
\$3,995,000	3+2	TRADITIONAL	
			
<p>Rare opportunity to acquire an estate-size lot with mountain, canyon and ocean views in Pacific Palisades. The 23,448 square foot lot offers a number of development opportunities for owner/user or builders. Fantastic chance to create the home of your dreams in the heart of the Palisades. Do not, under any circumstances, walk this property without owner or agent's consent.</p>			
Wheeler Coberly 310.351.6234		None	
PARTNERS TRUST BRENT			

14 Santa Monica *Lease*

624 KINGMAN AVE		Open 11-2	NEW
\$17,500	4+4	CONTEMPORARY	
			
<p>SANTA MONICA CANYON LEASE</p> <p>Canyon home with Architectural integrity designed by Steven Ehrlich. The house was designed to interplay with the hillside at its rear. The design reverses the usual order with the bedrooms forming a platform for the 2nd & 3rd story public areas. Skylights & the extensive use of openings bring in light & breeze. 2 story living room, custom kitchen w/ breakfast area & state of the art appliances. Master w/ fireplace & walk-in closet. 3rd story is dedicated to a studio with attached bedroom & deck</p>			
Isabelle Mizrahi 310-230-3720		Dshwshr, Micro, Rng/Ovn, Fridg	
BERKSHIRE HATHAWAY			

15061 MC KENDREE AVE		Open 11-2	NEW
\$3,995,000	5+6	CAPE COD	
			
<p>WWW.15061MCKENDREE.COM</p> <p>This delightful home represents a perfect union of East Coast style with West Coast lifestyle. Close to the evolving Village Center, the home rests above distinguished Bestor Blvd, affording treetop views and a unique sense of expansiveness and privacy. Inside, a sense of casual elegance complements the traditional design. Outdoor entertainment area with spa and waterfall, fireplace and built in BBQ. A separate guest suite above the garage completes this urban hideaway.</p>			
Elen McCormick 310-230-3707		www.15061McKendree.com	
BERKSHIRE HATHAWAY			

842 JACON WAY		Refresh. 11-2	NEW
\$3,365,000	4+3.5	CONTEMPORARY	
			
<p>EXQUISITE CONTEMPORARY HOME</p> <p>Contemporary Mid-Century home in the Marques Knolls area of the Pacific Palisades. This beautifully remodeled 4 bedroom, 3.5 bathroom home was taken down to the studs and brought back to life with unparalleled attention to detail with room for a pool in the spacious back yard. The chefs kitchen boasts Thermador appliances with an open floor plan is perfect for entertaining. This is a true example of a mid-century home with all the details and amenities that the most discerning will appreciate.</p>			
Stefanie Bluestone 310-339-7018		None	
RODEO REALTY - PACIF			

THE MLS™
MLS.COM

The Source Of Real Time Real Estate™

15238 FRIENDS ST	Open	11-2	NEW
\$2,799,000	0+0	OTHER	



BUILD ON THIS 6,542 SQ.FT. LOT AT THE END OF THE VIA BLUFFS

Lot & RTI (ready to issue) plans for a 3-level 5,000+/- Sq.Ft. pre-fab eco/green modular modern home by Living Homes & designed by Ray Kappe, FAIA. Shovel/permit ready w/ City & Coastal Commission approval. Break ground now & done in approx. 6 months. 5 beds/7 baths, study, multi purpose room, rec. & media room. Indoor/outdoor living with pool, patios, 500 Sq.Ft. roof top deck. Moments to the Palisades Village - shopping, restaurants, schools, beach, hiking, bike path & the Caruso development.

MLS#16-975103
David Kelmenson 310-500-1430
PARTNERS TRUST BRENT

www.15238Friends.com

16045 AIGLON ST	Open	11-2	NEW
\$2,795,000	4+3.5	TRADITIONAL	



PICTURE-PERFECT TRADITIONAL

Impeccably remodeled w/taste & style in coveted neighborhood centric to beach, village & schools. Open LR w/fp + DR/FR flowing into gourmet kitchen w/breakfast bar/buffet. French drs from the FR & dnwnstrs bedrm open to patio & grassy yard. Rich HW flrs, built-ins, crown moldings, speaker system, & custom window treatments. Upstairs skylit high ceilings define the private master suite w/fp, his-hers closets, office area, & spa-like bath, as well as Jr master ste, a guest room +addtl powder bath.

Susan Stark/Joan Caplis 310.345.7450
GIBSON / CB BW

www.MandevilleCanyonHomes.com

520 N LAS CASAS AVE	Open	11:30-2	630 H5	NEW
\$2,150,000	4+3	CALIFORNIA BUNGALOW		



CHARMING BUNGALOW OFFERS POOL AND SPA

Charming blend of Traditional and California Bungalow offers high ceilings in living room, dining area, and master bedroom. 4 bedrooms 3 baths (two with spa tubs). Living room features fireplace and dining area skylights. Abundant natural sunlight. Pool, spa, and built-in barbecue promises fun for family and friends. Minutes to Palisades Village. Great starter home for those who seek to live in a beachside community.

MLS#16-976297
Susí Gilmartin 310-230-3751
BERKSHIRE HATHAWAY

Dshwshr, Micro, Rng/Oven, Washer, Dryer

728 EL MEDIO AVE	Open	11-2	rev
\$5,895,000	6+8	CAPE COD	



NEW CALIFORNIA COASTAL

Thoughtfully designed, meticulously hand-crafted, technology driven and Green Point Rated, 728 El Medio Avenue is a brand new, uniquely custom, California Coastal home that was built to exceed all expectations. Completed in 2016 and with six, en-suite bedrooms and eight bathrooms on three levels of approximately 6,643 square feet, the property encourages an indoor-outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabaña and a sun drenched entertainment level.

MLS#16-973633
Neil Smith 310-235-1451
HERITAGE

728ELMEDIO.COM

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




NEW CONSTRUCTION

Brand new traditional Cape Cod in the covet Alphabet Streets neighborhood in Pacific Palisades. Centrally located family home, this 5 bedroom, 4.5 baths wide open floor plan brings elegance with casual charm. Enter this homes grand entrance and high ceilings, with wide French oak wood floors throughout which bring a warmth to the house. The master suite features his and hers walking closets and a spa like master bathroom.

MLS#16-969363
Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY

Classic Elegance Luxurious Finishes

15 Pacific Palisades	Condo / Co-op		
1568 MICHAEL LN	Lunch	11-2	NEW
\$998,000	3+3	2sty-TRADITIONAL	



PALISADES HIGHLAND CHARMER!

Located within the coveted Michael Lane Villas is this stunning 3 bedroom + 3 bath townhome. The spacious living room with high, smooth vaulted ceilings opens up to an entertainer's patio with views of the surroundings mountains. Boasting nearly 2,100 sqft this villa features beautiful dark hardwood floors, a skylight, built-ins, storage space, and direct access to a private 2 car garage. This resort-like complex features a pool, spa and gym. California living at its finest!

Rochelle M/Missy Polson 310-968-8828
NORMAND & ASSOCIATE

Catered by Joans on 3rd

16 Mid Los Angeles	Income		
1433 HAUSER BLVD	Open	11-2	NEW
\$995,000	SPANISH		



ONE TIME SHOWING ONLY - ENCHANTING DUPLEX IN PICFAIR VILLAGE

Enchanting Duplex, located in Picfair Village w/old world charm, upgraded in 2012. Tenant Occupied. Each is 2 bedrooms & 1 updated bathroom w/separate shower & bathtub. Living, dining & all bedrooms have hardwood floors. Kitchen was remodeled w/Caesarstone counters & opens to breakfast room. Each unit offers separate electric meters & gas meters and a large laundry room. Newer windows, complete replacement of electrical system, & updated majority of plumbing. Large backyard w/two-2 car garages.

MLS#16-975925
Mark Miller 310.860.7595
BARCODE PROPERTIES

Cing Fan, Dshwshr, Frzr, Rng/Ovn, Other

18 Hancock Park-Wilshire	Single Family		
420 S ROSSMORE AVE	Open	11-2	NEW
\$5,495,000	5+7	TRADITIONAL	




HANCOCK PARK MODERNIZED EAST COAST TRADITIONAL ESTATE

East Coast Traditional, newly renovated for modern living, is hidden behind tall hedges and grand gates on one of Hancock Park's most prestigious tree-lined streets. On nearly 1/2 acre, includes guest house, pool house and salt water pool. New windows, doors, security cameras, gourmet chef's kitchen w/Lacanche range. A true oasis in one of LA's most historic neighborhoods. You'll feel miles away from the city, while only blocks from all the wonderful shops and restaurants of Larchmont Village.

