

AREA
12

Beautiful Silicon Beach Home

MARINA DEL REY



736 OXFORD AVE

Open Tuesday, Feb 6 - 11-2pm - Lunch from Mendocino Farms

Nestled in the heart of the Oxford Triangle! This 3 Bedroom/2.5 Bath contemporary home offers it all. The main living space includes hardwood floors, a cooks kitchen with stainless appliances, a family room with fireplace &

formal living and dining room framed by sophisticated columns. Large 2-car garage, an attached roof deck, perfect to soak up ocean breezes and city views. This is a true gem where you can live in the heart of everything Marina del Rey and Venice have to offer!

Offered At **\$2,350,000**



Monica Iris Antola
310.230.3755

881 Alma Real Dr
Suite 100
www.736oxford.com

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BERKSHIRE HATHAWAY
HomeServices
California Properties

Marina Del Rey Beach Beauty

AREA
12

MARINA DEL REY



5100 VIA DOLCE #209
February 6th. Open 12-2.

Enjoy the ocean breeze in this exceptional southwest-facing corner unit inside one of the most conveniently located luxury buildings in Marina Del Rey. Only steps away from the ocean, canal and beautiful homes on the Silver Strand

and within close proximity to Abbott Kinney and Mother's Beach! Community amenities include a pool, hot tub, tennis courts, gym and a private storage unit. New HVAC and two side by side parking spots.

Offered At **\$995,000**



Barbra Stover
310-902-7122

202 N Canon Dr
Beverly Hills, CA 90210
stoverestates.com

Broker does not guarantee accuracy of the square footage, lot size or other information concerning the property as provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all the information with appropriate professionals.



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SANTA MONICA



REN SMITH

310 567 5704
ren@rensmith.com
rensmith.com

428 25TH STREET | SANTA MONICA

Stunning, rare, North of Montana, 1930's Spanish Revival on one of Santa Monica's most sought after streets. This coveted beauty has been flawlessly renovated preserving its authentic architectural details while upgrading the home to offer the best modern amenities. The close proximity to Montana's shops, the Brentwood Country Mart, Franklin Elementary, and Beaches, make this your ideal seaside/city sanctuary.

Offered at \$5,100,000

Pacific Union International does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. If your property is currently listed, this is not a solicitation. License 01329241

AREA
16

Lovely Contemporary Spanish

MID LOS ANGELES



4867 PICKFORD ST

2/6 11 AM - 2 PM, 2/10 1 PM - 4 PM, 2/11 1 PM - 4 PM

Located halfway between downtown LA and Santa Monica, just minutes from Culver City and the Expo Line awaits a stunning Spanish Style home. Sunlight pours through the large picture windows, filling the

homes open concept interior and dark hardwood floors with natural light. The formal dining room and a large living room with tall arched ceilings are perfect for entertaining.

Offered At **\$749,000**



Morgan Pasco
310-606-3887

Wilshire Vista Los Angeles, CA 90019
www.morgan-re.com



AMAZING OPPORTUNITY | OPEN TUESDAY 11-2

Hollywood Hills | 6401 Innsdale Drive | \$1,495,000 | 4-BR, 3-BA | Major reduction. Prestigious Lake Hollywood Estates! Located beneath the Hollywood Sign, this lovely Federalist Colonial style home is situated on a private cul-de-sac and features 4 bedrooms and 2.5 baths, with city and Sign views. The back yard offers shaded dining areas and complete privacy. Two-car garage, plenty of street-parking. At the end of the street you will find trails that lead to the Hollywood Sign and Griffith Park, with the Lake Hollywood Reservoir just minutes away. Close proximity to Hollywood and the major studios—but separated just enough to provide a quiet escape from the bustle of the city. 6401InnsdaleDr.com Web# 17296644



SOPHIE DABESTANI
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 CalBRE# 01869238



elliman.com/california

The Valerie Fitzgerald Family Introduces

DAHLIA FOX



Sales Partner / 310.595.4909 / dahlia@valeriefitzgerald.com

CalRE #01926948

Dahlia Fox is a licensed REALTOR®, specializing in luxury home and investment property sales in Beverly Hills and the surrounding Greater Los Angeles area.

Earlier in her career, she spent ten years as a successful Account Executive in the Contract Furniture Industry. She has translated her strong interior design background and extensive sales experience into her real estate practice. It is second nature for her to be able to visualize the design potential and marketability of properties.

Joining the Advisory Board for Imerman Angels Los Angeles, in March of 2015, she brings her extensive sales, strategic planning, and networking expertise to the organization to help spread its mission on the West Coast. Having been caregiver to a cancer fighter, Dahlia understands intimately the importance of support for both cancer fighters and their caregivers.

With her unwavering tenacity, integrity, strong negotiation skills, and excellent client service, she makes sure the process of buying or selling your property is a success. Dahlia & her husband, both Chicago natives, relocated to Beverly Hills, CA a number of years ago and enjoy raising their family there.



VALERIE FITZGERALD

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**GLOBAL
LUXURY**

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The Valerie Fitzgerald Family Introduces

CINTHYA NURIK



Sales Partner / 310.909.3210 / cinthya@valeriefitzgerald.com

CalRE #02006881

Cinthya Nurik is a Realtor in the Westside neighborhoods of Los Angeles, including Westwood, Pacific Palisades, Malibu, Santa Monica and surrounding areas.

Cinthya initiated her real estate career in 2004 on the East Coast, where she worked with builders to market and sell luxury waterfront new construction developments. During this time, she won Silver and Gold awards for her sales volume in high-end condominiums purchased for \$1 million dollars and over.

Cinthya utilizes her vast experience of property development and cross-country market knowledge to secure the most fitting properties at the most competitive prices for her clients. Cinthya's upbeat energy, professionalism, and ability to confidently guide clients through transactions make for long business relationships. Cinthya believes that if her clients aren't left with an amazing experience, she hasn't done her job.

Cinthya resides in Westwood with her husband Marc, and is a loving mother of two. When not helping clients, Cinthya enjoys cycling, weight training and meditation.



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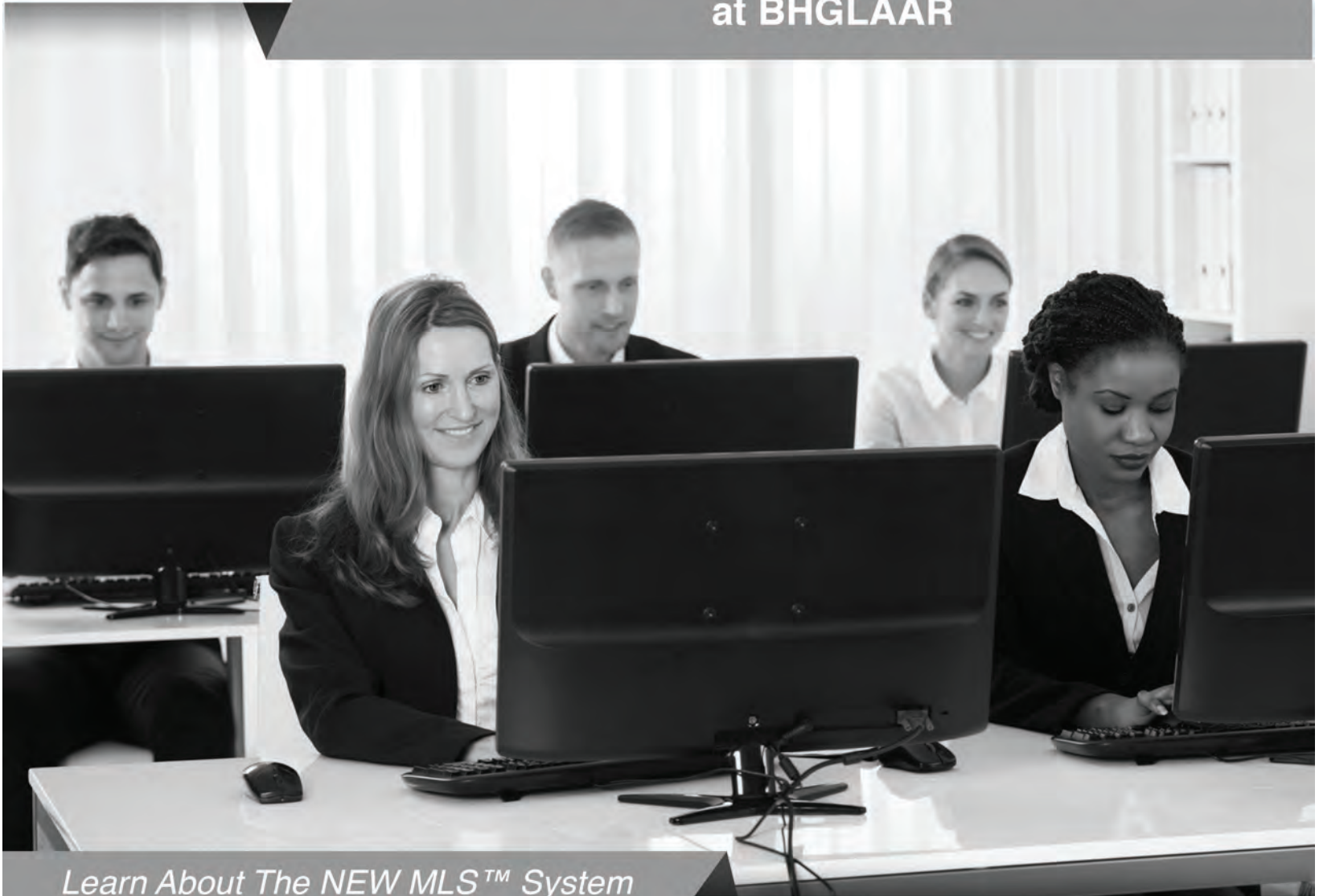
GLOBAL LUXURY

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TUESDAY

01 Beverly Hills Single Family


720 N ALTA DR Open 11-2 \$29,999,000 7+14 3sty-TRADITIONAL	NEW
MAJESTIC GEORGIAN TRADITIONAL	
<p>Majestic Georgian Traditional on almost two-thirds of an acre. Designed for life lived large with seven bedrooms and fourteen baths. The main level boasts a collection of expansive formal rooms ideal for grand scale entertaining. There's a huge lower level with roomy theater, wine cellar and tasting room, game room, sauna and gym. Glorious broad terrace leads to lawn and swimmer's pool & spa. Five fireplaces, elevator, a smart home technology system, and an 5+ car garage.</p>	
	<p>MLS#18-309012 Jason Hastings 424-240-9939 PACIFIC UNION</p>
<p>www.720alta.com</p>	

400 CASTLE PL Open 11-2 \$10,950,000 11450000 5+6 MID-CENTURY	red
EXQUISITE MID-CENTURY MASTERPIECE BUILT BY ROBERT SKINNER	
<p>Gated on a quiet Cul-De-Sac in coveted Trousdale Estates, this property is perfect for the connoisseur who wants to live in a work of art. Skylights flood home w/natural light. Open floor plan w/terrific indoor-outdoor flow. State of art screening room. Incredible office loft. Fab pool area is CA dream w/outdoor fireplace & multiple seating areas. Surrounded by lush, mature trees for privacy. A truly rare and special trophy property that could not be replicated today.</p>	
	<p>MLS#17-268002 Rona Passman 310.403.3811 HILTON & HYLAND</p>
<p>HiltonHyland.com</p>	

712 N MAPLE DR Open 11-2 \$18,500,000 6+5 TRADITIONAL	NEW
MUST RSVP FOR ADMITTANCE TO HOMES@JADEMILLS.COM	
<p>Located on one of the most charming tree-lined streets in the Beverly Hills Flats, this gorgeous gated East Coast Traditional has been rebuilt from the studs up w/exquisite detail & quality. On an apx. half-acre flat lot, this property offers an apx. 7,000 sf main residence, apx. 2,000 sf brand new guest house, & park-like grounds including pool, spa, lawns, intricate landscaping, an abundance of outdoor entertaining spaces, built-in bar & BBQ, & 3-car garage. Smart home system. Screening room.</p>	
	<p>MLS#18-309198 Jade Mills 310-285-7508 COLDWELL BANKER</p>
<p>Blt-Ins,Dshwshr,Rng/Ovn,Fridg</p>	

1293 MONTE CIELO DR Open 11-2 \$6,990,000 4+6 MODERN	red
\$300K REDUCTION MOTIVATED SELLER - PRIVATE GATED ESTATE	
<p>Modern private Beverly Hills home with 4 bedrooms, 5.5 baths, family room, pool, spa, terraces, canyon and city views. Floor-to-ceiling glass doors unfold to a wraparound outdoor living space with fireplace, lounge, dining area, infinity-edged pool and spa. Chef's kitchen with high end appliances. Two master suites each with a luxurious spa bath. Advanced technology includes solar panels, alarm and smart home controls. Away from the world yet minutes from the best of Beverly Hills.</p>	
	<p>MLS#17-294092 Adam Saget PACIFIC UNION</p>
<p>1293montecielo.pacunion.la</p>	

507 N MAPLE DR Lunch 11-2 \$7,995,000 5+6 2sty-TRADITIONAL	NEW
PRISTINE NEWER TRADITIONAL ON EVERYONE'S FAVORITE ROAD	
<p>CUSTOM BUILT ONE OWNER CLASSICALLY ELEGANT 2STY TRADITIONAL. BEVERLY HILLS' MOST COVETED TREE-LINED ROAD. SUNLIT ROOMS WITH HIGH CEILINGS, WOOD FLOORS, & FRENCH DOORS. 5 BEDROOM SUITES. OPEN-FLOW LIVING AND DINING ROOMS. GREAT KITCHEN & 2STY FAMILY AREA OVERLOOK LUSH REAR GROUNDS. VOLUMINOUS MASTER SUITE WITH HUGE WALK-IN AND LUXE BATH. SEPARATE UPSTAIRS OFFICE/LIBRARY & MAMMOTH RECREATION ROOM. BIG DOWNSTAIRS GYM ROOM. REAR GROUNDS INCLUDE COVERED PATIO, LAWNS, BBQ, AND A LIT SPORT COURT.</p>	
	<p>MLS#18-309062 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S</p>
<p>WWW.507MAPLE.COM</p>	

460 CASTLE PL Open 11-2 \$5,990,000 3+4 MID-CENTURY	rev
TROUSDALE MID-CENTURY WITH VIEWS	
<p>Step into a world of elegance & sophistication with a long line of Hollywood history. Designed by Charles Wong AIA in 1962, this Trousdale Mid-Century, once home to Bob Hope's agent, is the perfect renovation project or new development opportunity. Tucked away on a quiet cul-de-sac on an over-half-acre lot on an oversized pad; this is one of the few remaining lots zoned for a subterranean garage in Trousdale.</p>	
	<p>MLS#17-208356 Williams & Williams 310-691-5935 HILTON & HYLAND</p>
<p>WILLIAMS & WILLIAMS</p>	