MLS#16-975293
Laura Stupsker (310) 993-9166
THE AGENCY

514 N LAS PALMAS AVE	Open	11-2	NEW
\$2,499,000	3+3.5		



1920'S MODERN WITH POOL.

Originally built in 1924, this very rare updated modern 3 + 3.5 on a tree lined street in Hancock Park is chic, sophisticated, and flooded with light. The home offers an open floor plan with a loft-like living room, library/office, dining area, and an eat-in kitchen with Sub-Zero appliances + granite counters. A large den/family room with French doors that lead to a private and perfectly manicured backyard complete with sparkling pool, spa, and built-in BBQ.

Jenna Cooper 323.481.0644
TELES PROPERTIES

514NorthLasPalmas.com

**Questions? Need Assistance?
Contact our Help Desk Department!**

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

500 N GOWER ST	Open	11-2	NEW
\$2,499,000	4+4	MEDITERRANEAN	



Stunning remodeled 2-story Mediterranean built in 1994 and 1 block from Larchmont Village. 25-foot vaulted-ceiling foyer, expansive & open floor plan, including 4 bedrooms PLUS office PLUS family-room. Be wowed by a dream kitchen with 11-foot island, Caeserstone countertops, 40+ custom Italian cabinets/drawers, new appliances including 6-range cooktop, PLUS adjacent family room. Huge master bedroom suite w/WIC, private balcony PLUS adjacent office.

MLS#16-976291
John Duerler 323.462.2748
HANCOCK HOMES REALTY

Blf-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other

4661 WILSHIRE	Lunch	11-2	NEW
\$1,198,665	2+3	SPANISH	




NEW LUXURY CONDOS IN HANCOCK PARK

Presenting the only available, newly built condominiums in Hancock Park! This Spanish Contemporary building features 12 luxury residences in one of the most desired/exclusive neighborhoods in Los Angeles. Each unit boasts an open floor plan, designer Chef's kitchen with white oyster stone counters, dark custom cabinets, stainless steel Wolf range & oven, Sub Zero fridge, wine fridge & microwave & breakfast bar w/seating for 4.

MLS#16-976417
June Lee / James Song 323.806.5003
COLDWELL BANKER HPS

James Song 323.841.7773

953 S LONGWOOD AVE	Open	11-2	NEW
\$1,899,000	4+3	MEDITERRANEAN	



BEAUTIFUL BROOKSIDE HOME ON THE CREEK

This wonderful Mediterranean home is located on the creek in charming Brookside. There is a formal entry which leads to a living room overlooking the courtyard fountain, also a sun room overlooking the gardens, a small den/office, powder room, formal dining room, spacious kitchen with breakfast area and family room. Upstairs there is a master suite plus 3 additional bedrooms & another bathroom. Outside there is a large entertaining deck with fireplace & even a zip line for the kids. Magical

MLS#16-976427
Rick Llanos 323 810-0828
COLDWELL BANKER RESI

Best Value in Brookside and Hancock Park

18 Hancock Park-Wilshire	<i>Income</i>		
5170 W OLYMPIC	Open	11-2	rev
\$1,595,000	2sty-TRADITIONAL		



CHARMING DUPLEX IN MIRACLE MILE AREA

The most charming and elegant duplex with a pool in Miracle Mile! Remodeled, with so many authentic details to cherish. Each 2 bedroom, 2 bath unit boasts over 2100 sq. feet of living space.

MLS#15-957501
Jodi Ticknor, Chris Kito 310-428-7724
COLDWELL BANKER-BHN

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

138 N WILTON PL	Open	11-2	NEW
\$1,395,000	4+3		



CLASSIC 1919 COLONIAL REVIVAL

This property features great character and vintage style. The main house includes 4 bedrooms and 2.5 baths, hardwood floors throughout, French doors, custom moldings, and traditional fixtures. There is a fabulous formal entry with sweeping staircase and custom wood banister, formal living room with fireplace, formal dining room, and an additional dining area with French doors which open to the spacious rear garden.

MLS#16-974003
Jana Jones & Fred Holley 310-612-0831
COLDWELL BANKER BH-S

Blf-Ins,Dryer,Hood Fan,Rng/Ovn,Fridg

19 Beverly Center-Miracle Mile	<i>Single Family</i>		
616 N POINSETTIA PL	Open	11-2	NEW
\$3,149,000	5+6.5	2sty-SPANISH	



STUNNING SPANISH NEW CONSTRUCTION
WWW.616POINSETTIA.COM

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

Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

637 S LUCERNE	Open	11-2	rev
\$4,995,000	8+5	VICTORIAN	



RARE OPPORTUNITY TO ACQUIRE PROMINENT LA LANDMARK HOME

Historic Cultural Monument #403 John C. Austin, Architect, LA City Hall, Griffith Observatory, Shrine Auditorium. Features 3 Floors, 7 fireplaces, extraordinarily high ceilings, massive public rooms, exquisite wood working, grand stairway to upstairs center hall, updated kitchen, enormous living room, frml dining, library, screening room, 2 guest houses. Gated. Large motor court. Recently Updated.

MLS#16-970641
B Chandler, T Glabman 310.614.7345
HILTON & HYLAND

Recently Updated

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

737 S WINDSOR #304	Open	11-2	NEW
\$1,499,000	3+3	3sty-CONTEMP MED	



LUXURIOUS BRIGHT PENTHOUSE CONDO WITH NEARLY 2,600SQFT!!!

Luxurious, BRIGHT Top Floor Condo! This Stunning Penthouse Features a Huge Open Floor Plan With Nearly 2,600Sqft Of Living Space and An Elegant Formal Dining Area Perfect For Hosting Family Gatherings and Dinner Parties. Unit Includes TWO SIDE BY SIDE PARKING SPACES!!

MLS#16-973001
Liffa Lee 213-595-2455
COLDWELL BANKER RESI

Grbg Disp

1249 S STANLEY AVE	Open	11-2	NEW
\$2,395,000	5+5	2sty-ARCHITECTURAL	



STUNNING ARCHITECTURAL IN WILSHIRE VISTA

5 Bed/5 Bath 2 story contemporary architectural with high ceilings and lots of natural light. Open floor plan and chef's kitchen with high-end appliances create a perfect space for entertaining. Year round indoor/outdoor living with large yard, pool and BBQ area. Master w/spa-like ensuite and outdoor terrace. Downstairs guest suite & 3 addtl BRs upstairs provide ample space for family and guests. Gorgeous contemporary finishes complete this stunning property in Wilshire Vista.


Morgan Pasco 310.606.3887
MORGAN REAL ESTATE

OVEN, STOVE, REFRIG, MICRO, HVAC

REMINDER

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

6118 MARYLAND DR	Open	11-2	NEW
\$2,299,000	4+3	SPANISH	
			<p>\$176,000 Price Reduction! Motivated Seller-bring All offers. Located on the most quiet part of this sought after Beverly Grove neighborhood blocks away from The Grove. Gorgeous newly remodeled contemporary Mediterranean masterpiece, featuring superior design and workmanship. This classic home warmly invites you via a regal entrance with a grand staircase. This 4 bedroom, 4.5 baths is exactly what you want to come home to; featuring a gourmet kitchen with large center island, Wolf range...</p>
MLS#16-975269 Robert Erickson 310-890-7895 RODEO REALTY INC.			
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan,			

906 S SIERRA BONITA AVE	Open	11-2	NEW
\$1,489,000	3+3	2sty-COUNTRY ENGLISH	
			<p>EASY TO SHOW! A WINNER!</p> <p>Fantastic location and beautifully updated! Light filled barrel ceiling living room opens to dining room--great for entertaining! Gorgeous galley style gourmet kitchen with eating area. 3 bedrooms/3 new baths! Master bedroom has vaulted ceiling with view of yard/patio. Luxurious master bath has oversized double shower plus freestanding tub and 2 sinks. Nice storage space in attic! Finished garage is great for gym potential! Above ground large swim spa where grassy yard could be.</p>
MLS#16-975985 Lisa Hutchins (323) 460-7626 COLDWELL BANKER HPN			
Dshwshr,Rng/Ovn			


5716 AIRDROME ST	Open	11-2	NEW
\$849,000	4+2	2sty-SPANISH	
			<p>CHARMING + SPACIOUS PICFAIR VILLAGE SPANISH CONTEMPORARY</p> <p>Rebuilt and expanded from the ground up in 2005, this well thought out home includes updated plumbing, electrical, windows, recessed lighting, stucco, upgraded insulation, roof, bathrooms & kitchen. The home features 2 bedrooms & 1 large bathroom with spa tub on the ground floor & 2 bedrooms & 1 bathroom upstairs plus office/possible 5th bedroom that define the space. The generous master bedroom opens to a 2nd floor veranda with tree top views. A perfect spot to entertain, relax or play.</p>
The Carrabba Group 323-899-2900 KELLER WILLAMS RLTY			
www.PicfairVillageHome.com			


607 N CURSON AVE	Open	11-2	rev
\$3,295,000	5+5.5	2sty-CONTEMPORARY	
			<p>SPECTACULAR NEW DESIGN WWW.607CURSON.COM</p> <p>Spectacular newly built custom home. Walled & gated contemporary architecture at its finest. Soaring ceilings, bright open floor plan, 4 fireplaces, walls of glass, pocketed Fleetwood door systems & all the luxury amenities required by today's sophisticated "lifestyle" buyer. This home features nearly 5500 sq feet of indoor-outdoor living spaces; custom Italian kitchen w/ Miele appliances; designer bath tile & fixtures; state-of-the-art Control 4 home automation system. A must see property!</p>
MLS#16-974533 Omega Group-Ron Keinan 310.779.5348 KELLER WILLIAMS			
www.OmegaGroup.LA			

635 N SIERRA BONITA AVE	Open	11-2	rev
\$2,895,000	5+5.5	2sty-CONTEMPORARY	
			<p>STUNNING DESIGNER SHOWPLACE WWW.635SIERRABONITA.AVENUE.COM</p> <p>New custom built luxury entertainers home features an amazing open floor-plan with cutting edge designer finishes & exquisite materials throughout. The beautiful private yard features mature trees & hedges, BBQ area, salt water pool & zero edge spa. Three large indoor-outdoor entertaining 2nd story balconies create nearly 4300 sq ft of CA lifestyle living for the most discriminating buyers. No expense spared on this one! This is a must see property.</p>
MLS#16-974473 Omega Group-Ron Keinan 310.779.5348 KELLER WILLIAMS			
www.OmegaGroup.LA			

19 Beverly Center-Miracle Mile		Condo / Co-op	
438 ARNAZ DR #106	Open	11-2	NEW
\$995,000	3+4	ARCHITECTURAL	
			<p>GREAT MODERN TOWNHOUSE CLOSE TO BH AND CEDARS SINAI</p> <p>Here's a chance to buy a 3 level townhouse that feels like new construction. The main floor has an open floor plan w/ living/dining areas & open kitchen w/ newer stainless steel appliances. The second floor offers 2 guest rooms each with their own private bath as well as laundry on this floor. The master suite is on the 3rd floor with wonderful city views, large private deck and sumptuous bath. There are a total of 3 patios, a large private 2 car garage and a storage room. Feels like a home</p>
MLS#16-975781 Rick Llanos 323 810-0828 COLDWELL BANKER RESI			
Small 6 Unit Complex, Just 1 Block to BH			

5826 W OLYMPIC BLVD #102	Open	11-2	NEW
\$749,000	2+2	CONTEMPORARY	
			<p>12 NEW CONSTRUCTION, CONTEMPORARY UNITS IN MIRACLE MILE</p> <p>#5826 MODERN LUXURY LIFESTYLE. Exceptional Brand New Construction Building Offering 12 Stunning Contemporary Units In 1 of LA's Most Central & Ideal Locations, The Miracle Mile Minutes To Everything! Discover Meticulously Designed Luxury 2-3 Bd + 2 Ba Units. Italian Design Kitchens, Spacious Bathrooms, Modern Fireplaces, High-End Finishes, Built-In Closets, Outdoor Terraces, & Amazing Views, Laundry In Unit, & Low HOA Fees. Unit Sizes: 1,442 SF -1,644 SF. Priced: \$749,000-\$1,059,000.</p>
MLS#16-976017 ST.JAMES + CANTER 3102911029 BERKSHIRE HATHAWAY			
WWW.5826OLYMPIC.COM			

19 Beverly Center-Miracle Mile		Lease	
6130 W 5TH ST	Open	12-2	NEW
\$25,000	5+6	CONTEMPORARY	
			<p>Control the whole house with your cell phone. Welcome to this model home which is a modern 2-story designer home that offers 5 bedrooms & 6 bathrooms with a 2 car attached garage. Open floor plan seamlessly combines kitchen and living room, opening out onto a completely enclosed, private entertainer's backyard. The backyard features a pool, spa, & sliding doors which provide amazing indoor/outdoor living.</p>
MLS#16-972131 Valerie Fitzgerald 310-285-7515 COLDWELL BANKER RESI			
BBQ,Cbl,Dshwshr,Dryer,Frzr,Other			

20 Hollywood		Single Family	
5637 OBSERVATION LN	Lunch	11-2	NEW
\$849,000	3+3	CONTEMPORARY	
			<p>LUNCH WILL BE SERVED ROOFTOP STYLE WITH VIEWS VIEWS VIEWS!!!</p> <p>3+3+office only \$118 monthly maintenance fee. Features include no common walls, private entrance which allow for individual expression and privacy, great views of Downtown, Griffith Observatory & the Hollywood sign from a private rooftop terrace. Super close to the Metro / Franklin Village. Beautifully appointed design features, en suite baths, in-unit laundry and direct access entry from a private two car garage ensure Hollywood living at its best!</p>
Ryan Fitzgerald 310-402-6000 JOHN AAROE GROUP			
www.5637observationlane.aaroe.site			

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)

NEW* - new not yet listed **bom** - back on market

red - reduced

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

TUESDAY

TUESDAY

20 Hollywood Condo / Co-op

7062 HAWTHORN AVE #105	Open	11-2	NEW
\$670,000	2+2	ARCHITECTURAL	



SPECTACULAR HOLLYWOOD LOFT

Ultra-modern and chic two story loft in a premier Hollywood location. Unit features an open versatile floor plan with soaring 18ft ceilings, bamboo floors, large windows, balcony, fireplace and stainless appliances. Contemporary kitchen and baths have beautiful quartz countertops and mosaic tile work. 2 parking spaces with 9 guest spaces for the building. Stunning 18-unit architectural building with rooftop deck perfect for entertaining.

MLS#16-975741
Corey Nelson 310-927-0095
SOTHEY'S SUNSET

Dshwshr,Hood Fan,Rng/Ovn,Fridg

1940 N HIGHLAND AVE, UNIT 73	Open	11-2	NEW
\$589,000	2+2	2sty-MODERN	



HOLLYWOOD TOWNHOUSE W/ VIEWS

2-level townhouse 2 blocks from Hollywood Bowl, Hollywood & Highland shopping & Red Line Metro. On penthouse level w/ no common walls & terrific view of Hills. Bright, spacious unit - bldg rec'd major renovation 2 yrs ago. Open plan living/dining rm dbl height, gas fire, loft. Mstr bed w/ 2 big closets & ensuite bath. W/D in unit, 2 prking sidexside. Bldg has pool, sauna, BBQs, guest prkg, gym.

Geoff Clark 323-459-3845
DEASY/PENNER + CLARK

refrigerator, HVAC, washer/dryer

20 Hollywood Income

1322 N CHEROKEE AVE	Open	11-2	NEW
\$995,000	Duplex	CRAFTSMAN	



TWO ON A LOT DUPLEX - HEART OF HOLLYWOOD

Two houses on a lot-duplex. Perfect for owner/user! Big House is 1218 SF, dramatic, contemp w/ two story living room & spiral staircase to master suite. Updated kitchen & baths, two bedroom/two bathroom, two car parking, private rear yard, private laundry. Second house is Spanish w/ two bedrooms/one bath, three car parking, private, fenced front patio plus front yard. Single level with private laundry. Second house is vacation rental (furnishings & vacation rental business available separately).

Scott Campbell 323-252-9870
NOURMAND & ASSOC/HWD

Refrig, stove, and w/d in each unit.