435 S ALMONT DR Refresh. 11-2 \$2,695,000 4+3 2sty-CONTEMP MED	NEW
ONE OF TWO 4 BEDROOM HOMES IN BEV HILLS...	
<p>Flats for under \$3MM. Sleek kitchen, custom cabs, granite counters, stainless apps. L & D rooms have high, coved ceilings & hrdwd flrs. FP & wine bar/frige. Full bath downstairs. Family rm w/direct access to private patio/garden. Bonus space w/bath rm, offers addtl. options; guest-ste, game rm, office, workout studio, etc...3 beds/1full ba up PLUS the mstr. bedrm en-suite, walk-in closet. 2 car side-by-side parking in front plus a gated long side driveway! Great location. Stroll to shops, dining.</p>	
	<p>Jack Turturici Jr. 310-291-1517 EQUITY ADVISORS</p>
<p>Stainless steel appliances</p>	

460 N PALM DR #305 Open 11-2 \$3,995,000 3+4 CONTEMPORARY	rev
RARE "460 PALM" 5-STAR PRIME BEVERLY HILLS LUXURY RESIDENCE	
<p>Unprecedented luxury residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman condominium building, "460 Palm." Rare ultra spacious 3600 SF, 3BD/4BA, is the largest floor plan available. An entertainer's dream with amazing city views, sliding Fleetwood windows, seamless indoor/outdoor floor plan, modern gourmet Chef's kitchen, private home theater, & outdoor terraces.</p>	
	<p>MLS#18-304310 ST. JAMES + CANTER 310.704.4248 BERKSHIRE HATHAWAY</p>
<p>WWW.460PALM305.COM</p>	

450 S ELM DR Open 11-2 \$1,899,999 3+2 CONTEMPORARY	NEW
BEVERLY HILLS FIXER/TEAR DOWN	
<p>FIXER/DEVELOPMENT OPPORTUNITY IN HIGHLY SOUGHT AFTER BEVERLY HILLS. THIS PROPERTY HAS ENDLESS POSSIBILITIES AND IS SITUATED IN A VERY DESIRABLE AREA CLOSE IN PROXIMITY TO SCHOOLS, DINING, SHOPPING, AND PLACES OF WORSHIP. THE 3 BEDROOM TWO BATH HOME SITS ON A FLAT LOT OF APPROXIMATELY 6071 SQUARE FEET. FIRST TIME ON THE MARKET IN 45 YEARS - COME AND REMODEL AND MAKE THIS CHARMING HOME YOURS.</p>	
	<p>MLS#18-308232 Shirley Bilfield 310-285-7552 COLDWELL BANKER RESI</p>

447 N DOHENY DR #402 Open 11-2 \$3,949,000 3+5 CONTEMPORARY	rev
EXPANSIVE ~4000SF LUXURY PENTHOUSE AT HIGH-END "LA TERRASSE"	
<p>Unparalleled ~4000sf Beverly Hills Penthouse at the high-end doorman building, "La Terrasse." Extraordinary 3BD/4.5BA residence w/ city & mountain views. Ideal for entertaining: living area w/ limestone fireplace, floor-to-ceiling windows, TV/den room, office, 3 pvt outdoor terraces, walnut & limestone flooring, gourmet Chefs kitchen w/ double Viking range/oven. Massive master suite w/ den & pvt terrace. Amenities incl 24 hr security, media room, fitness center w/ terrace, & 4th flr sun terrace.</p>	
	<p>MLS#18-300494 ST. JAMES + CANTER 310.704.4248 BERKSHIRE HATHAWAY</p>
<p>WWW.447DOHENY402.COM</p>	

TUESDAY

01 Beverly Hills Lease

131 N GALE DR. PENTHOUSE Open 11-2 \$6,000 2+3 1sty-MID-CENTURY	NEW
<p style="text-align: center;">RARE MID-CENTURY PENTHOUSE ON ITS OWN FLOOR WITH CITY VIEWS</p> <p>Welcome to the penthouse at The Pointe in Beverly Hills designed by famed architect Ray Kappe. Large floor-to-ceiling sliding glass doors display breathtaking panoramic city views and a deck that stretches the entire length of the penthouse are perfect for entertaining. The residence is centrally located minutes from the Beverly Center, the Grove, Melrose Ave, the Sunset Strip, and the Beverly Hills golden triangle.</p>	
MLS#18-299480 Laurent Bijaoui THE AGENCY 3107179525	Dshwshr,Frzr,Grbg Disp,Micro,Rng/Ovn

02 Beverly Hills Post Office Single Family

1455 LINDACREST DR Open 11-2 \$4,950,000 5+7 NORMANDY	NEW
<p style="text-align: center;">ELEGANT GATED FARMHOUSE IN PRIME BHPO</p> <p>Warm and graceful family home incorporating exquisite architectural detail. 5 en-suite BR's, 7 BA's. Family room, generous center-island kitchen. 2-story LR, formal DR, library and gym. Beachwood chevron pattern and antique marble flooring, richly polished oak and pine doors, weathered antique beams. Bathed in natural sunlight. A residence of great beauty, style and total privacy.</p>	
MLS#18-308112 Ron de Salvo COLDWELL BANKER 310-560-9388	Blt-Ins

1721 MONTE CIELO CT Lunch 11-2 \$4,195,000 4+3.5 2sty-TRADITIONAL	NEW
<p style="text-align: center;">EXCEPTIONAL BHPO CLASSIC COTTAGE!</p> <p>Incredible Privacy. Large 1.41 Acre lot with huge grassy yard, sparkling pool and canyon views! This is the home your clients have been waiting for. 4 bd + Office/ 3.5 ba. Updated Kitchen and bathrooms. Lovely details throughout the home with large open spaces ideal for entertaining. Quintessentially California!</p>	
Melinda and Scott Tamkin COMPASS 310-493-4141	www.1721MonteCielo.com

3178 ABINGTON DR Open 11-2 \$4,075,000 4+4.5	NEW
<p style="text-align: center;">Ralph Lauren inspired traditional home styles and ready to move in. 33K sq. Ft. Lot.</p>	
Catherine Marcus Bassick 424.285.0721	

1534 N BEVERLY DR Open 11-2 \$3,995,000 3+2 SPANISH	NEW
<p style="text-align: center;">FIRST TIME ON THE MARKET IN OVER 50 YEARS</p> <p>This unique property large property sits on 2 legal lots, each with separate utilities. Bring your clients or developers to restore the current home or build two new homes. Significant amount of deferred maintenance. Probate sale subject to court approval but not overbid.</p>	
MLS#18-307928 Susan Smith HILTON & HYLAND 310.415.5175	HiltonHyland.com

1585 BENEDICT CANYON DR Open 11-2 \$1,350,000 2+2 1sty-MID-CENTURY	NEW
<p style="text-align: center;">NEW WOLF AND SUB ZERO APPLIANCES</p> <p>Contemporary home features open floor plan, hardwood floors, Designer kitchen/ granite counter tops, brkfst bar, new stainless steel appliances featuring Wolf/ Sub Zero. Spacious living concept w/ built-in sound system offers a fantastic indoor/outdoor entertaining setting. en-suite Master includes jetted tub, tumbled stone finishes, gorgeous steam shower. Easy access from street featuring 2 car garage w/ plenty of storage. Lg Driveway for extra parking. Centrally Located Minutes from BH Hotel.</p>	
MLS#18-308670 Jen Puz SOTHEBY'S BH 310-770-1196	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood

2660 BENEDICT CANYON DR Open 11-2 592B1 \$7,695,000 5+7 TRADITIONAL	red
<p style="text-align: center;">2.2 ACRE MEGA ESTATE REDUCED TO SELL NOW!</p> <p>Huge 2.2Acre Mega-Estate! BHPO's Best Buy on famed Celebrity Row! An unbelievable setting, there is no other estate like this one! Nearly 96,000sqft of land. Private, peaceful & secure w/long gated driveway entrance+motorcourt parking for appx.15-20cars. Enchanting, apprx 6400sqft RobertByrd Traditional has a tranquil ambiance, great indoor-outdoor flow & a versatile 5BR, 7BA floorplan. Resort-like bkdy paradise, huge grassy lawns and wide open spaces. 1st floor Master Retreat with 2 baths+OFC.</p>	
MLS#18-304586 Tania Ferris COLDWELL BANKER 310-713-8234	bhpcountryestate.com

9374 BEVERLY CREST DR Open 12-2 \$11,950,000 5+6 ARCHITECTURAL	rev
<p style="text-align: center;">STUNNING!</p> <p>Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The high-tech kitchen is large with a breakfast bar, dining area, and terrace. There are three additional bedrooms suites all with terraces plus maid/office and a huge media room/family room open to the infinity pool.</p>	
MLS#16-130256 Valerie Fitzgerald COLDWELL BANKER RESI 3102857515	Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn,

2376 KIMRIDGE RD Open 11-2 \$3,950,000 4+5 MODERN	rev
<p style="text-align: center;">BEVERLY HILLS "ART-LOFT" MODERN ARCHITECTURAL RESIDENCE</p> <p>Stunning Beverly Hills Residence created with exquisite attention to every detail in 2017 situated on a quiet cul-de-sac street. This uber-sexy entertainer's sanctuary has a massive interior open floor plan living/dining area with extraordinary light, immense scale, and dramatic 14ft ceilings offering an elevated lifestyle experience! Custom gourmet Bauformat German kitchen. Spectacular 1850sf rooftop! The over 4500sf, 4 bedroom, 4.5 bathroom showpiece features 2 luxurious master bedroom suites.</p>	
MLS#18-304336 ST. JAMES + CANTER BERKSHIRE HATHAWAY 310.704.4248	WWW.2376KIMRIDGE.COM

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TUESDAY

03 Sunset Strip - Hollywood Hills West Single Family

1271 ST IVES PL Open 11-2 \$7,995,000 3+5	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">1271 ST IVES PLACE</p> <p>Epic views from downtown to the ocean from this stunning modern property perched just above the Sunset Strip. Gated with a long drive. For more information, please visit stivesplace.com</p> </div> </div>	
Justin P Huchel 310.617.4824 HILTON & HYLAND HiltonHyland.com	

9271 SWALLOW DR Open 11-2 \$5,500,000 3+4	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">AMAZING OPPORTUNITY IN DOHENY ESTATES!</p> <p>Fantastic Bird Streets Location on Quiet Cul-De-Sac! One story contemporary with huge upside for remodel or development opportunity to build your own dream home! Currently a 3 bedroom + 3.5 baths, enormous great room opening to pool and view, formal dining room, kitchen with center island, master suite with large bathroom with separate tub/shower and walk-in closet. Two car garage. Priced to sell in today's market!</p> </div> </div>	
MLS#18-304190 Bobby Syed/James Hancock 310-777-6246 COLDWELL BANKER RESI Bring or Send you Clients!	

2815 NICHOLS CANYON RD Open 11-2 \$5,000,000 5+7	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">GATED 1930'S ESTATE</p> <p>Prime upper Nichols Canyon, near Woodrow & Mulholland on more than an acre of useable grounds. Gated circular drive, motor-court & 4 car garage. Pool, spa, w/plans for a tennis court. Interiors of beautiful vintage details. Newer family wing with spacious master suite w/ fireplace. Basement area features a fireplace, billiard room, game room & commercial bar. Massive full-height attic...offering endless possibilities. Enjoy as-is with some renovation or a developer could take it to another level.</p> </div> </div>	
MLS#18-309088 John Galich 310-461-0468 RODEO REALTY INC. www.2815NicholsCanyon.com	

1512 SUNSET PLAZA DR Open 11-2 \$3,995,000 4+4	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">1930'S SPANISH REVIVAL</p> <p>Spanish revival seamlessly integrates modern amenities into 1930's architectural home. For more information please visit www.AlphonsoBjorn.com</p> </div> </div>	
A. Lascano B. Farrugia 818.800.8848 HILTON & HYLAND AlphonsoBjorn.com	

1542 COURTNEY AVE Refresh. 11-2 \$3,500,000 5+3	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">SUNSET SQUARE REDONE TRADITIONAL ON HUGE LOT W/ POOL</p> <p>Classic Redone Traditional in Coveted Sunset Square, this property sits on an oversized lot with a hotel-sized pool. Located on a mature tree lined street, this 5 bed + 3 bath home offers incredible light and flow. Steeped in original details and character, this home has been remodeled to today's standards. An amazing opportunity to own one of the larger homes and lots in Sunset Square. This is a home that can't be duplicated, with it's incredible neighborhood feel and accessibility.</p> </div> </div>	
GREG HARRIS 323.356.8024 COMPASS GregHarrisEstates.com/Courtney	

3587 MULTIVIEW DR Open 11-2 \$2,495,000 4+4	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">MULTIPLE VIEWS ON MULTIVIEW! HILLTOP ENTERTAINER'S PARADISE!</p> <p>This remodeled 4BR/4BA modern home, sited in the Hollywood Hills, has dramatic views from every room. Its open floor plan creates flow, and European oak floors add an element of warmth to the walls of glass and soaring white art walls. A Montego fireplace can be enjoyed from both living and dining rooms. A chef's kitchen offers professional-grade Bertazzoni and Bosch stainless-steel appliances. Game room/studio. Almost 1,600 sq.ft. of outdoor entertaining space. Private, secure, walled, gated.</p> </div> </div>	
MLS#18-308446 JEFF YARBROUGH 323.854.4300 L.A. LUXE GROUP KW www.3587Multiview.com	

2003 EL CERRITO PL Open 11-2 \$2,262,584 3+4	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">LOWER OUTPOST ESTATES - OLD HOLLYWOOD CHARM!</p> <p>Tremendous volume in this character filled, original detailed, two story home located in the legendary Outpost Estates. Situated on a large, elevated, lushly landscaped lot in prime lower Outpost on a quiet street, this home features California living at its finest, with a great indoor/outdoor flow. Ample sized 3 bed + 4 baths & wood paneled den/library. French doors open to a private yard featuring lagoon style pool, patio & magical upper terrace w/ canyon views. A great opportunity.</p> </div> </div>	
MLS#18-301330 Richard R.J. Kas 310-488-9826 COLDWELL BANKER RESI Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan	


2020 N SYCAMORE AVE Open 11-2 \$2,095,000 4+4	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">SPECTACULAR CITY LIGHTS VIEWS NEW CONSTRUCTION REMODEL</p> <p>Mid-cent. remodel zoned R2. Pro designed & constructed by Vracko Design. 4+4 home as 3+3 in main house & 1+1 attached gst unit w/ sep. entrance. Fantastic head on views of the down town City Skyline & HLWD. Large Terraces; big yd w/ pro eco-friendly drip system landscaping. All new electrical & plumbing. ¾" thick hdwd flrs. Caesarstone counters, Porcelanosa wall & floor tiles. Hansgrohe fixtures & Kohler tubs. Bosch dishwasher, Asko Washer & Dryer. 2 new HVAC systems. Smart System. New Cal Spa.</p> </div> </div>	
MLS#18-303986 Ron Holliman 310-270-6682 COLDWELL BANKER BH North of Franklin on N. Sycamore Ave.	