21 Silver Lake - Echo Park Single Family

1603 ANGELUS AVE	Open	11-2	NEW
\$1,750,000	3+2.5	2sty-SPANISH	



BEAUTIFULLY RESTORED 1926 SPANISH ON WONDERFUL TREE-LINED ST

This vintage Spanish sits up above the street & has undergone a massive renovation that combines all the best of its 20's charm with the contemporary needs of today. Striking rotunda entry. Spacious formal rooms combine with a large eat-in kitchen that flows directly to the yard through double French doors. The yard goes all around the corner lot, offering wonderful flat land for gardens, lawns, kids or entertaining. Garage is on the side street offering easy access...a rarity in vintage homes!

John Galich 310.461.0468
RODEO REALTY -SUNSET

www.1603AngelusAve.com

21 Silver Lake - Echo Park Income

1662 N BENTON WAY	Refresh.	11-2	594 B6	NEW
\$1,250,000	Duplex	2sty-CONTEMPORARY		



COMPLETELY REMODELED DUPLEX IN SILVER LAKE!

Each unit offers 2 beds/2 baths, private decks, large back yard, gated parking & separate entrances. Finished with stylishly efficient kitchens, washer/dryer hookups & large master closets. Ideal to live in one unit & rent or Airbnb the other. The property's elevated position offers a stunning Los Angeles city skyline, while the prime Silver Lake location & private leafy-locale. Situated North of Berkeley, just around the corner from the Reservoir, Dog Park, LAMILL Coffee, L&E Oyster Bar & MILK.

Amy Hoffman 626-379-9039
BERKSHIRE HATHAWAY

22 Los Feliz Single Family

2524 ABERDEEN AVE	Open	11-2	rev
\$6,875,000	6+8.5	CONTEMPORARY	



CONTEMPORARY MASTERPIECE ON THE BEST STREET

This home has it all. Epic contemporary and newly constructed under the guidance of the highly acclaimed Stewart-Gulrajani Design Team. This amazing iconic home features a media room, wired for smart home workout room, luxurious master suite, an optimized floor plan for luxury living.

MLS#16-969737
Paul Wylie 310.929.5439
LAMERICA REAL ESTATE

Dryer, Micro, Rng/Ovn, Fridg, Wshr

22 Los Feliz Condo / Co-op

4555 FRANKLIN AVE #5	Lunch	11-2	NEW
\$649,000	2+2	CONTEMPORARY	



RARE REMODELED & LARGE TOWNHOUSE W PATIO IN PRIME LOS FELIZ

Rare large townhouse in the heart of Los Feliz. Rear corner unit. Open floor plan living room w fireplace, dining area, remodeled kitchen & an enormous patio perfect for entertaining. Upstairs is dedicated to the spacious master ste w vaulted ceiling, balcony, fireplace & remodeled en-ste bathroom w 2 sinks & a walk-in closet. 2nd bedroom is downstairs & also has a remodeled bath. New hardwood floors, side x side w/d & Central Air. 2 blocks from Hillhurst & Vermont & mins to Griffith Park.

MLS#16-975857
Elisa G. Ritt 310-308-4287
NOURMAND & ASSOC BH

www.4555Franklin5.com

28 Culver City Single Family

11182 LINDBLADE ST	Open	11-2	rev
\$1,399,000	4+3	MID-CENTURY	



WWW.11182LINDBLADE.COM

Gorgeous Mid-Century 4-Bedroom Home in Culver City's Veteran's Park neighborhood near Farragut Elementary. Completely Remodeled. New roof, new windows, new central air & heat, updated electrical, copper plumbing and new tankless water heater. Open layout. Living room with new wood flooring, recessed lights & crown molding. Gourmet kitchen with new oak cabinets, quartz counters, stainless steel appliances, pantry & center island. Near Culver City schools and Vet's Park.

MLS#16-974137
Todd Miller 310-560-2999
KELLER WILLIAMS-SM


Open Tues 11-2 & Sun 1-4pm



The Source Of Real Time Real Estate™

TUESDAY

28 Culver City Income

3331 CAROLINE AVE	Open	11-2	632J7	NEW
\$1,075,000	TRADITIONAL			
CULVER CITY DUPLEX IN HELMS DISTRICT NEIGHBORHOOD				
 <p>Just a few blocks from the new Platform and Access retail/dining developments and the Expo Metro Line. Two 2-bedroom units on 6300 square foot lot. Units need work but are diamonds in the rough. Bring your investors and developers or perfect to live in one and offset mortgage with rent from the other. Both units will be vacant at close of escrow.</p>				
MLS#16-975307				
Amanda Chapman CAVANAUGH REALTORS		310-837-7161		
Rng/Ovn				

6191 TEMPLE HILL DR	Open	11-2	red
\$2,995,000	3250000 4+5 3sty-CONTEMP MED		
MLS#15-962845			
Venessa Blair		323-646-9444	
JOHN AAROE GROUP		Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other	



Custom Built Three Level Moorish Accented Home. Spectacular Views of Los Angeles & Downtown. High Ceilings and Beautiful Wood Floors. Impressive Floor Plan has 4 Bedrooms all w/ Large Walk in Closets & En Suite Bathrooms. One bedroom is currently converted into a Dressing Room with Built In Cabinetry & Bathroom with Shampoo Bowl. Entertain in the Huge Gourmet Kitchen, Custom Wood Cabinetry, Stainless Steel Appliances, Outdoor Fire Pit w/ Built in Seating & Hot Tub to Viewing City Lights.


29 Westchester Single Family

8309 FORDHAM RD	Refresh.	11-2	NEW
\$1,795,000	5+4 CONTEMPORARY		
GORGEOUS CONTEMPORARY HOME IN PRIME WESTCHESTER LOCATION.			
 <p>Gorgeous contemporary home in prime Westchester location. Redesigned from the studs up in 2016 by French architect Bertrand Genoist. Large open concept living space overlooks spacious patio and yard, creating great indoor-outdoor living. 1st floor also boasts a family room, 2 beds & 2 baths. 2nd floor has 3 more beds and 2 baths, including large master suite with walk in closet. Designer finishes throughout. Great walkability & minutes away from beaches & shopping.</p>			
MLS#16-976161			
Jalda Hoff		310-488-9494	
THE BLUEWAVE GROUP,			

39 Playa Vista Condo / Co-op

13173 PACIFIC PROMENADE, UNIT 205	Open	11-2	NEW
\$1,099,000	2+2.5		
CORNER PENTHOUSE IN THE SOUGHT AFTER PARAISO, PLAYA VISTA			
 <p>Corner penthouse in the sought after Paraiso, Playa Vista. This townhome offers 2 beds, 2 full baths plus powder & a den/office or possible 3rd bedroom. Open living room w/ fireplace, vaulted ceilings, dining area & floor to ceiling glass doors & wrap-around balcony. Chef's kitchen features a center-island layout w/ granite counter tops, custom cabinets and stainless steel appliances. The Master suite w/ cozy sitting area & fireplace, jetted tub, enclosed shower, duel sinks and walk-in closet</p>			
Jesse Weinberg		800-804-9132	
KELLER WILLIAMS RLTY		www.JesseWeinberg.com	

29 Westchester Condo / Co-op

7122 LA TIJERA BLV, UNIT 1102	Refresh.	11-2	NEW
\$375,000	2+2 CONTEMP MED		
CONDO THAT OFFERS BEST OF BOTH WORLDS!			
 <p>Welcoming & Radiant, this Californian style Condo offers the best of both worlds. A living space full of tranquility in the heart of LA shops, Theaters, Restaurants, LAX, Beaches, w/easy access to major freeways & transportation. 2 bedrooms, 2 baths, 0 ft ceilings, spacious rooms w/ closet space to match, 2 gas fireplaces, secured front entry, community spa, gym & 2 tandem parking spaces. This quiet rear unit has 1 common wall. Come home to a relaxing space w/ all the benefits of living in Los Angeles.</p>			
Billie Jean Ford		310-482-8299	
REAL ESTATE EBROKER		Gym, Spa, Oven range, Microwave, Laundry	

41 Park Hills Heights Single Family

4420 W 62ND ST	Refresh.	11-2	NEW
\$729,000	3+4 TRADITIONAL		
RENOVATED JET LINER VIEW HOME, PARK HILLS HEIGHTS AREA.			
 <p>Renovated jet liner view home, Park Hills Heights area. Touch of Spanish influence. Formal Living Room, Breakfast Nook, Vanity Bathroom, Dining area with Large Family Room. Kitchen, New Stainless Steel Appliances. Stackable Washer n Dryer hook-ups. Tankless Water heater, HVAC, Hwd Floors Recessed Lighting throughout. 3 Bdrms, 4 Ba, Master suite w/balcony, walk-in closet, Detached Garage, Built in Outdoor BBQ and Dining Gazebo, Mature fruit trees and a dedicated gardening patch.</p>			
MLS#16-975531			
Victor Migenes		HVAC, Hwd, Tankless, BBQ, Rcs Lights, Fans, 2FP	
KELLER WILLIAMS RLTY			

30 Hollywood Hills East Single Family

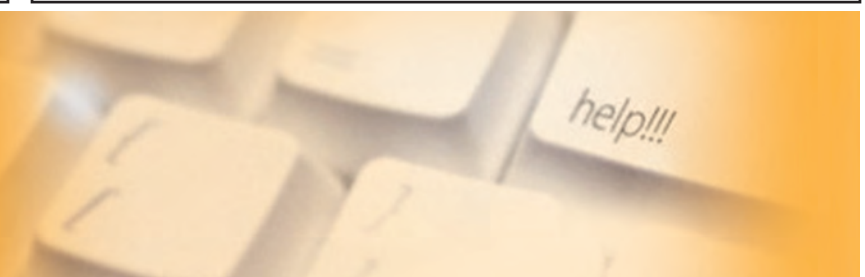
2756 WESTSHIRE DR	Open	11-2	NEW
\$2,100,000	3+3 2sty-CONTEMPORARY		
LUXURY BY DESIGN			
 <p>AIA architect Jennifer Marmon of PAR creates an efficient yet luxurious Modern home w/open floor plan, high ceilings & walls of glass for an indoor-outdoor feel. Natural wood, glass & stone materials throughout. Kitchen w/Caesarstone counters & island, SS appls. Living room & den share a chipped glass fpl & open to a large deck. Master has a walk-in closet, deck & pristine bath w/sep tub & glass enclosed shower. Private pool & patio w/firepit. 2-car garage & 3-car motor court. Pet & smoke free.</p>			
Rose Ware		213-369-9171	
BHHS-BH		Dshwsh, Grb Dsp, Fridge, Hood Fn, Ov/Rng	

41 Park Hills Heights Condo / Co-op

5201 VILLAGE GRN	Refresh.	11-2	NEW
\$429,000	2+1 ARCHITECTURAL		
PRISTINE TOWNHOME W/ YARD @ THE COVETED VILLAGE GREEN			
 <p>Stylish end townhome unit at the highly coveted VILLAGE GREEN complex (National Historic Landmark & Los Angeles Historic-Cultural Monument). Located on 68 acres of lush grounds and mature trees. Village Green offers a serene and captivating environment like none other in Los Angeles. This townhome is located in Court 15. Extensively remodeled kitchen. Hardwood floors, washer & dryer inside the unit. Private patio, fantastic storage space & private 1 car garage, w/ ample additional parking.</p>			
Ruttenberg & Martinez		323-377-0548	
PARTNERS TRUST BH		www.5201villagegreen.com	

Questions? Need Assistance?
Contact our Help Desk Department!

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



TUESDAY

42 Downtown L.A. Condo / Co-op

1100 S HOPE ST, UNIT 604	Open 11-2	NEW
\$689,000	1+1 CONTEMPORARY	



RARE LUMA SOUTH CONTEMPORARY

Experience this condo at Luma South, a cont high-rise in DTLA's premier South Park. Feat a loft-like flr pln, main living area has LR, DR & kitch open leading out to balc w/ views of skyline. Details incl maple flrs, SS appl in kitch, laundry in unit & lg windows. BR remains pvt w/ lg BA. Hotel-like amenities such as concierge, 24/7 security, outdoor BBQ/ dining area, heated pool/spa & fitness cntr. LEED Gold Certified Building. Close to local hotspots. 80 sq ft storage unit avail at add cost.

Tom Davila 310.432.6492
KELLER WILLIAMS BH
www.1100SHopeSt604.com

849 S BROADWAY #M3	Open 11-2	NEW
\$630,000	0+1	



SOPHISTICATED LOFT AT THE 1930 ART DECO EASTERN COLOMBIA

This dramatic loft was designed w/ period details that will entice the most discriminating eye. The loft has 12 ft ceilings, hwd flooring, custom moldings/shelving/closet system/ wall treatments/ mirrors & much more. Open floor plan has LR w/ built in drop down screen designed for the space & kit w/ SS appliances & black granite counters. The public spaces are separated from the bdrm by a tailored honeycomb shelving wall. Bathroom w/ lrg soaking tub. One secure parking place.

MLS#16-976265
Pete Buonocore / Anh Tran 323-762-2561
KW - LARCHMONT
www.COREGROUPLA.COM

51 West Hills Single Family

23938 JENSEN DR	Lunch 11-2	NEW
\$1,030,000	3+3 FRENCH NORMANDY	



AMAZING VIEWS + HUGE LOT=MUST SEE!

Unique custom built home w/3,119 sqft on + a half acre of land! Incredible wraparound views of the hills/city! Spacious Mstr w/separate sitting/off & dbl sided fireplace, wood beams, walk-in closet & spiral staircase to loft office/yoga/ gym. Cook's kitchen w/ island, walk-in pantry & breakfast nook. Den w/ bar, FP & deck. Living Room w/wood ceilings & Formal dining room w/French doors leading to deck. Bonus + upstairs laundry. Central HVAC & Vac. 3 car direct entry garage + driveway. Plus more!

MLS#16-968609
Meritt "Cari" Chanin (310) 848-7669
BULLDOG REALTORS
AC,Vac,Dshwstr,Stove,Refrig,Laundry,Other

62 Encino Single Family

5226 SHOSHONE AVE	Open 11-2	rev
\$2,995,000	6+9 2sty-TRADITIONAL	



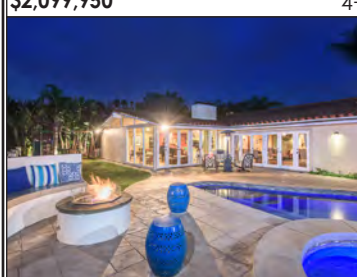
AMAZING TENNIS COURT ESTATE

Wonderful Traditional Tennis Court Estate in fabulous Amestoy set on a quiet cul-de-sac. Gated and set on an over 23,000 grassy lot this beautifully updated home offers a grand living room with vaulted ceilings, formal dining room, eat-in gourmet kitchen, huge family room with fireplace, a game room, and paneled office. Features include high wood beamed ceilings, hardwood floors, walls of French doors, high end finishes throughout and 3-car garage.

MLS#15-946429
Jana Jones & Fred Holley
COLDWELL BANKER BH-S
BBQ,Blt-Ins,ClnG Fan,Dshwshr,Dryer,Other

72 Sherman Oaks Single Family

3512 CROWNDRIDGE DR	Open 11-2	NEW
\$2,099,950	4+4 CONTEMP MED	



SEE FULL PAGE AD

Contemporary estate with a Mediterranean flair is located in the highly desirable Royal Woods. The one story home with open floor plan features a living room with fireplace and bar, eat-in kitchen, dining area and oversized bedrooms with incredible storage. Beautiful renovations include hardwood floors, plantation shutters, surround sound, inside and outdoors. Resort style backyard is an entertainers dream with sweeping views of the city and mountains

MLS#16-974197
Parnes/Harris/Martz 310-343-8411
THE AGENCY

3537 STONEHILL PL	Open 11-2	NEW
\$1,949,000	4+3.5	



STUNNING CONTEMPORARY HOME WITH POOL & VIEWS

Fantastic one-story home done to the nines! Entry way leads to chic living room with hardwood floors, recessed lighting and stone fireplace. Sensational gourmet kitchen featuring top-of-the-line appliances with eat-in breakfast or secondary family room. Sumptuous master suite with stone bathroom and large walk-in closet. Beautiful canyon and city light views. 2-car garage with direct access. Designer perfect. Located in the best part of Sherman Oaks on a quiet cul de sac. An oasis in the city!