1628 N STANLEY AVE Open 11-2 \$1,599,000 3+2	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">GORGEOUS REJUVENATED CALIFORNIA BUNGALOW</p> <p>Gorgeous rejuvenated California bungalow featuring 3+2. This gated, white picket fenced charming home boasts natural light, hwd flrs & top of the line finishes. Open plan incl DR & LR ideal for entertaining leading to gourmet kit w/ custom cabinets, granite counters, farmhouse sink, ss appls & breakfast bar. Large FR leads to yard w/citrus trees & deck. Spacious master w/dual closets overlook yard & connects to large ba. 2 generous sized guest rms, converted garage w/ tons of storage, 3+ car drive</p> </div> </div>	
MLS#18-308124 Josh Matt Heather Altman 3108193250 DOUGLAS ELLIMAN www.TheAltmanBrothers.com	

7301 WOODROW WILSON DR Open 11-2 \$1,249,000 2+2	NEW
<div style="display: flex;"> <div style="margin-left: 10px;"> <p style="text-align: center;">WOODROW WILSON DR. ENCLAVE OF THE HOLLYWOOD HILLS</p> <p>Situated on a corner lot and perched above the street is this 1,312 sqft modern ranch style home w/2 beds/2 baths. This recently remodeled home features an open living room w/fireplace & large dining area w/large glass window that overlooks treetops & provides lots of natural light. The large backyard is completely private & features an outdoor brick fireplace & grassy area that's perfect for outdoor entertaining year round. Located just moments from all that Hollywood/Studio City have to offer.</p> </div> </div>	
Mary Swanson 310-497-6508 COLDWELL BANKER BH Dishwasher,Fridge,Washer/Dryer,Stove	

TUESDAY

2636 LARMAR RD	Open	11-2	red
\$3,295,000	5+6	CONTEMPORARY	




NOW THE BEST VALUE IN OUTPOST!

This splendid property offers total tranquility and privacy. 2 story soaring ceilings with open floor plan. This is a "Smart House". Rooms flow seamlessly together: A fabulous kitchen with top of the line appliances opening to the family room. 5 generous en-suite bedrooms. Abundance of natural light. The grounds include a swimmer's pool, grassy yrd and city views for resort-like entertaining. Huge master suite with walk-in closets plus a luxurious bath, with radiant in floor heat. Priced to sell.

MLS#17-283704
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

BBQ, Bit-Ins, Dshwshr, Frzr, Grbg Disp, Other

7529 FRANKLIN AVE	Open	11-2	rev
\$4,200,000	4+3.5	2sty-SOUTHERN COLONIAL	



GRACIOUS SOUTHERN COLONIAL

Rare 1912 Southern Colonial above street & behind hedges w/ privacy & views. Grand, bright entry parlour opens to living room, formal dining, eat-in kitchen, & guest bed w/ bath. Upstairs includes master suite, 2 family beds, & sun room. Extensive decking w/ veranda, bbq area, & pool. 2-story accessory structure w/ gym & shower downstairs & 1-bed guest house w/ kitchenette & bath up. Significantly historic, from "Rebel Without A Cause". Wattles Park adjacent, near Hollywood & Sunset Strip.

MLS#18-304294
JR Davidson + Nina Chea 323.821.7300
KW LARCHMONT

RedXRealEstate.com/7529Franklin

2393 CASTILIAN DR	Open	11-2	red
\$2,995,000	4+5	2sty-MEDITERRANEAN	




GREAT NEW PRICE. PRIME OUTPOST ESTATES MED W/ POOL AND VIEW!

Striking remodeled authentic View Mediterranean w/ a true Hollywood History. This private & noteworthy home is Reminiscent of the Grand vibrant Hillside homes of the Ritzly resort towns of the Italian Coast. Refined & tastefully redone character features from a bygone era are found throughout; including, Hardwood & Saltillo tile floors, old-world reclaimed wood pocket doors, arched doorways, wood plank ceilings, brick fireplaces, & picturesque windows. Secluded pool/spa with separate terrace.

MLS#17-288834
Paul Czako 310-995-1963
GUSSMAN CZAKO ESTATE

PRIVATE and WALLED FROM STREET. MUST SEE

1634 N OGDEN DR	Open	11-2	rev
\$2,995,000	3+3	OTHER	



RARE SUNSET SQUARE LARGE LOT

18,227 sq ft flat lot in coveted Sunset Square. One of the largest lots in the area. This property has been in the same family since built in 1939. Guest house. The property is located in The Sunset Square HPOZ, It is zoned LAR1, Land Use, Duplex. This is a trust sale. The original blueprints are available! Close to the world-famous Sunset Strip, Hollywood & Vine, Runyon Canyon, The Director's Guild w/ easy access to some of L A's finest restaurants, theatres & markets.

MLS#18-306726
Melody Rogers 323.899.5636
NOURMAND & ASSOCIATE

www.patandmelody.com

1894 N STANLEY AVE	Refresh.	11-2	rev
\$38,000,000	5+7	ARCHITECTURAL	




SUNSET STRIP'S STAIRWAY TO HEAVEN

Architecture from XTEN's Austin Kelly's last swan song and Lenny Kravitz of Kravitz Design as Creative Director & Interiors. Art installation by RETNA. The list goes on and on with the finest customization and, to top it all off, your very own nightclub "disco Volante" that will take you to space and back. Don't miss this once-in-a-lifetime opportunity this will never happen again here is your chance to own the stairway to heaven.

MLS#17-295646
Williams & Williams 310-691-5935
HILTON & HYLAND

WILLIAMS & WILLIAMS

7019 MACAPA DR	Open	11-2	rev
\$1,775,000	2+2	CONTEMPORARY	




Along a pinnacle ridge of the Hollywood Hills' Mulholland Drive, is a panoramic overlook of an iconic Los Angeles vista; from every room of this gorgeous home your eyes will amaze at the sweeping views above Outpost Estates, the Hollywood Sign, Lake Hollywood & Griffith Park Observatory. All one level, its' contemporary elements include master bed with walk-in shower en suite. Balconies off every room open to exhilarating fresh air venues & views to double the feel of space.

MLS#18-299468
Jeffrey Young 310-888-3898
SOTHEY'S LOS FELIZ

BitIns, Dshwshr, Grbg Dis, Hood Fan, Rng/Ovn

03 Sunset Strip - Hollywood Hills West Lease

1894 N STANLEY AVE	Refresh.	5-8	rev
\$38,000,000	5+7	ARCHITECTURAL	




PROMONTORY WITH EXPLOSIVE 270° VIEWS

Perched like an eagle's nest on the #1 promontory view lot in the city hovering just above The City of Angels with the ultimate privacy & explosive 270° views that you can reach out and kiss. Presenting the most masterful mid-century modern paradise ever constructed. The only budget was there was no budget; everything had to be the best.

MLS#17-295646
Williams & Williams 310-691-5935
HILTON & HYLAND

WILLIAMS & WILLIAMS

7500 DEVISTA DR	Open	11-2	NEW
\$15,850	5+5	MID-CENTURY	



GATED MID CENTURY COMPOUND

Exquisite, gated Mid Century compound w open fir plan, high, vaulted ceilings, skylights & cement flrs. Designed for indoor/outdoor living through banks of sliding drs & windows opening to patios, salt water pool, redwood decks & lush, mature succulent & cactus landscaping. Kitchen integrates w outdoor grill for easy entertaining. Main house w 4 bd, 3.5 ba. Attached Guest Apartment on 2nd level w living rm, kitchen & 1 bd/1ba & separate entrance. Decomposed granite yard w fire pit & tree house.

MLS#18-299156
Mimi Starrett 310.467.4395
PACIFIC UNION INT.

www.mimi-starrett.com

1646 BLUE JAY WAY	Open	11-2	rev
\$13,900,000	6+6	CONTEMPORARY	



PREMIER VIEW SITE PROPERTY ON PRESTIGIOUS BLUE JAY WAY

Unique opportunity to own a private compound with two detached guest-houses in the exclusive Bird Streets. This chic contemporary home with high-end, state-of-the-art finishes and spectacular views from most rooms, including both guest-houses, is an artisan's delight. The home includes includes a detached entertainment center with a large party area, commercial style kitchen and theater. This is one of the most desirable properties Los Angeles has to offer.

MLS#18-302402
Joseph Babajian/Timmy Wo 310-623-8800
RODEO REALTY - BH

www.1646Bluejayway.com

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POWERED BY THE MLS

TUESDAY

04 Bel Air - Holmby Hills *Single Family*

1643 STONE CANYON RD	Open	11-2	NEW
\$5,699,000	5+8	2sty-OTHER	



PRIME BEL AIR GEM

Elegant European home with beautiful canyon views remodeled to perfection. Located in prime Bel Air.

Lolita B & Ben B 310-748-7717
RODEO REALTY - BEVER

04 Bel Air - Holmby Hills *Land*

615 N FARING RD	Open	11-2	rev
\$9,999,000	Land		




BUILD YOUR DREAM HOME IN HOLMBY HILLS

Positioned on a coveted street in Holmby Hills, this considerably all flat 3/4 of an acre lot presents an incredible opportunity to build your dream home in what is widely regarded as the country's most prestigious enclave. This gated lot sits amidst total privacy. Truly a fantastic development opportunity.

MLS#17-263364
SF Jones/BLowe/KGillon 310.691.7888
PACIFIC UNION
www.615faring.com

121 GROVERTON PL Open 11-2 **NEW**

\$5,695,000	5+8	TRADITIONAL
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STUNNING TRADITIONAL HOME IN LOWER BEL AIR

Lower Bel Air, timeless Traditional home. Spacious and meticulously cared for with five bedrooms and seven and one-half bathrooms the home has over 6,700 sq feet of living space. The kitchen features amazing ambient light filtering across large center island. A charming breakfast area with banquette seating overlooks the backyard and opens to a family room. From the foyer to the living room, formal dining and chic office all form part of the front entry plan and is surrounded by covered patio.

Josh Flagg 310.720.3524
RODEO REALTY - BH
Range, Refrigerator, Fireplace, BBQ

05 Westwood - Century City *Single Family*

121 S BENTLEY AVE Open 11-2 **NEW**

\$2,875,000	4+4	TRADITIONAL
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GRACIOUS TRADITIONAL IN PRIME WESTWOOD HILLS

Exquisitely proportioned traditional available for the first time in more than 60 years. Majestically sited on a raised knoll in one of Southern California's most sought-after neighborhoods. Hardwood floors, crown moldings, sparkling pool and lovely gardens blend to create a rare and uncommon environment. Large living room with fireplace, formal dining room, paneled den with fireplace and walk-around bar, three bedrooms plus separate maid's room, sunroom. In need of updating and TLC.

MLS#18-307476
Ron de Salvo 310-560-9388
COLDWELL BANKER RESI

204 ASHDALE PL Open 11-2 **NEW**

\$4,999,000	4+5	1sty-TRADITIONAL
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STUNNING LOWER BEL AIR RANCH

Stunning designer ranch in prime lower Bel Air with stunning city light views on large 40,470 sq. ft lot. Large open rooms w/high ceilings and picture windows from every room framing the beautiful setting. Cook's kitchen w/marble counters, breakfast area, Wolf stove/ oven & subzero refrigerator. Formal living room w/fireplace open to dining room & family study/den area w/fireplace. Master on main floor w/double sinks, stand alone soaking tub, shower, built-in storage & private balcony w/views.

MLS#18-309248
Ginger Glass 310-927-9307
COLDWELL BANKER RESI
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

1236 HOLMBY AVE Open 11-2 **rev**

\$2,495,000	4+4	CONTEMPORARY
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WONDERFUL 4 BD, 3.5 BATH WESTWOOD FAMILY HOME!

Wonderful family home! 4+3.5. 1 story home in an unbeatable Westwood location! Hdwd flrs, recessed lights & crown moldings thruout! Open flr plan, great for entertaining, w/ access to huge grassy yard! Liv rm w/ fplc, adj kitchen w/ stainless steel appliances, bright white cabinets & granite counters. Master ste w/ walk-in closet & French drs to yard. Luxurious master bath. 2 good sized secondary rms w/Jack & Jill bath & maids rm w/ bthrm off kitchen. Gated driveway, 2 car garage. Close to all!

MLS#18-301610
Mark & Lynn Mirisch Rogo 310-777-6213
CBBHN
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Oven

1087 ACANTO PL Open 11-2 **rev**

\$1,960,000	4+3	MID-CENTURY
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HUGE PRICE REDUCTION! BRING ALL OFFERS!

Single-Level Mid-Century. 4 bd/3ba in over 3,000 sqft of living space. Recently updated & conveniently located in a beautiful neighborhood between Beverly Hills, Santa Monica & the SFV. Easy access to the freeway...Walk to the Getty@ Museum! On a private cul-de-sac, enjoy an open floor plan w/beautiful entertaining spaces & an indoor/ outdoor layout. Ample kitchen w/breakfast area that opens to backyard. Lovely Master Bedroom w/sizable bath and large, walk-in closet, also opens to the backyard.

MLS#17-292054
Roger Perry 213-999-1838
RODEO REALTY - BH
www.RogerPerry.com

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

1 W CENTURY DR #8B Open 1-2 **NEW**


\$5,475,000	2+3	CONTEMPORARY
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PRIVATE PREVIEW 1-2 PM. MUST RSVP TO HOMES@JADEMILLS.COM


Spectacular 2 bdrm & 2.5 bth condo in The Century, one of the newest & most prestigious full-service luxury buildings in LA. This sophisticated unit is located in prime "B stack" facing Southwest w/stunning panoramic views from Downtown to the Ocean. Apx. 3,404 sq.ft. of living space w/open floor plan, large rooms, clean lines, & impeccable finishes. Private elevator leads directly into foyer. Tremendous living room, spacious dining room, & gourmet kitchen w/breakfast room. Private master suite.