Steve Frankel 310-281-3981
COLDWELL BANKER
www.stevefrankel.com

4707 TYRONE AVE	Open 11-2	NEW
\$1,750,000	5+5 2sty-MEDITERRANEAN	



NEW LISTING! WONDERFUL GATED SHERMAN OAKS MEDITERRANEAN

Wonderful gated Mediterranean at the end of a cul-de-sac in Sherman Oaks. Dark hardwood floors, travertine, mosaic tile flooring, arched doorways & high ceilings throughout. Chef's kitchen w/ Viking SS appliances, granite countertops & center island/brkfst bar. French doors open to patio & yard—great for entertaining. Large master suite features double vanity, jetted tub w/ separate shower, huge walk-in closet & balcony access. Attached 2-car garage with epoxy floors, high-tech security system.

Josh & Matthew Altman 818.983.6886
DOUGLAS ELLIMAN
www.TheAltmanBrothers.com

3710 SCADLOCK LN	Open 11-2	NEW
\$1,395,000	3+2.5 1sty-MID-CENTURY	



FABULOUS MID-CENTURY POOL VIEW HOME

Southern California lifestyle house remodeled to perfection. Gourmet kitchen with imported German cabinets, stainless steel appliances and black granite counters. Large open living/dining room with slate floors, recessed lighting and artistic designed steel/frosted glass entry. Limestone and slate bathrooms with double sinks and custom cabinets. Large tiled pool patio surrounded by glass railings. Awesome city & mountain views from all rooms. Appx. 2200 sq. ft.

Patrick Norman 213-304-0281
RODEO REALTY BH
SS refrigerator,oven/stove,dishwasher,tc



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Listings in the MLS Get More Exposure
More Offers & More Money

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73 Studio City Single Family

3110 LAUREL CANYON BLVD		Open 11-2	NEW
\$3,495,000	5+7	2sty-TRADITIONAL	
		PRIVATE AND GATED - ENDLESS POSSIBILITIES	
		Private and gated celebrity compound sited on nearly an acre offers endless possibilities. Two-story residence consists of 5 beds, 5 baths, formal entry, large open living room & formal dining room with fireplace & high ceilings. Parking for 15+ cars, 4-car detached garage and side patio area with unfinished pool. Inviting guest house which could be a recording studio, office space, in-law suite or media/entertainment retreat. . (Agents please see private remarks)	
MLS#16-969335 Sharona Alperin 310.888.3708 SOTHEBY'S INT/REALTY		www.MySharona.com	

12384 LAUREL TERRACE DR		Open 11-2	NEW
\$1,350,000	3+2.5	2sty-CONTEMPORARY	
		AMAZING OPPORTUNITY IN STUDIO CITY!	
		Opportunity knocks on HUGE double lot south of the Blvd! Perched high above street w/gorgeous views & enormous frontage that dwarfs surrounding properties. Open floor plan, hi-ceilings, hardwood floors, living & dining rooms, sunroom, remodeled kitchen w/ss appl, master w/remodeled bath & steam shower. Lower level has bed & bonus room each w/ direct access. Exterior features numerous decks, patios & lg spa. Enjoy "as is" or take advantage of over-sized lot to create dream home. Carpenter School!	
Michael Carter 310-508-4528 KELLER WILLIAMS BH		www.12384LaurelTerrace.com	


11433 LAURELCREST DR		Open 11-2	NEW
\$980,000	2+2	2sty-COTTAGE	
Studio City Hills View Property. 1420 sq. ft. home on 14,899 sq. ft. lot. Idea for Builder/Developer. Fix Exist. or plans for Architectural Home. Soils/geo and survey: Engineer and Architectural			
Michaela Cadiz 310-795-6715		NELSON SHELTON & ASS	

93 Eagle Rock Single Family

5136 ARGUS DR		Open 11-2	565-B5	NEW
\$1,350,000	3+3	2sty-CRAFTSMAN		
		COME HOME TO CAMP ARGUS AND YOU'LL FEEL LIKE YOU'RE ON		
		vacation forever. This elegantly re-imagined Craftsman invites you to all this & more--a great room kitchen/family room custom right down to the copper sink, open dining/living space brimming with original charm & warm light through stained glass & pitch perfect above Colorado location...make it yours and you'll never have to pack again.		
Liz Johnson 323-397-6041 TELES - PASADENA		Gourmet Kitchen - Pool - Master Suite		

THURSDAY OPEN HOUSES

27 Topanga Single Family

20620 MEDLEY LN		Refresh. 9:30-11	rev
\$1,595,000	4+3	MODERN	
		VITUS MATARE MODERN WITH VIEWS, FLAT YARD, & PRIVACY	
		A stunning masterpiece on nearly 1/2 acre of land w/a large flat yard, drought-tolerant landscaping & panoramic views. Clean lines & high ceilings. Great for entertaining w/large public rooms, scenic windows, bamboo floors & 3-sided wood burning fireplace. Open chef's kitchen w/ granite countertops, ample storage & high-end stainless steel appliances. Spacious master suite w/stunning views, luxurious bath & expansive walk-in closet. Santa Monica-Malibu Unified School District.	
MLS#16-973913 Matthew Isbell 310.259.7450 GIBSON INTERNATIONAL		More info @ www.20620Medley.com	

93 Eagle Rock Single Family

5136 ARGUS DR		Open 10-2	565-B5	NEW
\$1,350,000	3+3	2sty-CRAFTSMAN		
		COME HOME TO CAMP ARGUS AND YOU'LL FEEL LIKE YOU'RE ON		
		vacation forever. This elegantly re-imagined Craftsman invites you to all this & more--a great room kitchen/family room custom right down to the copper sink, open dining/living space brimming with original charm & warm light through stained glass & pitch perfect above Colorado location...make it yours and you'll never have to pack again.		
Liz Johnson 323-397-6041 TELES - PASADENA		Gourmet Kitchen - Pool - Master Suite		

FRIDAY OPEN HOUSES

76 North Hollywood Condo / Co-op

5100 RIVERTON AVE #2		Open 11-2	NEW
\$549,000	3+3	3sty-CONTEMP MED	
		FABULOUS 3+3+DEN TRI-LEVEL TOWNHOUSE!	
		Fabulous Townhouse in Trendy NoHo Arts District! Highlights: Foyer w/8 ft door & gst closet, LR w/fpl & patio, step-up FDR w/wet-bar, brite Kitchen w/greenhs win + sunny Breakfast Rm, Mstr Suite w/vaulted ceilings, huge walk-in closet + 2 more BdRms + large Office/Den/Bonus Rm, inside Laundry & private attached 2-Car Garage. Wd floors, recessed lites, 2 skylights, 2 patios, cent'l H&A, extra storage, pool & spa. Truly an X'lent opportunity to own a Townhm in small complex w/the ambiance of a SFR.	
Deborah Justice (310) 901-6062 JUSTICE RAY REALTY		Mstr Suite + 2 BdRms + Den/Off + Att Gar	

TUESDAY

THURSDAY & FRIDAY



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SATURDAY OPEN HOUSES

06 Brentwood *Condo / Co-op*

441 S BARRINGTON AVE #207	Open 1-4	rev
\$1,360,000	3+4 CONTEMPORARY	
		
<p align="center">BEAUTIFUL NEW CONSTRUCTION IN BRENTWOOD</p> <p>The Cosmopolitan BW, a limited collection of 2& 3 Bedroom modern, luxury residences steps away from the very best of Brentwood. , Features the latest in sleek, contemporary design and finishes. The Cosmopolitan BW, a limited collection of 2& 3 Bedroom modern, luxury residences steps away from the very best of Brentwood. , Features the latest in sleek, contemporary design and finishes.</p>		
<p align="center">MLS#15-964617</p> <p>Donald Heller 310-466-7809 THE AGENCY</p> <p align="center">www.thecosmobw.com</p>		

SUNDAY OPEN HOUSES


06 Brentwood *Condo / Co-op*

441 S BARRINGTON AVE #207	Open 1-4	rev
\$1,360,000	3+4 CONTEMPORARY	
		
<p align="center">BEAUTIFUL NEW CONSTRUCTION IN BRENTWOOD</p> <p>The Cosmopolitan BW, a limited collection of 2& 3 Bedroom modern, luxury residences steps away from the very best of Brentwood. , Features the latest in sleek, contemporary design and finishes. The Cosmopolitan BW, a limited collection of 2& 3 Bedroom modern, luxury residences steps away from the very best of Brentwood. , Features the latest in sleek, contemporary design and finishes.</p>		
<p align="center">MLS#15-964617</p> <p>Don Heller 310-466-7809 THE AGENCY</p> <p align="center">www.thecosmobw.com</p>		