MLS#18-307054
Jade Mills 310-285-7508
COLDWELL BANKER
Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other



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TUESDAY

10108 EMPYREAN WAY, UNIT 203 Open 11-2		NEW
\$1,750,000	2+2.5 FRENCH	
	GREAT OPPORTUNITY IN PRESTIGIOUS LE PARC	
Beautiful interior location with fountain views from large balcony at prestigious Le Parc. 2 bedroom suites with full baths and walk in closets, built ins. Large Living/Dining Room opening onto large balcony with views. Kitchen with breakfast area and large patio. High ceilings. 24 Hour guard gated/ security, pool, gym, tennis courts, clubhouse. Walk to all in Century City!!		
Lori Hashman Berris 310-880-3061		
SOTHEBY'S INT REALTY		

1844 MIDVALE AVE #5 Open 11-2		NEW
\$889,000	3+3 TRADITIONAL	
	SPACIOUS 3BR TOWNHOUSE IN PRIME WESTWOOD!	
3BR townhouse w/ individual walk-up entry feels like a SFR. Open LR w/ cozy fireplace & front balcony looks out to greenery & steps up to formal dining area. Kitchen boasts ample counter space & breakfast area. Sliding glass doors open to private outdoor patio. Upstairs, 3BR w/ large windows & hall skylights. Additional den area can be used as office, play area, additional storage, etc. Sparkling community pool, tandem parking, additional storage, low HOD's and prime WW location! Welcome Home!		
MLS#18-309022		
Dana Cataldi 3108049207		
PACIFIC UNION BW		www.1936midvale.com

1870 KELTON AVE #303 Open 11-2		NEW
\$1,219,000	2+2 ARCHITECTURAL	
	A RARE FIND! VIEWS!	
Fabulous penthouse end unit with huge rooftop deck that overlooks the sunsets. Two additional patios. 2 bd/2 ba. Loft with a wet bar which makes a perfect den, office, or play rm. Dining rm + eating area in the kitchen. Great for entertaining. Central air. 2 story living room, fireplace, soaring ceilings. Access to three outdoor areas. Hrdwd flrs, plantation shutters, extra storage and side by side parking. 12 units in the building. Rare opportunity to own a fabulous penthouse at this price.		
MLS#18-309196		
Ron Wynn 310-621-1772		
COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

1632 CAMDEN AVE, UNIT 201 Open 11-2		NEW
\$595,000	2+1.75 CONTEMPORARY	
	PRIME WESTWOOD LOCATION	
Light and bright front corner unit in prime Westwood location close to park, Westwood Village, shops, restaurants, theaters, transportation and UCLA. Open living room and dining area with balcony. Needs TLC. Charming courtyard complex. 2 secured parking spaces and extra storage. Trust Sale, Sold "as is."		
Swan / Douglas 310.820.9320		
BERKSHIRE HATHAWAY		

1670 MALCOLM AVE, UNIT 302 Refresh. 11-2		NEW
\$1,195,000	2+2	
	BEAUTIFULLY UPDATED TOP FLOOR CORNER UNIT	
Available is a beautifully remodeled 2 bed (1 bed is loft style), 2 bath top floor corner unit in a prime Westwood location. With over 1900 sqft of living space, features include hardwood floors throughout, chefs kitchen with SS appliances, a private rooftop deck, architectural windows providing an abundance of natural light, central HVAC, storage space, and parking for 3 cars. Must see to appreciate.		
David Lukan 8054934935		
KELLER WILLIAMS		


10551 WILSHIRE #702/703 Open 12-2		rev
\$4,895,000	3+5 CONTEMPORARY	
	AMAZING VIEWS!	
This is the most stunning modern condominium available today. Two units are combined to offer approximately 4400 square feet of luxury living overlooking Holmby Hills. This is the modern of today. The finest finishes, white and grey open kitchen, enormous center island, high ceilings, fireplace, perfect office, master with gorgeous custom walk in and bath, and two additional en suite bedrooms. This will take your breath away.		
MLS#17-274778		
Valerie Fitzgerald		
COLDWELL BANKER RESI		Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp..

2111 S BEVERLY GLEN BLV, UNIT PH1 Open 11-2		NEW
\$1,178,000	2+3 CONTEMPORARY	
	BEAUTIFUL PH W/ CENTURY CITY VIEWS	
Exceptional 2 bedroom, 2.5 ba townhome style penthouse w dramatic wall of windows overlooking Century City. Previously celebrity owned, open floor plan w amazing natural light & over 2000 sq. ft. One large en-suite bedroom is up & private master bedroom down. Large patios off the dining room and bedroom. Stainless steel kitchen, large laundry room, 2 parking spaces (NOT tandem!). Secure building in ideal location a few blocks Century City, close to BH & UCLA. Westwood Charter!		
CindyFesta ElanaFullmer 3102004890		
PACIFIC UNION INT.		www.beverlyglenpenthouse.com

10104 EMPYREAN WAY #301 Open 11-2		rev
\$2,300,000	2+3 FRENCH	
	COVETED LE PARC PENTHOUSE FOR SALE	
Rare penthouse at Century City's Le Parc overlooks meandering waterways, picturesque landscaping. Formal entry. Dramatic LR - coffered 12' ceilings. FDR could be used as a den. French doors to balconies thruout. Master suite:bay window, balcony. Mstr bath:luxurious soaking tub, stall shower, 2 marble sink vanities. 2nd BR:ensuite bath, balcony. Kitchen: breakfast area, bar, granite, pantry. Pwdr room, closets & storage galore. 24 HR guard-gated security, s/s parking, pools, spas, gym, tennis.		
MLS#17-213276		
Magda Rodriguez 3108665535		
PACIFIC UNION INTERN		Other

06 Brentwood Single Family

1658 CAMDEN AVE #202 Open 11-2		NEW
\$899,000	2+2 1sty-CONTEMP MED	
	ELEGANT SINGLE-LEVEL MEDITERRANEAN CONDO IN PRIME WESTWOOD!	
2bd/2ba with 1,451 SF in highly desirable Westwood. Wood floors, double crown molding, spacious living area and redesigned open kitchen. Kitchen has newer stainless steel Bosch appliances, maple cabinets, and granite countertops. Large living room with dramatic fireplace and lead to the bright dining area, and French doors open to a private balcony. Master suite with huge walk-in closet, and en suite with travertine finishes and a large tub. Tandem parking for two and plenty of guest parking.		
MLS#18-302394		
Jeffrey Lemen 310-482-2033		
KELLER WILLIAMS - SM		Blt-Ins,Cbl,Dryer,Grbg Disp,Hood Fan

1909 MANDEVILLE CANYON RD Lunch 11-2		NEW
\$8,295,000	5+7 2sty-TRADITIONAL	
	JOIN US FOR SAM'S TACOS BRAND NEW KEN UNGAR TRADITIONAL	
Magnificent Ken Ungar traditional. 5 Bds, 7 bths. Huge family room/kitchen combo. Gourmet kitch with large center island & top of the line appl. Master suite with fp, sitting room, gym and walk-in closet. Master bath with dual vanities, huge walk-in shower & free-standing tub. 3 Add bedrooms suites and second family room upstairs. 1 Add bedroom suite & spacious office, den or playroom downstairs. Fully equipped home theater. Outdoor living room, built in BBQ area, large yard with pool & spa.		
MLS#18-305410		
Gavin Fleming 310-850-8053		
NORMAND & ASSOC		BBQ,Dshwshr,Frzr,Grbg Disp,Micro,Other

TUESDAY

12730 W SUNSET BLVD	Open	11-2	NEW
\$6,995,000	5+5	2sty-SPANISH	




UPDATED 1928 SPANISH IN BRENTWOOD PARK SET ON ALMOST 1 ACRE

Gracious 1928 classic Spanish in Brentwood Park set on almost 1 acre of completely secluded park-like grounds with over 120 feet of frontage. Teeming with historical details yet modern day amenities, this 5,540-SF 5-bedroom, 5-bathroom-home is set away from the street and offers gated privacy. Backyard includes a paddle tennis court, vast lawn, mature trees and outdoor seating. One of the most coveted areas of Brentwood, moments to town, schools, the beach, restaurants, bike paths, and hiking.

MLS#18-308358
David Kelmenson 310-863-3030
THE AGENCY

Almost 1 ACRE LOT

475 HALVERN DR	Open	12-2	rev
\$9,495,000	5+7	CONTEMP MED	



475 HALVERN DR

Walled and gated contemporary Mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. The home has soaring wood beamed ceilings, custom oak hardwood floors with rich details throughout that compliment the entry, living and dining rooms, chefs kitchen and family room.

MLS#17-251614
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

BBQ,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

2538 LA CONDESA DR	Lunch	12-2	NEW
\$4,655,000	5+7	2sty-CAPE COD	




CAPE COD ENTERTAINER'S SANCTUARY OPEN 12-2PM

This exquisitely designed home is filled w/ light. Beautifully designed, the crowning accomplishment of this home is the recently-completed outdoor entertaining area - offering privacy, a beautiful pool, spa, and entertaining cabana featuring a fireplace, TV, ceiling heaters & exterior pool bathroom. The interior is highlighted by a chefs kitchen open to the family room, a bedroom suite and office downstairs. Upstairs is the luxurious master & 3 additional bedrooms. Located on a cul-de-sac.

M Hildebrand, J Chrisman 310-818-5788
PACIFIC UNION INTERN

www.LaCondesaDrive.com

475 HALVERN DR	Open	12-2	rev
\$9,495,000	5+7	CONTEMP MED	




STEP INTO A PRIVATE PARADISE

Walled and gated contemporary mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. Sumptuous master suite with separate his and her baths and closets to impress the most discerning.

MLS#17-251614
Steve & Jennifer Levine 310.200.5366
HILTON & HYLAND

Co-Listed w/ Valerie Fitzgerald

141 S SALTAIR AVE	Open	11-2	NEW
\$3,995,000	5+6	2sty-CAPE COD	



CUSTOM BUILT NEW CONSTRUCTION

Start your 2018 with a magnificent home in a very desirable area of Brentwood. Two story Cape Cod Style 5 Bd & 6 BA home W/ Chefs kitchen and 8 burner Wolf stove and sub zero , microwave drawer and a dishwasher. Spacious living room, fireplace & high ceilings opening to a grassy yard and a Barbecue area. Large dining, Butler's pantry. Kitchen, breakfast room & great room. Upstairs a master retreat, fp & two separate water closets & spacious walking closet. 3 other Bd & BA.

MLS#18-304276
Roya Kianmahd 310-922-6974
KELLER WILLIAMS-SANT

BBQ,Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Other

304 S GRETN GREEN WAY	Open	11-2	rev
\$7,298,800	7+6.5	3sty-CAPE COD	



SOPHISTICATED NEW CONSTRUCTION
WWW.304GRETNAGREEN.COM


Designer done w/ brick & copper Artisan finish details, situated on a centrally located 7355sf lot that's walled & gated for privacy. This home encompasses nearly 6500sf on three levels w/ a spacious 2 car garage, 7 bedrooms and 6 1/2 half baths! Impeccably executed w/ extensive custom woodwork including box beam ceilings, decorative wainscoting, art lighting & high-end finishes throughout. The magical back yard has a covered lanai, pool-spa, BBQ & mature landscaping. This is a coveted offering!

MLS#17-287062
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

06 Brentwood Lease

906 WELLESLEY AVE	Refresh.	10:30-2:30	NEW
\$2,695,000	4+4	2sty-CONTEMPORARY	



EXCEEDS ALL EXPECTATIONS!

This Brentwood home is guaranteed to exceed ANY and ALL of your expectations. Recent renovations just completed and this entertainers dream home is definitely 'one of a kind!' There are two detached living areas with each having its own master bedroom. The recent 2015 addition added a 'man cave'/bonus room, there's a gaming area in the courtyard along with a peaceful Zen buddha fountain/koi pond. There's even a large rooftop deck with 360' city and mountains views. A definite must see home!

Shane O'Neill 949-230-2616
ARBOR REAL ESTATE

310 S WESTGATE AVE	Open	11-2	NEW
\$9,995	3+3	MID-CENTURY	



HUGE LOT WITH SERENE CANYON VIEWS AND BEAUTIFUL POOL!

Off street, PRIVATE, serene setting in between Sunset and San Vicente Just West of Barrington. Down a long driveway you will find a mid-century modern on a huge lot. Master looks to backyard through a wall of glass. Two additional bedrooms on one side of home. 4th bed or office behind the kitchen. 7-car parking. Walk to all the best shops and restaurants yet savor the peace and quiet of this tucked away oasis! -Two year lease ideal.

MLS#18-303496
Jeffrey & Nadia Saad 310-897-0951
COMPASS

www.jnsaadhomes.com

11345 ALBATA ST	Open	11-2	NEW
\$1,919,000	3+2	1sty-TRADITIONAL	



STUNNINGLY SOPHISTICATED TOTALLY REMODELED "DESIGNER" HOME!

Picture perfect gem in Brentwood Glen! Huge gorgeous "chef's" eat-in kitch w/Caesar stone center island, Ann Saks marble & tile, Viking & SS Appl. Classic living rm w/ fpl & custom bookshelf. Master suite w/bay window, spa-like bathrm & walk-in closet. Tasteful & elegant surfaces throughout: Ann Saks tile, limestone, marble, Kelly Wearstler & Restoration Hardware Roman shades, custom oak flrs, designer hardware & light fixtures. New "bonus rm" w/ custom built-ins. Lrg prvt grassy yrd & brick patio

Lisa Mansfield 310.993.2303
SOTHEY'S BRENTWOOD

Designer Done 3 Bd+ 2 Ba+ Chef's Kitch

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TUESDAY

09 Beverlywood Vicinity *Single Family*

1717 S HAYWORTH AVE Lunch 11-2 \$1,450,000 3+2 CONTEMPORARY		NEW
		
SWOONWORTHY IN FAIRCREST HEIGHTS This house offers two spacious bedrooms and a central third bedroom that has been transformed into the family room with sliding doors that lead to a large entertainer's backyard with pool house, pool, outdoor grilling and dining area, and fire pit that are perfect for al fresco dining and entertaining. Chef's kitchen is equipped with Miele built-in appliances, period style bathroom with Waterworks fittings, as well as a Lutron Homeworks central home lighting control system.		
MLS#18-306036 Laura Anderson 323-646-6569 KELLER WILLIAMS LARC		Miele Appl., Waterworks Fittings

10 West Hollywood Vicinity *Single Family*

8712 ASHCROFT AVE Open 11-2 \$1,890,000 2+4 CONTEMPORARY		NEW
		
GREAT VALUE! POOL, SPA AND PERMITTED GUEST HOUSE Incredible value for this mini compound. Hedged & gated for ultimate privacy. Featuring a flexible floor plan, pool/spa, and 1bd/1ba guest house. Fam. room and open cook's kitchen featuring Viking appliances flows to the backyard pool and spa. Master bedroom has a large walk-in closet, master bath with dual sinks, huge shower & separate sunken bathtub. Garage has been converted into a split-level hideaway; cabana/media room below with a secluded guest house above suffused with sunlight.		
MLS#18-305152 Kim Schneider 310-418-6748 SOTHEY'S INTERNATIO		Dshwshr, Dryer, Grbg Disp, Fridg, Wshr


818 N CURSON AVE Open 11-2 \$4,300,000 5+6 MODERN		rev
		
ONE OF A KIND NEW CONSTRUCTION! Built in 2017 w/rooftop deck that boasts 360-degree views, BBQ area, fire pit & theater projection screen. This modern smart home is 5,300 sq ft, 5+5.5 & is meticulously detailed w/large open floor plan, towering windows & ceilings, Italian flooring, & linear lighting thru-out. Chef's kitchen w/spacious island, custom cabinets, & wolf appliances. Fleetwood doors opens to backyard w/double-sided fireplace & pool. His/hers master bath w/high end finishes, large bathtub & a smart hub steam shower.		
MLS#18-303542 Bacal/Maman/Ferruggio 310-717-5522 RODEO REALTY - BH		www.818curson.com

8935 RANGELY AVE Refresh. 11-2 \$2,850,000 4+4 SPANISH		rev
		
REDUCED \$400,000: SPANISH HOME IN THE HEART OF WEHO Own a gorgeous 4br/4ba remodeled Spanish home and expansive outdoor living in one of the most sought after neighborhoods in West Hollywood. This gated and private two-story home is surrounded by lush landscaping and a raised patio perfect for entertaining and al fresco dining. The inside boasts a large gourmet kitchen with terra cotta floors, an open living room with dining area and a master suite complete with a fireplace, walk-in closets and luxury cabinetry, plus great natural lighting.		
MLS#18-299890 Darren Winston 310-709-8980 SOTHEY'S BH		http://8935rangelyave.com/

10 West Hollywood Vicinity *Condo / Co-op*

1322 N DETROIT ST #11 Open 11-2 \$1,050,000 2+3 ARCHITECTURAL		rev
		
FANTASTIC CONDO AND GREAT VALUE! A MUST SEE! Award winning design. Corner unit offers privacy & lots of light. Dramatic entry with 18' ceilings & floating staircase leads to large ensuite master. Living space w/ open floor plan, sleek chefs kitchen. huge windows & skylights, offers space & volume. 2nd ensuite bedroom & bonus family rm/office leads to nice size balcony perfect for lounging. Excellent location near shopping/restaurants. Secure 2 car parking & guest parking. Modern & meticulously maintained, this place is like brand new!		
MLS#18-305028 Nina Chinn 310-600-8768 PACIFIC UNION INTERN		Dshwshr, Frzr, Grbg Disp, Rng/Ovn, Fridg

10 West Hollywood Vicinity *Income*

9014 HARRATT ST Open 12-2 \$3,295,000 CALIFORNIA BUNGALOW		NEW
		
RARE COMPOUND - 2 UNITS DELIVERED VACANT One of a kind opportunity to acquire urban hideaway & luxurious residential compound where Beverly Hills, the Sunset Strip, and Norma Triangle meet. This trophy property on one of largest lots in the Norma Triangle includes entire private compound featuring a 3 bedroom + office main residence delivered vacant, along w/ another 2 bedroom detached home, + a third building containing a duplex. This singular trophy property in a world class location cannot be replicated.		
MLS#18-308808 Grant Linscott 323-300-1111 KELLER WILLIAMS REAL		CIng Fan, Dshwshr, Grbg Disp, Rng/Ovn, Fridg

10 West Hollywood Vicinity *Lease*

935 N SAN VICENTE BLV Open 11-2 \$6,750 2+2 CONTEMPORARY		NEW
		
7WEST CONTEMPORARY ARCHITECTURAL Making its debut in the heart of dynamic West Hollywood, 7west is the newest architectural showpiece designed by the award-winning AIA architect Lorcan O'Herlihy. This open concept composite of two-bedroom, two-and-a-half-bathroom, ground-floor townhomes, and two-bedroom, two-bathroom, single-story flats, has been envisioned to promote a fluid interaction between public and private spaces.		
P. Lester R. Yedidsion 310.488.5962 THE AGENCY		Starting at \$6,750/Month

11 Venice *Single Family*

480 S VENICE BLVD Refresh. 11-2 \$3,250,000 3+3 2sty-ARCHITECTURAL		red
		
OVERLOOKING THE VENICE CANALS BEYOND ORDINARY !!! Recently re-imagined by esteemed DesignHAUS 24, this awesome home incorporates the edgy vibe of its famous Venice neighborhood with an open airiness of the nearby beach. A dramatic sprawling light installation highlights the fantastic open layout of the great room. Spilling onto the private terrace, guests can enjoy lush plantings and swim spa. Capturing a look of the Venice Canals that border the home, the rooftop deck is a great backdrop for relaxing and hosting parties.		
MLS#17-283774 CJ Cole 310.773.6945 VENICE BEACH LIVING		venicebeachliving.com/480svenice


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2328 OCEAN AVE	Refresh.	11-2	red
\$2,495,000	3+4	MODERN	




SUNNY VENICE MODERN

Great new price on this sun drenched coastal modern perfectly located between the Venice Canals & the excitement of Abbot Kinney, Warm & welcoming 2-story living room w/ wood-beamed ceilings, skylights, beautiful wood floors, fireplace & picture windows overlooking attractive outdoor living spaces. Completing the picture are 3 Master Suites. One is currently being used as a den w/wood-beamed ceilings & French Doors opening to a roof deck to enjoy the sunsets & cool ocean breezes. Delightful!

MLS#17-282814
Jerry Jaffe/Alison Betts 323-309-3976
DOUGLAS ELLIMAN

STROLL TO ABBOT KINNEY & THE CANALS

3140 YALE AVE	Open	11-2	NEW
\$1,250,000	3+1	1sty-COTTAGE	




CORNER LOT IN OXFORD TRIANGLE

VERY SOUGHT AFTER AREA WITH MANY PROPERTIES THAT HAVE BEEN TORN DOWN OR EXTENSIVELY REMODELED. CORNER OF YALE AND BERKELEY. HOME IS THREE BEDROOMS, ONE BATH, AMAZING YARD BOTH FRONT AND BACK AND WHITE PICKET FENCE.

Diane Sharp 310 740-0414
KELLER WILLIAMS BH

Very sunny and cheery

40 18TH AVE	Lunch	11-2	671 6H	rev
\$1,895,000	2+2	2sty-TRADITIONAL		




PRIME OWNER'S UNIT IN THE HEART OF VENICE! COME FOR LUNCH!

PERFECT HOME / CONDO ALTERNATIVE! 1st block of Venice's Silicon Beach. Same price as 2 bdr homes- Venice! 3 unit bldg. Fab. 2 stry 2 Bd, 1.5 Ba unit. Liv Rm w/ FP. 2 Lg Bdr + Ba up. Sunny Great Room- Kit, Din Area + Liv Rm face Private woodsy front yd- perfect 4 entertaining, access to Beach, shops, restaurants,+ Abbot Kinney. Other 2 units=\$3172/ mo to offset your payments. Owner's unit vacant at COE. Projected rent- Owner's unit is \$4,500/ month. OWNER MAY CARRY 1ST TD W/ 25 % DOWN.

Gwen Tanguay (310) 390-6655
REDWOOD REALTY

11 Venice Income

40 18TH AVE	Lunch	11-2	671 6H	rev
\$1,895,000	Triplex	TRADITIONAL		



PRIME OWNER'S UNIT IN THE HEART OF VENICE! COME FOR LUNCH!

PERFECT HOME / CONDO ALTERNATIVE! 1st block of Venice's Silicon Beach. Same price as 2 bdr homes- Venice! 3 unit bldg. Fab. 2 stry 2 Bd, 1.5 Ba unit. Liv Rm w/ FP. 2 Lg Bdr + Ba up. Sunny Great Room- Kit, Din Area + Liv Rm face Private woodsy front yd- perfect 4 entertaining, access to Beach, shops, restaurants,+ Abbot Kinney. Other 2 units=\$3172/ mo to offset your payments. Owner's unit vacant at COE. Projected rent- Owner's unit is \$4,500/ month. OWNER MAY CARRY 1ST TD W/ 25 % DOWN.

MLS#18-307222
Gwen Tanguay (310) 390-6655
REDWOOD REALTY

12 Marina Del Rey Single Family

736 OXFORD AVE	Lunch	11-2	NEW
\$2,350,000	3+2.5	2sty-CONTEMP MED	



BEAUTIFUL SILICON BEACH HOME

Nestled in the heart of the Golden Triangle! This 3 Bedroom/2.5 Bath contemporary home offers it all. The main living space includes hardwood floors, a cooks kitchen with stainless appliances, a family room with fireplace & formal living and dining room framed by sophisticated columns. Large 2-car garage, an attached roof deck, perfect to soak up ocean breezes and city views. This is a true gem where you can live in the heart of everything Marina del Rey and Venice have to offer!

Monica Iris Antola 310.230.3755
BERKSHIRE HATHAWAY

Range/Oven, Refridge, Washer/Dryer

13 Palms - Mar Vista Single Family

12716 BONAPARTE AVE	Open	11-2	NEW
\$2,499,000	4+3	2sty-MODERN	




BRAND NEW CONSTRUCTION

Newly constructed jewel in the Del Rey area of Mar Vista: Come see for yourself and welcome home. A modern beauty with everything you'll need to be comfortable including a magnificent rooftop deck for those beautiful California summer nights! Open floor plan, high ceilings, 4 beds, 3 baths, White Oak floors, Thermador appliances, Nest system, security camera, Calacatta countertops, LG laundry upstairs, finished closets, and more.

Cindy Leight 310-266-9260
WISH SOTHEBY'S

www.12716Bonaparte.com

3538 KELTON AVE	Refresh.	11-2	NEW
\$1,670,000	3+3	CONTEMPORARY	



SOPHISTICATED AND REDEFINED

Remodeled 3 bed/3 bath home features open floor plan filled w/ natural light. Central island highlights the kitchen, loaded w/ cabinet space and SS appliances. Family room/den and a wall of sliding glass doors creating a seamless separation from the indoor to outdoor space. A gracious master suite w/ vaulted ceilings, walk-in closet, beautifully finished bathroom and access to the backyard. 2 additional bedrooms, an office and 2 more bathrooms provide a great floor plan to meet your lifestyle.

MLS#18-305984
Laura Anderson 323-646-6569
KELLER WILLIAMS LARC

Stainless Steel Appliances

3424 MAPLEWOOD AVE	Open	11-2	NEW
\$1,599,000	4+3	2sty-TRADITIONAL	



SPACIOUS 4 BEDRMS/ 3 BATHS, TWO STORY HOME

WELL LOCATED IN WEST MAR VISTA BEHIND WALGROVE ELEMENTARY. SUNNY, WEST FACING WITH ALMOST 2400 FEET AND A LARGE MASTER UPSTAIRS. 3 BEDROOMS DOWN. HUGE KITCHEN AWAITS YOUR OWN REMODEL STYLE. LARGE 6300 LOT W MATURE TREES. BIKE WEST DOWN ROSE AVE TO WHOLE FOODS AND THE BEACH .

Janet Jung 3107204165
REMAX MARINA DEL REY

Stove, Refrig., Washer, Dryer

3300 BUTLER AVE	Open	11-2	NEW
\$1,500,000	3+2	TRADITIONAL	



WELCOME TO WESTDALE!

Great location; Beautiful tree lined street. Charming Trousdale home with hardwood floors, 2 fireplaces, dining room, large family room and expanded master bedroom suite. A perfect home for family and entertaining. Unspoiled traditional floorplan with character, opening to a large backyard with room for a pool. Close to much sought after Mar Vista Elementary School, Mar Vista Park and tennis courts. Large lot with appeal for expansion. See offer guidelines for dates and information.

MLS#18-309280
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Micro,Rng/Ovn

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3932 BLEDSOE AVE	Open	11-2	NEW
\$1,199,000	2+3	ARCHITECTURAL	
FINISH THIS STUNNING ARCHITECTURAL			
<p>Live the true indoor/outdoor California lifestyle in this 2 bd., 3 ba. architectural, framed by a spectacular Sycamore tree w/ detached bonus room. Approx. 90% completed, this open floor plan offers walls of glass opening to an expansive backyard. Top of the line finishes include Italian kitchen cabinets, Fleetwood doors, white oak flooring, underground utilities, Cat 5/Fios/AV wiring and that's just the beginning. Sold AS IS w/plans & permits. Must be all cash.</p>			
MLS#18-307194			
Stacy Blair Young		310-367-7654	
DOUGLAS ELLIMAN		3932BledsoeAvenue.com	

2725 6TH ST	Open	11-2	671-G4	NEW
\$3,895,000	0+2	2sty-CRAFTSMAN		
BEAUTIFULLY RESTORED CRAFTSMAN IN OCEAN PARK				
<p>Grand Craftsman home in heart of Ocean Park. Living, dining, kitchen and family rooms open to the outdoors giving the home a bright and spacious feel. 1st floor includes bedroom & full bath. 2 beds, 1 bath upstairs. The beautifully landscaped back yard makes this home an entertainer's dream. Views from the top deck are truly panoramic. A stunning property that will be your own private oasis only a few blocks from Main St and the beach.</p>				
MLS#18-309220				
Randolph Wright		310-908-1734		
BULLDOG REALTORS		Range/oven,refrig,washer/dryer,microwave		

3826 MCLAUGHLIN AVE	Refresh.	11-2	NEW
\$925,000	2+2	OTHER	
GREAT STARTER HOME			
<p>Amazing opportunity you wont want to miss out on!. Perfect starter home in need of TLC. 2 bedroom 1 & 1/2 baths, den with fireplace, newer vinyl windows, original hardwood floors, two car garage & carport, covered patio and more. Property is being sold in it's as-is condition / Priced to sell!!!</p>			
MLS#18-309220			
Joe Hernandez		310.871.7111	

1812 NAVY ST	Open	11-2	NEW
\$2,495,000	4+3	MID-CENTURY	
OPPORTUNITY/ONE OF A KIND!			
<p>Rare Spectacular golf course and city views from this one of kind very special home in Sunset Park. First level with master suite with bath and 2bd and ba. Downstairs bd, office, lg media rm w/ fireplace. Lvng rm w/ fireplace, formal dining rm, and family rm/kitchen. Exposed natural beamed ceilings. Over sized sloping lot with an unobstructed view. 3 car garage begging to be converted to a garage with guest quarters above. Take a look next door what they have done. Endless opportunities.</p>			
MLS#18-309220			
Ron Wynn		310-621-1772	
COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg	

14 Santa Monica Single Family

229 19TH ST	Open	11-2	631D5	NEW
\$6,495,000	5+7	2sty-CAPE COD		
ELEGANT STYLE HOME NORTH OF MONTANA				
<p>Hamptons style home over 5,000 sq. ft. Great floor plan. center hall, walnut floors and high ceilings. Formal DR, gourmet kitchen w/marble countertops , large center island. Open living/family rm with fireplace features concertina doors leading to stunning & secluded backyard perfect for al fresco dining. Outdoor fireplace, gorgeous pool & hot tub. Wired for outdoor theatre & sound system. 5 ensuite bedrooms upstairs, media rm. Additional features include built-in iPad systems, video security.</p>				
MLS#18-309298				
Linda Lackey		310.899.3408		
CB MONTANA		Cent Vac,Dshwshr,Frzr,Grbg Disp,Hood Fan		

2825 PEARL ST	Open	11-2	NEW
\$1,700,000	2+1.5	TRADITIONAL	
OVERSIZED CORNER LOT IN SUNSET PARK			
<p>This home is situated on a large corner lot w/drought resistant landscaping. It has a spacious living room w/ hardwood floors, a fireplace & sliding glass doors that open to an expansive patio. The dine-in kitchen has brand new Silestone countertops, solid wood cabinets & easy access to the garden. This home has updated windows w/vanishing screens, a tankless water heater & solar attic fans. Don't miss out on this ideally located home in the Grant Elementary School district. Call us today!</p>			
MLS#18-309146			
Jennifer Lax		213-268-2047	
KELLER WILLIAMS-SANT		Blt-Ins,Dshwshr,Dryer,stove,Fridg,Other	

14 Santa Monica Condo / Co-op

1273 PALISADES BEACH RD	Open	11-2	NEW
\$5,995,000	3+3.5	ARCHITECTURAL	
MODERN BEACHFRONT ARCHITECTURAL BY STEVEN EHRLICH			
<p>Extraordinary architectural masterpiece designed by award-winning, Steven Ehrlich featuring mind blowing views and direct beach access. This modern oceanfront gem situated perfectly along the Santa Monica Gold Coast features 180 degree sweeping ocean and coastline views that include sand, surf, boardwalk, famed Santa Monica Pier and Ferris wheel, and Catalina Island. High-end design throughout includes walls of glass, designer finishes, and gourmet kitchen featuring top of the line appliances.</p>			
MLS#17-262552			
David / Anna Solomon		424.400.5905	
THE AGENCY		www.1273PalisadesBeach.com	