19 Beverly Center-Miracle Mile *Single Family*

6119 MARYLAND DR	Open 1-4	NEW
\$2,975,000	5+6 2sty-MODERN	
		
<p align="center">2016 NEW MODERN CONSTRUCTION</p> <p>Modern 5-Suite Bedroom & 5.5-Bath Smart Home, nestled in the heart of LA. Open floor plan, plentiful skylights, balconies and sliding doors. Custom-made European cabinets. Luxurious kitchen. Floating stairs, custom glass work. Each bathroom has its own designer tile bathroom. Master suite is equipped with a spacious walk-in closet, private balcony and view of the Hollywood sign. Multi sliding doors. The pool, jacuzzi, fire pit and deck, creating a Zen aroma in the backyard. Cacti and pebble hardscape</p>		
<p align="center">MLS#16-975635</p> <p>Mimi Arbib Iss 323-864-3732 RODEO REALTY</p> <p align="center">Cbl,Appli,Grbg Disp,Fan,Other</p>		

29 Westchester *Single Family*

8045 EMERSON AVE	Open 1-4	NEW
\$995,000	3+2 TRADITIONAL	
		
<p align="center">CHARMING HOME IN THE HEART OF KENTWOOD!</p> <p>Turn-Key Beauty Is Remodeled In A Warm, Inviting Contemp Style w A Dramatic Landscaped Front Yd Leading To The Front Porch. Liv Rm Welcomes U w Hardwd Flrs Into The Form Din Rm & Gourmet Kit w Granite Tops & Stainless Appl w Brkfst Bar & Workstation/Desk. The Mstr Ste has 2 Walk In Closets & A Spa Retreat Bth w Double Sink Vanity, Heated Spa Tub & Mosaic Tile. Outside Has An XL West Facing Sundeck Perf For Outdr Dining, A Lg Grassy Area & Veg Garden That Leads To A 2 Car Alley Access Garage.</p>		
<p align="center">MLS#16-975903</p> <p>Ryan Brown (310) 801-7065 ROCK REALTY GROUP</p> <p align="center">www.8045EmersonAve.com</p>		

72 Sherman Oaks *Single Family*

5340 NATICK AVE	Open 1-4	NEW
\$775,000	3+2 CONTEMP MED	
		
<p align="center">UPDATED MEDITERRANIAN</p> <p>On entering you are greeted with a dramatic view of the patio and yard, which is perfect for entertaining and living the California lifestyle. Lrge liv rm exudes luxury with frpl, hdwd flrs and crwn molding. updt ktch w/ granite cnter tops .Off the front hallway are a bd, full bth & den/2nd bedroom. Master w/ French drs opening to a beautiful garden ;has a walk in closet, sumptuous bth, shower w/travertine flrs, ; Jacuzzi tub . Converted garage can be used as a home office or studio.</p>		
<p align="center">MLS#16-975035</p> <p>Blanche A D'Souza 310 990 0087 KELLER WILLIAMS RLTY</p> <p align="center">Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn</p>		

**Questions? Need Assistance?
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- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).





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Although temporarily working in our Glendale location, you can expect to visit Marcine's team in our new Sherman Oaks office in early 2016.

Please join us in welcoming Marcine!

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*By dollar volume in 2014, Scotsman Guide, April 2015.

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5/1 Adjustable Rate Mortgage
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Sampling of rates as of January 27, 2016

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“ I am tremendously honored to be back at Keller Williams as a Partner of the Brentwood branch and Director of the Luxury Estates Division. I feel very fortunate to be working with such a talented group of agents and staff. They have gone above and beyond in making me feel welcome. ” - MICHAEL RODGERS

“ Michael's stellar reputation among his peers and clients combined with his in-depth knowledge of the luxury real estate market locally and internationally coupled with a top tier quality professional network, are all hallmarks of his success. ” - CRISTIAN DAVID

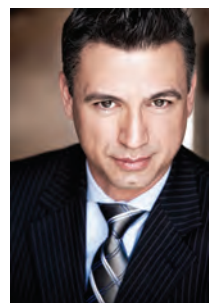
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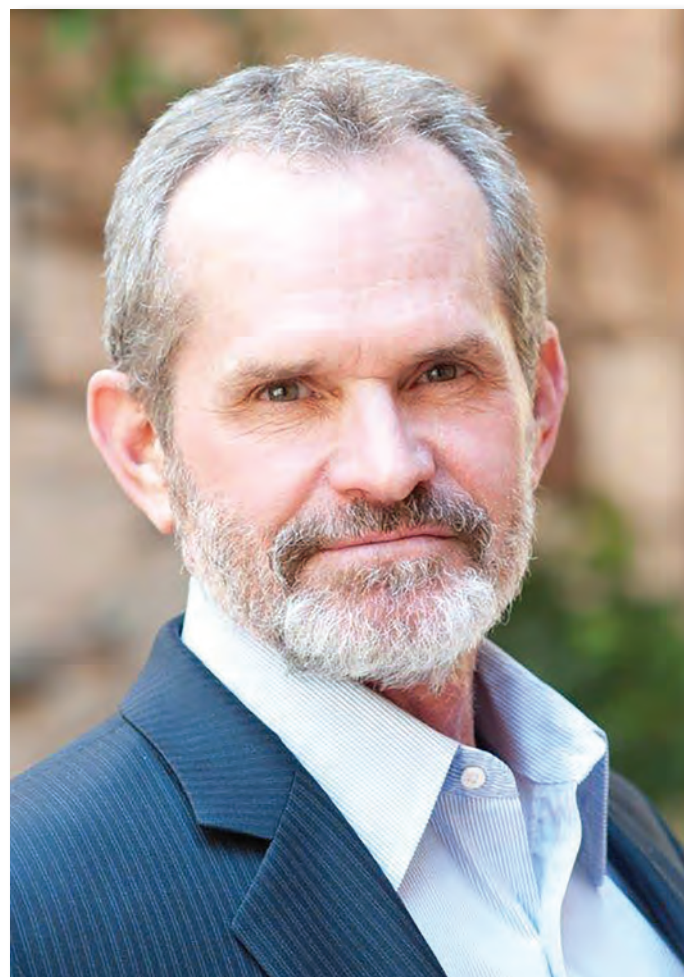
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Dearest Friends and Colleagues,

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For all those reasons and many more, my partner, Guy Levy, and I have joined Jeff Hyland, Rick Hilton and their esteemed colleagues in this new and promising year ahead.

I look forward to talking to each and every one of you about this exciting move and how it will impact doing a better job for my clients and friends.

LindaMay.com



Linda May
Linda May Properties, Estates Director
linda@lindamay.com
310.492.0735

Guy Levy
Partner
guy@lindamay.com
310.492.0734

Megan C. Roberts
Marketing Director
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PROPERTIES



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Sponsor: **Beverly Hills / Greater Los Angeles Association of Realtors® (BHGLAAR)**

Fee: **\$79**

Register: [Click here](#)

Date: **February 3, 2016**

Time: **10:00 a.m. - 1:00 p.m.**

“Nabil is without a doubt the most knowledgeable person I have ever met on the subject of credit scores and reports.”

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“It was probably the MOST valuable educational class I’ve ever taken. Nabil offers substantive knowledge and presents ideas to help us market ourselves as valuable professionals.”

-- **Judith Coker**, Sales Associate,
Berkshire Hathaway,
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“Our members continue to repeat the course obtaining new information to fine tune their knowledge when talking with their clients.”

-- **Cindy Kiser**, Manager of Education and Development, Bakersfield, CA



Here is a short [bio](#) of Nabil created by Inman™.

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-California Real Estate Magazine



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-Inman

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Debi Raveh
Associate Manager
draveh@att.com
323.839.5250

With 25 years of real estate experience in the Greater Los Angeles area, Debi has provided the ultimate in service to her clients, and colleagues alike, often exceeding their distinctive goals with her dedication, determination and knowledge. One of her specialties is reading between the lines and understanding one's goals. Debi prides herself with delivering quick results and successfully negotiating win-win deals. Born in Los Angeles and raised in New York, she decided to return home to sunny California in 1990, and then fell in love with the diverse architecture. With a background in design and art history, and a daughter of a building contractor, she sees beyond the layers of paint and carpet and educates the clients ahead of the inspections. It only seemed natural to enter into the real estate business, while searching for a home to start and raise a family. Living in the Hollywood Hills has been enriching and it has given her so many opportunities to experience both the ups and downs in the market.