270 PALISADES BEACH RD #203	Open	11-2	rev
\$4,998,000	3+3.5	MODERN	
AMAZING BEACHFRONT CONDO PARKING PROVIDED AT 415 PCH			
<p>Awesome opportunity to live directly on the sand in Santa Monica. Modern architectural condo featuring incredible coastline, ocean, and white-water views. Multi-level open floor plan perfect for entertaining. Gourmet kitchen with custom counter top and island, built-ins, wine fridge, and breathtaking views of the Pacific Ocean. Residence boasts spacious dining area, family room with built in sound system, and multiple large balconies that looks upon an endless stretch of ocean, sand, and surf.</p>			
MLS#17-262552			
David / Anna Solomon		424.400.5905	
THE AGENCY		www.270PalisadesBeach203.com	

428 25TH ST	Refresh.	11-2	NEW
\$5,100,000	5+6	2sty-SPANISH	
STUNNING, NORTH OF MONTANA, 1930'S SPANISH			
<p>Stunning, North of Montana, 1930's Spanish Revival on one of Santa Monica's most sought after streets. This coveted beauty has been flawlessly renovated preserving its authentic architectural details, while updating the home to offer the best of modern amenities. Front gated courtyard with lush, mature gardens. Charming backyard with multiple entertaining areas, grassy yard & swimming pool. Close proximity to Montana's shops, the Brentwood Country Mart, Franklin Elementary & Beaches.</p>			
MLS#18-309220			
Ren Smith		310-567-5704	
PACIFIC UNION INT		For More Info Go To JustHitTheMarket.com	


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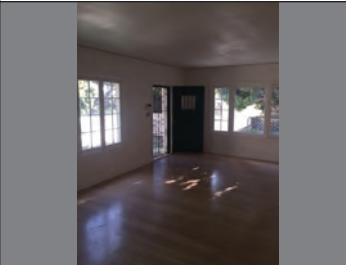
TUESDAY

14 Santa Monica Income

1128 BAY ST	Open 11-2	NEW
\$1,699,000	CALIFORNIA BUNGALOW	
LOVELY DUPLEX WALKING DISTANCE TO BEACH		
 <p>Proudly presenting this special opportunity to purchase an incredible income property on an enchanting tree-lined street in sensational Sunset Park. Pride of ownership is overflowing at this charming attached front/rear Santa Monica duplex - each warm, inviting unit has 2BR/1BA and features hardwood floors, character tile, and tons of natural light throughout (rear unit to be delivered vacant). Charming, private backyard perfect for entertaining with new cedar deck. A finished, detached garage.</p>		
<p style="text-align: center;">MLS#18-307190</p> <p>The Kostrey Collection 323-462-6262</p> <p>NOURMAND & ASSOC. None</p>		

14 Santa Monica Lease


832 CEDAR ST	Open 11-2	NEW
\$10,450	3+2 1sty-SPANISH	
CHARMING HOME ON THE BEST BLOCK OF THE ABC STREETS!		
 <p>Charming Traditional on a tree lined street in the Village. Close to shops, parks and hiking trails, schools, restaurants and the future Caruso development. Living room w/fireplace, dining room overlooks private garden, kitchen w/breakfast bar opens to a family room w/built-ins. Good sized bedrooms w/walk-in closets. Hardwood flooring, recessed lights, French sliding doors, slate pavers in the fenced and gated backyard, detached garage, and mature landscaping. Remodel or build your dream home!</p>		
<p style="text-align: center;">MLS#18-304538</p> <p>Peter Mullins 310-600-6976</p> <p>PETER D MULLINS Bit-Ins,Cbl,Dshwshr,Dryer</p>		

317 STRAND ST	Open 11-2	NEW
\$5,300	2+2 TRADITIONAL	
MARQUEZ KNOLLS CHARMER		
 <p>Especially charming 3 bedroom and 2 bath California Cottage on a quiet street in a fabulous Palisades neighborhood. Beautifully and lushly landscaped front and backyards. Light and bright. Updated kitchen and bathrooms. Living room with fireplace. Two bedrooms with french doors that open to large, private and enchanting backyard. Additional features include: covered front porch, hardwood floors, updated copper plumbing, newer roof, central air conditioning and two-car garage.</p>		
<p style="text-align: center;">MLS#18-301720</p> <p>Peter Mullins 310-600-6976</p> <p>PETER D MULLINS</p>		


15 Pacific Palisades Single Family

14635 WHITFIELD AVE	Open 11-2	NEW
\$6,750,000	6+8 3sty-CONTEMPORARY	
OCEAN VIEW NEWER CONSTRUCTION NEXT TO THE PALISADES VILLAGE		
 <p>Commanding ocean views at this newer construction contemporary home in the Pacific Palisades. Moments to the village, shopping, restaurants, schools, beach and new Caruso development. Six bedroom suites, gym, screening area, wine room and elevator. The kitchen, family and dining rooms open via Fleetwood doors to an expansive backyard. Massive entertaining rooftop deck with a hot tub, built-in seating, and 360-degree ocean and mountain views. Home automation, central sound, and alarm.</p>		
<p style="text-align: center;">MLS#18-308928</p> <p>David Kelmenson 310-863-3030</p> <p>THE AGENCY COME AND SEE THE FRESH NEW LOOK!</p>		

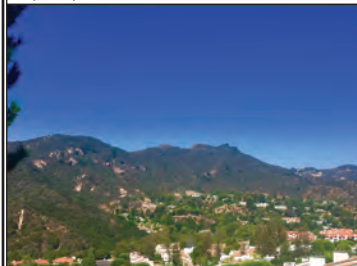
1148 HARTZELL ST	Open 11-2	NEW
\$5,995,000	6+7 3sty-CAPE COD	
NEW CONSTRUCTION!!		
 <p>This elegant private estate consists of 6 beds, 6 baths and 2 half-baths which fuses traditional living with elegant sophistication. The inviting floor plan opens its door to an elegant formal living that flows into the gracious dining area. Elegant French oak floors throughout, gourmet kitchen showcases Wolf/Subzero appliances, elegant custom cabinetry with a large breakfast area, formal cozy study and guest en-suite on the main level.</p>		
<p style="text-align: center;">MLS#18-305776</p> <p>Marco Rufo 310-488-6914</p> <p>BERKSHIRE HATHAWAY H Ocean Views from Master...</p>		

1106 HARTZELL ST	Open 11-2	NEW
\$2,600,000	3+2 TRADITIONAL	
CHARMING HOME ON THE BEST BLOCK OF THE ABC STREETS!		
 <p>Charming Traditional on a tree lined street in the Village. Close to shops, parks and hiking trails, schools, restaurants and the future Caruso development. Living room w/fireplace, dining room overlooks private garden, kitchen w/breakfast bar opens to a family room w/built-ins. Good sized bedrooms w/walk-in closets. Hardwood flooring, recessed lights, French sliding doors, slate pavers in the fenced and gated backyard, detached garage, and mature landscaping. Remodel or build your dream home!</p>		
<p style="text-align: center;">MLS#18-304538</p> <p>Sharon Hays 310-230-2428</p> <p>COLDWELL BANKER-PAC.</p>		

891 CHATTANOOGA AVE	Lunch 11-2	NEW
\$1,995,000	3+2 COTTAGE	
MARQUEZ KNOLLS CHARMER		
 <p>Especially charming 3 bedroom and 2 bath California Cottage on a quiet street in a fabulous Palisades neighborhood. Beautifully and lushly landscaped front and backyards. Light and bright. Updated kitchen and bathrooms. Living room with fireplace. Two bedrooms with french doors that open to large, private and enchanting backyard. Additional features include: covered front porch, hardwood floors, updated copper plumbing, newer roof, central air conditioning and two-car garage.</p>		
<p style="text-align: center;">MLS#18-301720</p> <p>Dan Urbach 310.360.5096</p> <p>THE AGENCY www.891Chattanooga.com</p>		

1027 RAVOLI DR	Open 11-2	rev
\$6,000,000	6+7 2sty-SPANISH	
TENNIS ESTATE CLOSE TO RIVIERA		
 <p>This gated early 90's vintage Spanish has circular driveway. The main living area features dramatic step down formal living room w/ over sized windows & views to the pool, tennis court, canyon, mountains & Will Rogers Park. The many outdoor areas are designed for California living and entertaining, with heated salt water pool & activity/pool room w/ bathroom. Private tennis court is an added bonus to a home that has it all. Great estate opportunity close to the Riviera.</p>		
<p style="text-align: center;">MLS#18-303982</p> <p>James Respondek 310-255-5411</p> <p>SOTHEBY'S Bit-Ins,Dshwshr</p>		

15 Pacific Palisades Condo / Co-op

1790 PALISADES DR	Refresh. 11-2	NEW
\$1,275,000	3+3 3sty-SPANISH	
EXCEPTIONAL VILLA WITH BREATHTAKING VIEWS!!!		
 <p>Located in the exclusive Palisades Villas, this elegant townhome enjoys tremendous natural light & high ceilings. The gourmet kitchen is richly appointed with granite countertops and a Viking Range. Ideally laid out with 3 bedrooms, including a gracious master suite, with a large private patio and a gorgeous spa-like master bathroom with marble counters. This home has the association privileges that include tennis, pool, hot tub and gym.</p>		
<p style="text-align: center;">MLS#18-301720</p> <p>Christina Arechaederra 310-776-0945</p> <p>KW LUXURY HOMES INT.</p>		




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TUESDAY


16 Mid Los Angeles Single Family

1801 S ORANGE DR		Open	11-2	NEW
\$1,149,000		3+3	1sty-TUDOR	
BEAUTIFUL, PRIVATE AND SPACIOUS TUDOR!				
<p>Private, gated, spacious single-story Tudor with 3BR/3BA & dedicated office PLUS an additional detached "Loft apartment" (not included in sq footage) off of garage. Dramatic, open living rm w/high ceilings, original etched moldings & large picture window. Features: Wd flrs, crown moldings, HVAC, updated kitchen&baths. Large, private back yard ideal for entertaining. Ample secure parking + 2 car garage. Quaint loft apartment ideal for "nanny" flat or additional income. The ultimate compound!</p>				
		<p>Dishwasher, Garbage Disposal, Stove/Oven</p>		
<p>Nikki Hochstein COMPASS</p>		<p>310.968.1116</p>		


16 Mid Los Angeles Income


2199 W 29TH ST		Open	11-2	NEW
\$659,000				
EXCELLENT INVESTMENT OPPORTUNITY				
<p>Excellent Investment Opportunity with significant upside in rents & low maintenance costs. Each unit is individually metered for gas & electricity, & each unit has its own separate entrance & washer/dryer hookups. Tenants also pay for water. One of the units is vacant w/ a remodeled kitchen & a detached flex space that can be used for extra storage. Plus, courtyard & 2 car gated parking. Good Walk Score: w/ in blocks to transit & all amenities.</p>				
		<p>www.AdamsDistrictDuplex.com</p>		
<p>MLS#18-307890</p>		<p>Mehry Ziai (310) 897-0762</p>		
<p>Mehry Ziai KW BRENTWOOD</p>				

18 Hancock Park-Wilshire Single Family

221 S LUCERNE BLV		Lunch	11-2	NEW
\$2,469,000		4+3	2sty-OTHER	
FIRST TIME ON THE MARKET SINCE 1984				
<p>Bright and charming Windsor Square Dutch Colonial around the corner from the Village. Offers 4 bedrooms/ 3 baths plus den. Large living room and formal dining room. Hardwood floors throughout, glass French doors, natural wood finishes and built-ins. Updated kitchen and baths. First time on the market since 1984.</p>				
		<p>4 Bedrooms and 3 Baths plus a Den</p>		
<p>Steve Tator COLDWELL BANKER HPN</p>		<p>(323) 810-1593</p>		

509 N LAS PALMAS AVE		Open	11-2	NEW
\$2,145,000		3+3.5	2sty-SPANISH	
FANTASTIC CHARACTER SPANISH				
<p>Untouched Spanish on fantastic block. Outstanding details abound. Interior courtyard. Incredible wood work on ceiling in living room and dining room. Huge rear yard - Unlimited potential. Home is original condition. One bed and 1.5 ba. downstairs. Two bed and bath up. Cozy den with fireplace. Bring your ideal vision to create your perfect home. Located in HPOZ.</p>				
		<p>Arches. Tile. Incredible wood ceilings.</p>		
<p>The Woodwards KWL</p>		<p>3237622570</p>		

6316 W SKYE DR		Open	11-2	NEW
\$1,495,000		3+4	NEW PROJECT	
USE 906 N HUDSON AVE FOR ADDRESS				
<p>Luxurious 2,300+sf architectural home w/city views at Skye Hudson, an intimate & gated collection of 4 new single family homes. Solid Italian doors, Gessi Emporio faucets, clerestory windows+3 sets of La Cantina doors that lead to private yard & mesmerizing city views. Cook's kitchen w/36" Miele stove, custom cabinetry & huge island that opens to the dining room, large living room & private patio. Upper level has Media Room/Flex space w/2 decks for dining al fresco & enjoying city views. Gated & secure.</p>				
		<p>MLS#18-307418</p>		
<p>Grant Linscott KELLER WILLIAMS REAL</p>		<p>323-300-1111</p>		
		<p>Dshwshr,Hood Fan, Micro,Rng/Ovn,Fridg</p>		

635 SEWARD ST		Open	11-2	NEW
\$1,049,000		2+2	RANCH	
RANCH STYLE HOME SITUATED IN HANCOCK PARK CUL-DE-SAC				
<p>2 Bd/2 Bth Ranch Style home in Hancock Park for under \$1.1M! Perfectly situated on a Cul-de-Sac off Melrose, adjacent to Wilshire Country Club Golf Course, & in 3rd Street Elementary School District! With a stellar floor plan, large living room, formal dining room, ample closet space, this home provides the perfect framework for your masterpiece home! Huge backyard w/ drought resistant plants & mature trees. Detached 2-car garage and view of the Hollywood sign from front property-line.</p>				
		<p>MLS#18-309110</p>		
<p>John Duerler HANCOCK HOMES REALTY</p>		<p>213. 924. 2208</p>		

256 S VAN NESS AVE		Open	11-2	NEW
\$9,500		4+2.5	2sty-CRAFTSMAN	
CHARMING CLASSIC LARCHMONT CRAFTSMAN FOR LEASE				
<p>Charming Craftsman beautifully balances original character and splendid taste. Generous living room w/fireplace and French doors to back patio. Formal din rm w/pocket doors and lovely built-ins. Restored kitch has sunny breakfast area w/French doors to fabulous, lush garden backyard designed by former owner Judy Horton and garden architect Frances Knight. Den off kitch. Powder room downstairs. 4+2 upstairs. Master has sleeping porch and balcony w/c overlooks backyard. 3rd St School.</p>				
		<p>www.COREGROUPLA.COM</p>		
<p>Pete Buonocore KW - LARCHMONT</p>		<p>323-762-2561</p>		

18 Hancock Park-Wilshire Condo / Co-op

837 S WINDSOR #4		Lunch	11-2	NEW
\$588,000		2+2		
CHARMING CONDO IN MILE MIRACLE				
<p>Large Living room with recess lighting,crown molding and dining area that opens up to private & spacious patio. Recently remodeled kitchen with brand new oven gas top, custom built cabinets , and plenty of cabinet & counter space with breakfast nook area. Hard wood floor throughout the home with fresh coat of paint on walls and plenty of closet space. Large master bedroom with en suite and large closet. Well maintained building with lots of charm and character .Unit comes with 2 parking spaces</p>				
		<p>MLS#18-308730</p>		
<p>Bryan Miyamoto KW LOS FELIZ</p>		<p>323-300-1188</p>		
		<p>Dshwshr,Grbg Disp, Micro, Fridg</p>		

320 S GRAMERCY PL #208		Refresh.	11-2	NEW
\$348,000		1+1	CONTEMPORARY	
QUAINT CONDO IN PRIME KOREATOWN				
<p>Open-concept 1BD, 1BA condo, centrally-located in prime Koreatown. Kitchen, dining & living areas share 1 open space. Kitchen comes w/ SS appliances & breakfast bar/ island. Private balcony off of the living room. Bedroom offers an over-sized closet + additional shoe closet. Tons of storage with a sliding door closet (great place to add W/D) & built-in linen closet in the hallway. 1 parking spot in gated underground garage & secure entry w/ intercom. Low HOA covers water, trash, gas.</p>				
		<p>MLS#18-308390</p>		
<p>Tiffany Chin KWLARCHMONT</p>		<p>510.676.0036</p>		
		<p>www.320gramercy.com</p>		

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TUESDAY

19 Beverly Center-Miracle Mile Single Family

6132 WARNER DR	Open	11-2	NEW
\$3,495,000	5+5	2sty-SPANISH	
MEDITERRANEAN VILLA			
 <p>Magnificent Mediterranean Villa. Located on a very desirable and quiet, tree-lined street, with no power lines. This beautiful property offers 5 bedrooms, 4.5 bathrooms, step down living room with exposed beams, hardwood floors and an abundance of closet space. Chef's kitchen features S/S appliances, central island, granite counters and eating peninsula. Family room opens to kitchen and to an amazing backyard with large pool and cabana, that can be used as an office, guest room or playroom.</p>			
MLS#18-303760 The Sunset Team KW DOWNTOWN LA		3102743900 www.6132Warner.com	

6207 W 5TH ST	Open	11-2	rev
\$2,999,000	4+5	SPANISH	
NEW MODERN SPANISH DELIGHT			
 <p>Stunning new custom construction home plus studio at its very finest! Incredible California indoor/outdoor lifestyle and very walkable neighborhood. This stunning custom home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.</p>			
MLS#17-298218 Paul Wylie LAMERICA REAL ESTATE		323-515-9585 Bit-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan	

6132 WARNER DR	Open	11-2	NEW
\$3,495,000	5+5	2sty-SPANISH	
MAGNIFICENT MEDITERRANEAN VILLA			
 <p>Magnificent Mediterranean Villa. Located on a very desirable and quiet, tree-lined street, with no power lines. This beautiful property offers 5 bedrooms, 4.5 bathrooms, step down living room with exposed beams, hardwood floors and an abundance of closet space. Chef's kitchen features S/S appliances, central island, granite counters and eating peninsula. Family room opens to kitchen and to an amazing backyard with large pool and cabana, that can be used as an office, guest room or playroom.</p>			
MLS#18-303760 The Sunset Team KW DOWNTOWN LA		310-274-3900 www.6132Warner.com	


19 Beverly Center-Miracle Mile Condo / Co-op

750 S SPAULDING AVE #321	Open	11-2	rev
\$879,000	3+2	3sty-TRADITIONAL	
TOP FLOOR 3-BEDROOM CORNER UNIT FIXER			
 <p>Top floor corner 3-bedroom, 2-bathroom residence. Full of potential, this desirable cosmetic fixer overlooks the pool and courtyard in the Wilshire Galleria Building. Located in the heart of Miracle Mile and across from LACMA, this residence has an excellent open floor plan, light-filled living room, a large enclosed den which can be used as a 3rd bedroom, galley kitchen w/ breakfast area, dining space, walk-in closets, large bathrooms, washer/dryer, wet bar, balconies & 2 secured parking spots.</p>			
MLS#18-302544 Sacha Radford THE AGENCY		3106174464 Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn,Oth	

6130 W 5TH ST	Open	12-2	NEW
\$3,450,000	5+6	CONTEMPORARY	
6130 W 5TH ST			
 <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. Also available for lease.</p>			
MLS#18-306232 Valerie Fitzgerald COLDWELL BANKER RESI		3102857515 BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other	

20 Hollywood Single Family

832 N MANSFIELD AVE	Open	11-2	NEW
\$1,999,000	3+2	SPANISH	
PRIVATE ENTERTAINER'S BACKYARD			
 <p>Exceptional Southern California indoor-outdoor living in this perfectly designed home. Stepping inside onto the rich wood floors, this home boasts 3 bedroom, 2 baths, 2,225 sq. ft. plus pool with pool house. This home will delight with coved high ceilings in the living room with wooden beams, the dining room with original ceiling molding detail, and the kitchen with travertine floors, quartz countertops and Viking appliances.</p>			
MLS#18-305650 Paul Wylie LAMERICA REAL ESTATE		323-515-9585 Dshwshr,Frzr,Grbg Disp,Hood Fan,Rng/Ovn	

908 S BURNSIDE AVE	Refresh.	11-2	NEW
\$1,795,000	4+2.5	SPANISH	
908 S BURNSIDE AVE			
 <p>Warm and inviting 4+2.5 Spanish Colonial Revival is located on one of the prettiest streets in highly sought after Miracle Mile. The wow factor begins w/exquisite architectural details inside&out. Spanish tiles, extensive use of period moldings, hrdwd flrs, high barreled ceiling, formal liv&din rm, brkfst rm, plus the charming&relaxing space in the turret adds authentic character. Updated kit & ba, and living spaces are light&bright.The rare large private bkyrd is perfect for entertaining. HPOZ</p>			
MLS#18-309240 Portia Park/Kirk Frieden KW LARCH/CB BH N		3108016873 Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr	

20 Hollywood Condo / Co-op

6735 YUCCA ST #410	Open	11-2	NEW
\$950,000	3+4	CONTEMPORARY	
BANKRUPTCY SUBJECT TO COURT CONFIRMATION & OVERBID			
 <p>One of 4 three bedrooms + den in this condominium complex! Views of the Hollywood Hills with its iconic architecture are seen from your patio as well as the bedrooms. All bedrooms are oversized with their own bathrooms. The open concept kitchen is top of the line. The full service building includes many amenities (pool, lounge, gym, concierge, and guest parking). This combination creates a resort-style building in the heart of the city, near many spectacular landmarks that Hollywood offers.</p>			
MLS#17-296364 Jane Schore SUNSET STRIP		323.573.6562 Built-ins, dishwasher, fireplace, gated	

158 S ALTA VISTA BLVD	Open	11-2	NEW
\$1,790,000	4+3	1sty-COUNTRY ENGLISH	
CHARMING COUNTRY ENGLISH HOME			
 <p>Enter through lovely front courtyard into sunny LR with picturesque arched windows, formal DR with beautiful crown moldings, kitchen w/granite counter-tops and separate breakfast room. The home offers 4 spacious BR, one of them tandem, and 2.5 BA. Huge attic has potential to be turned into new living space. Inviting & private yard features wooden patio, heated pool and delightful guesthouse with kitchen & bath. Lushly landscaped front yard delivers mature fruit trees. Wonderful location! HPOZ.</p>			
MLS#18-301026 N. Hartman/L. Brenner COLDWELL BANKER HP		323-860-4259 Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr	




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TUESDAY

21 Silver Lake - Echo Park *Single Family*

2456 HIDALGO AVE Lunch 11-2 \$1,398,000 3+4 CAPE COD		NEW
		
INCREDIBLE CHARACTER RESTORATION W/GH, VIEWS & FLAT YARD Shangri-la in Silver Lake: A beautiful idyllic hideaway where life approaches perfection. Extraordinary rustic cul-de-sac setting surrounded by serene lake and mountain views with a flat grassy private yard in back. Makes you instantly forget you are in the city! Main house circa 1924 2BD 3BA is bright and sunny and features brand new masterful restoration with new open plan cooks kitchen/dining area with new cabinets, Carrara marble counters. Guest House, flat grassy yard and Silver Lake Views.		
MLS#18-308678 Konstantine and Rick 3232529451 SOTHEBY'S LOS FELIZ		Dshwshr,Grbg Disp,Rng/Ovn,Fridg

21 Silver Lake - Echo Park *Income*

606 N BONNIE BRAE ST Open 11-2 \$849,000 Duplex 2sty-CONTEMPORARY		NEW
		
FABULOUS DUPLEX IN ECHO PARK CLOSE TO THE LAKE AND DOWNTOWN Discover Los Angeles at its best owning this great duplex close to Downtown. Centrally located in Echo Park one block away from Echo Park Lake. Upstairs Remodeled Spacious approx. 1,100sqft 2 bedroom with stunning Downtown Views. Open entertainers kitchen with quartz counter tops and Bar, new stainless steel appliances. New washer and dryer. New remodeled full bath room. This has been a successful airbnb rental bringing in approximately \$33,000 a year. Second downstairs unit is under rent control.		
MLS#17-296604 Marvel Tabakian 323-871-2337 SOTHEBY'S INTERNATIO		Blt-Ins,Dryer,Grbg Disp,Hood Fan,Fridg

367 DOUGLAS ST Open 11-2 \$725,000 Triplex CRAFTSMAN		rev
		
INCREDIBLE TRIPLEX IN SOUTH ECHO PARK! Incredible opportunity for owner/user or investor to own Triplex in area experiencing explosion of growth south of Echo Park by DTLA! Gated property w/lush citrus trees. Craftsman duplex w/1bd,1ba each w/front patio. Units can easily include private yards if desired. Large, mostly flat grassy area has wonderful views. Behind duplex, stand-alone 1bd,1ba charming Spanish home w/eat-in kitchen, tiled bath & it's own private yard. Updated plumbing & separate electric & gas meters. 3 car garage w/alley access.		
MLS#18-306240 Grant Linscott 323-300-1111 KELLER WILLIAMS REAL		Rng/Ovn

28 Culver City *Single Family*

3034 REID AVE Open 11-2 \$1,450,000 3+2 2sty-TRADITIONAL		NEW
		
GREAT LOCATION! Custom 3 Bedroom, 2 Bath home in the desirable art district of Culver City. The Living Room has a wood burning fireplace and hardwood floors. The spacious dining room leads to the large kitchen with a walk-in pantry. 2 bedrooms & a full bathroom are on the first floor. The 2nd floor is a Master Suite - Bedroom, 3/4 Bathroom & ample closet space. Behind the kitchen is a covered wood deck patio including a Laundry closet. The back yard leads to the enclosed carport that is used for a studio.		
MLS#18-307894 RANDY TROUP 310-451-4949 CB BERNTWOOD		La Cienega-W on Washington-Left on Reid

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

30 Hollywood Hills East *Single Family*

2461 CRESTON WAY Lunch 11-2 \$1,900,000 4+3 2sty-OTHER		NEW
		
ICONIC HOLLYWOOD HILLS VIEW HOME End of Cul de Sac. Views of Ocean from every room, plus Hollywood Sign. Front entry has warming fireplace, hardwood floors, open fir plan living room w/dining area & view balcony. New kitchen w/stainless appliances. 3 beds/2 baths on the upper main level. Lge en suite master features polished concrete floors, sliding glass doors opening out to a beautiful wood deck seating area, a huge walk in closet. Tankless w/heater, copper plumbing. Possible to add on upper level & purchase adjoining lot.		
MLS#18-308340 Venessa Blair 323-646-9444 PACIFIC UNION INTERN		Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg

6401 INNSDALE DR Open 11-2 \$1,495,000 4+2.5		NEW
		
MAJOR REDUCTION! PRESTIGIOUS LAKE HOLLYWOOD ESTATES! Located beneath the Hollywood Sign, this lovely Federalist Colonial style home is situated on a private cul-de-sac and features 4 bedrooms and 2.5 baths, with city and Sign views. The living room and dining area share a brick fireplace that opens to a private brick patio. The remodeled kitchen includes quartz counter-tops, S/S appliances, and leads to an open bright, cozy family room area. Upstairs are four bedrooms with high-ceilings, views and decks.		
MLS#18-308340 Sophie Dabestani 310.963.5446 DOUGLAS ELLIMAN, CA		6401InnsdaleDr.com

2342 SAN MARCO DRIVE Open 11-2 \$1,389,000 4+4 MODERN		NEW
		
PRIVATE HILLSIDE RETREAT Located in the treasured Hollywood Dell, this exquisite residence features an open floor plan. The main level includes a well-appointed kitchen with stainless appliances, powder room, formal dining, separate living and family rooms, view terrace and balcony. The lower level has a large master suite, organized walk-in closet, spectacular bathroom, and wraparound balcony as well as a second master suite with walk-in closet and a third ensuite with private covered balcony. Truly a gem.		
MLS#218003676DA Richard Bartholomew 424-327-8280 THE AGENCY		Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

6465 IVARENE AVE Open 11-2 \$1,225,000 2+2 MID-CENTURY		rev
		
HOLLYWOOD DELL GORGEOUSLY REMODELED MID-CENTURY MODERN HOME Gorgeous 2+2 Mid-Century Modern ranch canyon retreat on 1/4+ acre lot in the "Hollywood Dell" neighborhood. Extensively remodeled & stylishly updated, this impeccable "move-in-ready" designer home boasts a living room w/ high beamed ceilings, Oak hardwood floors, fireplace, & custom wall to wall panoramic sliding doors to large private decks, grassy yard & terraced land. Fully remodeled modern Kitchen w/ quartz countertops, SS appliances & breakfast area. Serene canyon setting perfect to entertain		
MLS#18-302812 ST. JAMES + CANTER 310.291.1029 BERKSHIRE HATHAWAY		WWW.6465IVARENEAVE.COM

6310 RODGERTON DR Open 11-2 \$1,699,000 3+3 COUNTRY ENGLISH		bom
		
CLASSIC HOLLYWOODLAND COUNTRY ENGLISH Silver Screen era Hollywoodland home built c1927 by Evander Hoven. Entry overlooks a dramatic 2-story living room with vaulted & wood beamed ceilings, stone fireplace & French doors that open to a covered veranda. Formal dining room. Vintage-style kitchen has quartz counters & pantry. Office, den or 4th bedroom has an en suite bath. Lower level includes a bedroom with bath & private entrance. Vintage-character bathrooms. Private walled & gated garden. Close to Beachwood Village & Hollywood sign.		
MLS#18-303282 Rose Ware 213-369-9171 BHHS-BH		Dshwshr,Grbg Disp,Rng/Ovn