Joining Keller Williams was an easy choice; it's an innovative company that focuses not only on the latest technologies, but also on the agents themselves. With the high level of courses ranging from basic skills in real estate to providing systems that build businesses that reach the highest level Debi believes that real estate is fascinating and always changing, I love what KW is really all about..."To build careers worth having, businesses worth owning, and lives worth living"!



Greg Posada
Assistant Team Leader
greg@gregposada.com
310.623.1361

Born and raised in south Texas, Greg has over 15 years of retail management experience. During his time in retail, he developed his ability to recruit, train, and manage for several Fortune 500 companies. Greg is no stranger to California, he has lived in San Diego, Ventura, Santa Paula, and Oxnard for over 10 years. In 2008, he decided to start his own business and began a career in Real Estate. In 2009, he joined Keller Williams' largest office in South Texas. Learning the Keller Williams culture and models was instrumental in developing a successful business throughout his career.

With over 8 years of residential Real Estate experience, Greg has relocated to Los Angeles to continue his career in Real Estate and join the Executive Team. In his capacity as Assistant Team Leader and member of the Agent Leadership Council (ALC), he is able to apply his experience recruiting and training to his market center. At Keller Williams Hollywood Hills, he is responsible for recruiting and on-boarding exceptional agents to join our team. He oversees the market center's training, mentorship, and development program. He uses his passion, knowledge, and energy to teach and motivate new and experienced agents through our industry leading training programs.

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Los Angeles, CA 90046

Steven Robbins
Team Leader
(310)623-1300
StevenRobbins@KW.com



Gibson International Welcomes Lumpkin Perez Real Estate



Lumpkin Perez Real Estate can be reached in our Brentwood office

Pam Lumpkin: 310.993.7085 / pam@pamlumpkin.com

Hazel Perez: 310.256.6430 / hazel@lumpkinperez.com

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 - ◆ Commonly used jargon
- ◆ Motivating Agents to do more business
- ◆ Tips to increase efficiency, time management
 - ◆ Anecdotal examples and much more!

Dates: Monday, February 8, 2016 and
Wednesday, February 10 2016

Time: 10:30 AM - 3:30PM Both Days

Place: Beverly Hills/Greater Los Angeles
Association of REALTORS
6330 San Vicente Blvd., Suite 100
Los Angeles, CA 90048

Registration Fee:
\$345

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To enroll, please call Beverly Hills/Greater Los Angeles Association of REALTORS
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In Loving Memory



Kimberly Casillas-Pemberton

The real estate community is heartbroken by the loss of Kim Pemberton.

A beloved member of the Los Angeles real estate community, Kim's ability to light up a room was second-to-none. She was beloved and admired by all of those who ever had the privilege of spending time with her. Kim's kind, caring and friendly nature helped brighten the lives of everyone she worked with.

She will continue to be missed for years to come.

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RECOGNITION

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

Frank Symons, Western Region Executive Vice President/Chief Operating Officer and Brokerage Manager, is very pleased to recognize and congratulate these agents for their outstanding performance in 2014. Their success was phenomenal and we look forward to its continuation.

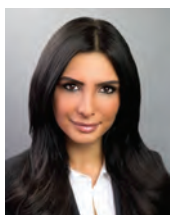
Congratulations.

ASSOCIATION

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

Frank Symons, Western Region Executive Vice President/Chief Operating Officer and Brokerage Manager, is delighted to welcome the new members of our team.

Welcome.



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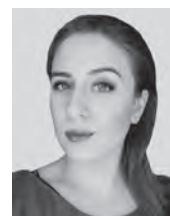
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Presented by Sotheby's International Realty's

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In loving memory of our great friend

JOE CONVERY



We lost a beloved friend on Wednesday, January 27th at 12:03 am.

To all who were blessed to know him, he will always be an amazing inspiration. Generous, loving, an incredible man. We will always love you, Joe, and we miss you everyday.

Rarely in life are we blessed with a friendship like yours.

You are an angel in heaven above.

Thank you for your time on this earth.

We love you Joe.

Mark, Dustin, Jordana, Peter, and Sam

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Michele Blackmon Estates was established in 1993 and is known for representing architectural and historical properties globally. Michele has sold exceptional homes for A-list celebrities across the United States including Beverly Hills, Venice, Malibu, Miami and New York City. She also works internationally in fantastic locations, such as Italy, France and Ireland to name a few. Michele Blackmon Estates is now joining forces with Engel and Völkers as Director of Global Assets.



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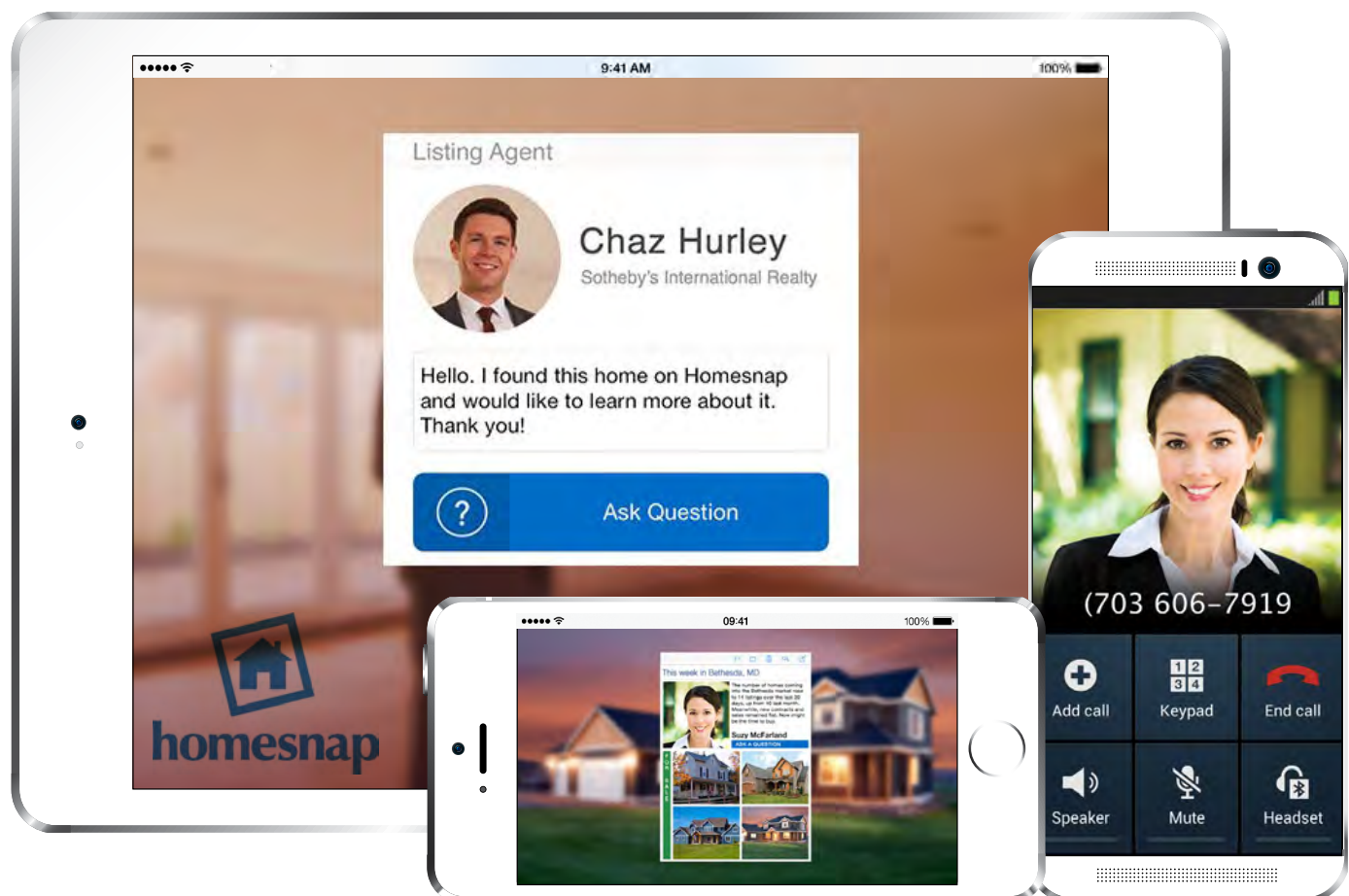
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