TUESDAY

31 Playa Del Rey Single Family

8125 TUSCANY AVE	Refresh. 11-2	NEW
\$4,850,000	5+6 3sty-ARCHITECTURAL	
OCEAN CITY AND MOUNTAIN VIEWS DOUBLE LOT		
<p>NEW MODERN RENOVATION OF CUSTOM HOME THAT HAS FULL OCEAN, MOUNTAIN AND CITY VIEWS IN THE HEART OF PLAYA DEL REY, OR "SILICON BEACH." THIS ELEGANT PRIVATE ESTATE CONSISTS OF 5 OR 6 BEDROOMS AND 6.5 BATHS WHICH FUSES TRADITIONAL LIVING WITH MODERN SOPHISTICATION. THE LIGHT FILLED FLOOR PLAN OPENS ITS DOORS TO ELEGANT FORMAL LIVING AND DINING ROOMS THAT FLOW INTO THE GRACIOUS KITCHEN AND FAMILY ROOM AREA. ALL HAVE MAGNIFICENT VIEWS. 2ND LEVEL INCLUDES ELEGANT BEDROOM SUITES & FAMILY ROOM & THEATER</p>		
NEW CONDITION		
<p>MLS#18-305218 Paula Ross Jones 310-880-9750 SOTHEBY'S INTERNATIO</p>		

39 Playa Vista Condo / Co-op

13031 VILLOSA PL, UNIT 118	Open 11-2	NEW
\$995,000	2+3 CONTEMPORARY	
BEST BUY IN PLAYA VISTA		
<p>Stunning Townhouse located in one of the best buildings in Playa Vista. With nearly 1,700sqft and updated throughout, this is Playa living at it's finest. Welcome Home.</p>		
<p>Trevor Levin 3108668738 NOURMAND & ASSOCIATE</p>		

12975 AGUSTIN PL, UNIT 124 Open 11-2

12975 AGUSTIN PL, UNIT 124	Open 11-2	NEW
\$995,000	2+2.5 2sty-CONTEMP MED	
FABULOUS 2/2.5 TOWNHOME W OPEN FLOORPLAN AND TONS OF LIGHT!		
<p>Gorgeous townhome with abundant LIGHT and spacious open floorplan. Gorgeous distressed hardwood floors and Gourmet Kitchen with upgrades galore! Come see what a gem awaits!</p>		
<p>MICHELLE MARTINO 310-880-0789 KW SILICON BEACH</p>		
refrigerator, stove, dishwasher, microwave		

41 Park Hills Heights Single Family

3600 FAIRWAY BLVD	Open 11-2	NEW
\$1,699,000	7+6 3sty-MEDITERRANEAN	
STUNNING VIEW PARK MEDITERRANEAN HOME - 7 BEDS & 6 BATHS		
<p>Clients are welcome at Broker's Open House on 2/6. No showings prior to Broker's Open on 2/6. First Public Open House to be held Sunday, February 11, from 1-4 PM.</p>		
<p>MLS#18-307992 Norma Streams 310.428.5164 RODEO REALTY INC.</p>		
Blt-Ins, Rng/Ovn		

4175 PUNTA ALTA DR	Open 11-2	NEW
\$1,385,000	3+3 MID-CENTURY	
MLS#17-201486		
<p>Ron Jackson 310-748-5959 PACIFIC UNION INTERN</p>		



Location, space and privacy! This home in desirable Baldwin Vista has it all! 3 bedrooms, 3 baths, spacious living room w/ fireplace, recessed lighting, hwd flrs and views of Downtown LA. Completely updated kitchen w/recessed lighting, granite counters and stainless steel appliances. Formal dining area opens to a California room w/glass slider to a relaxing private courtyard with gas burning fire pit. The long driveway leads to a 2-car garage and a true man cave/private retreat w/ city views.

72 Sherman Oaks Single Family

14143 CHANDLER BLV	Open 11-2	NEW
\$1,575,000	3+2 RANCH	
PRIME DEVELOPMENT OPPORTUNITY CHANDLER ESTATES		
<p>Run don't walk! Be a hero to your development clients or perfect for a buyer looking to build a dream house or develop an estate sized lot in prime Sherman Oaks. In the Chandler Estates area w/ a lot size of over 26,000 sq.ft. The property provides a great opportunity to unleash your imagination. The parcel currently has a 3 bd / 2 bth home in need of major renovation/teardown, being sold for land value only. In a neighborhood of multi-million dollar homes this opportunity should not be missed.</p>		
<p>Dan Hendrix 818.309.8081 SOTHEBY'S INTL RLTY</p>		
Priced to sell, great upside potential!		



Chandler

3524 CAMINO DE LA CUMBRE Open 11-2

3524 CAMINO DE LA CUMBRE	Open 11-2	NEW
\$1,349,000	3+2 1sty-MID-CENTURY	
RENOVATED MID-CENTURY W/YARD, CITY VIEWS, SOME SERIOUS STYLE		
<p>Single level mid-century w/city & hillside views. Updated w/mindful attention to open spaces for entertaining & appreciating the views. Living rm w/floor to ceiling glass opens up to the kit & dining so all have access to yard areas & expansive vistas. Tastefully renovated kitchen w/new Viking range. Front & rear flat outdoor areas w/room to expand. Master suite, 2 addt'l bdrms, one with french doors. 2-car garage w/direct access & two additional off street parking spaces. Best value in the area!</p>		
<p>Carrie Berkman Lewis 310-435-5714 PACIFIC UNION BH</p>		
www.3524CaminodelaCumbre.com		



Renovated Mid-Century w/Yard, City Views, Some Serious Style

14330 VALLEY VISTA BLVD Open 11-2

14330 VALLEY VISTA BLVD	Open 11-2	rev
\$3,695,000	6+8 TRADITIONAL	
CLASSIC TRADITIONAL COMPOUND AT A GREAT PRICE		
<p>Rare gated ¼ acre compound has it all: outdoor dining room, detached office/den, detached guest house w/ full kitchen and bath, putting green, bocce court, pool w/ waterfall, 2 spas, an array of fruit trees and an expansive motor court. The Main house boasts 5BD/4BA, a formal dining room, chef's eat-in kitchen and maid's quarters. For the true traditional home entertainer. 14330valleyvista.com</p>		
<p>MLS#18-307024 M. Hartley D. Healey 310.691.5950 HILTON & HYLAND</p>		
Co-Listed w/ Rick Hilton		



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TUESDAY

TUESDAY OPEN HOUSES

73 Studio City *Single Family*

12149 VIEWCREST RD	Refresh.	11-2	NEW
\$1,149,000	2+1.75	1sty-TRADITIONAL	



CHARMING TRADITIONAL IN THE SILVER TRIANGLE

Great curb appeal w/quaint porch invites you to this 2 bedroom, 2 bathroom home South of the Blvd. Light & bright living room w/peg and groove hardwood floors, crown molding & brick fireplace with distressed wood mantle. Formal dining overlooks enclosed patio. Sun filled kitchen w/farmhouse sink & breakfast nook. Third room with built-in shelves could be used as third bedroom, den or nursery. Detached two car garage. Lush backyard w/lawn, swing set, brick BBQ area and grapefruit & lemon trees.

Joe Breckner 818.528-2291
COLDWELL BANKER-SC

75 Valley Village *Single Family*

4952 ALCOVE AVE	Refresh.	11-2	NEW
\$1,349,900	3+3	1sty-CONTEMPORARY	




CONTEMPORARY CALIFORNIA LIVING

Contemporary California living at its finest! This stunning, completely upgraded farmhouse in Sherman Village features 3 bedrooms, 3 baths including a master suite, an oversized lot, and trademark California indoor-outdoor living space. The seller is a professional designer who just finished a whole-home contemporary remodel having taken this house down to the studs!

Jose Schneider 818.723.4109
SUMMIT VIEW ESTATES

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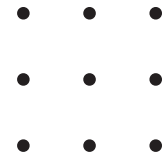
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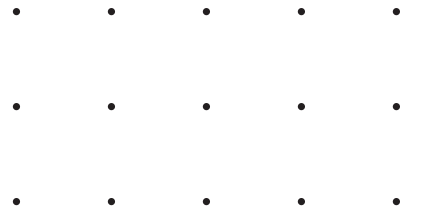
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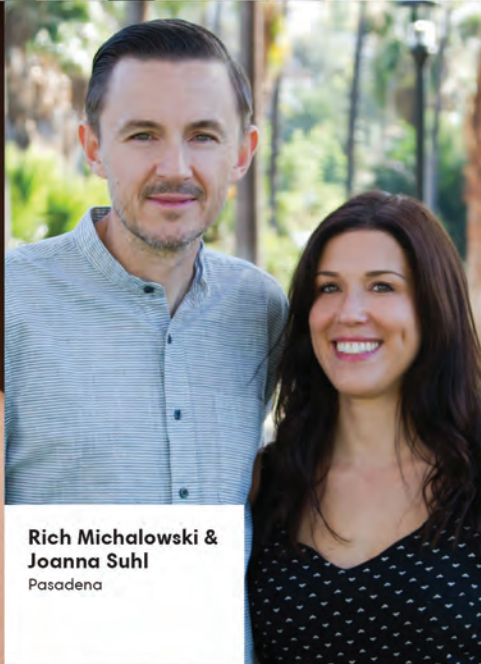
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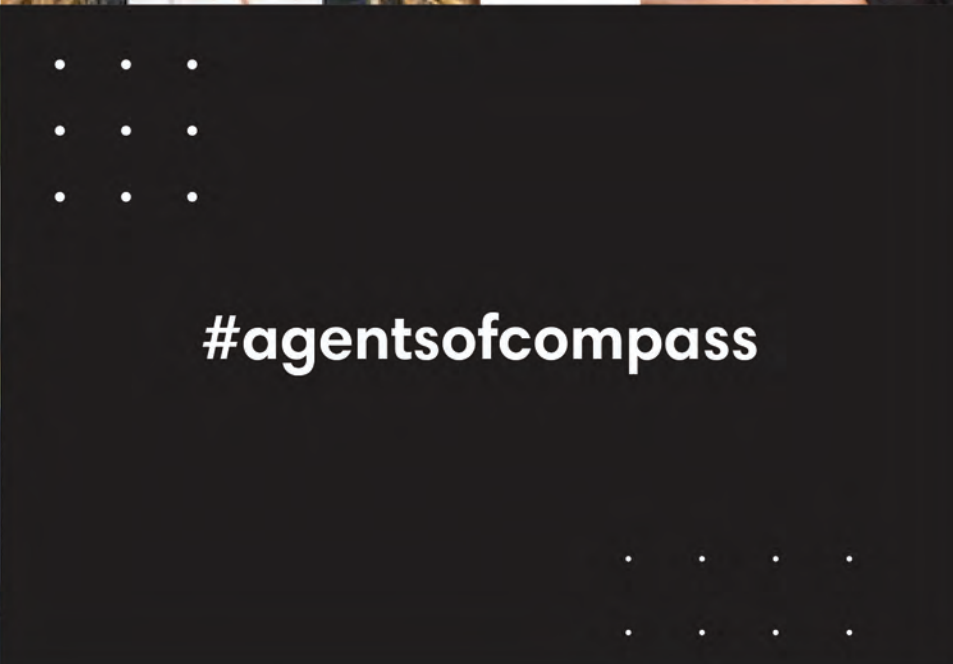
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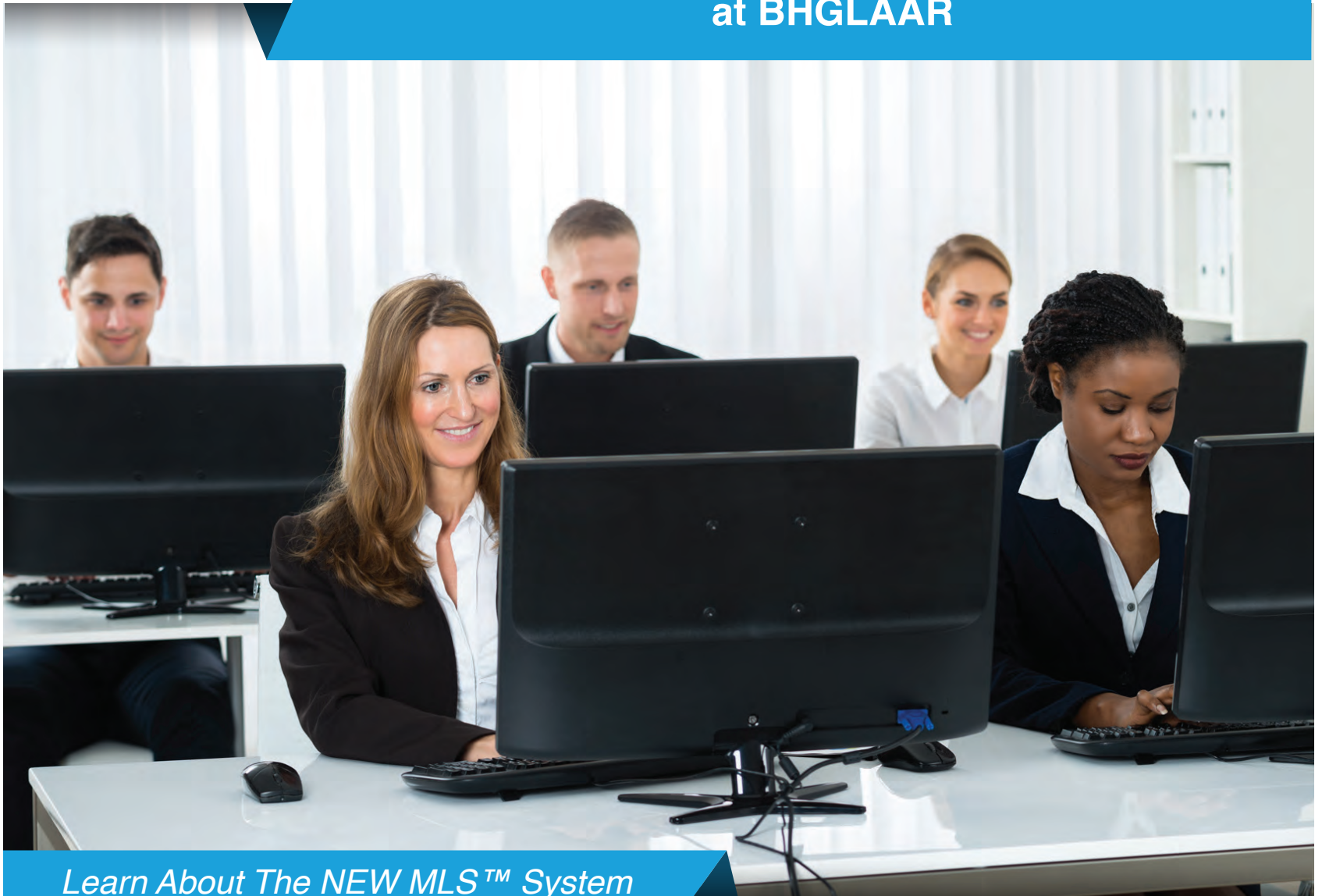
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