

## 01 Beverly Hills

Single Family

TUESDAY

<b>1024 SUMMIT DR</b>	Open	11-2
<b>\$34,500,000</b>	0+0	

**NEW**



Situated at the end of a long, gated drive on one of Beverly Hills' most legendary streets, sits a spectacular estate designed by noted Mid-century architect William S. Beckett. Walls of glass frame exquisite landscaping, leafy treetops and spectacular views throughout the home. Stunning walls of wood, stone and tile accent the vast living spaces. Home has been upgraded with an eye to entertaining. Highlights include a spacious modern kitchen and breakfast room and state-of-the-art media room

Aaron Kirman 424-249-7163

<b>1133 TOWER RD</b>	Open	11-2
<b>\$12,795,000</b>	4+7	CONTEMP MED

**NEW**



Completely renovated from the ground up, this 4 Bedroom / 6 Bath turnkey, modern Mediterranean home sits in one of the best streets north of Sunset in Beverly Hills. Featuring custom furniture designed for the home by a celebrity designer, this well-proportioned home offers high ceilings and an ideal layout for living and entertaining. Generous and sun-filled dining, kitchen, and family rooms. Master Suite features soaring ceilings, soaking tub, and dual walk-in closets.

MLS#16-104580  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

BBQ, Blt-Ins, Cbl, Dshwshr, Dryer, Other

<b>1008 BENEDICT CANYON DR</b>	Open	11-2
<b>\$10,500,000</b>	5+7	2sty-COUNTRY FRENCH

**NEW**

**ENCHANTING GATED COUNTRY FRENCH**



Must read: Please park around the corner on Hartford. Sorry, there is no parking in front. Situated on more than 1/2 acre in the heart of Beverly Hills. Distinguished by precise attention to detail, spacious yet intimate and dignified, it features a two-story foyer, center hall plan, great room, large formal dining room, custom paneled library, romantic master suite with sitting area and his/hers baths. New oversized light bright eat-in country kitchen has all the latest amenities.

Scarlett Nunes 310-488-3888  
COLDWELL BANKER BHN

<b>1715 CHEVY CHASE DR</b>	Open	11-2
<b>\$7,260,000</b>	4+5	2sty-MEDITERRANEAN

**NEW**

**REIMAGINED WITH STUNNING SURFACES AND FORWARD DESIGN**



Enter via wood/iron electric gates & circular driveway. Graceful 2-story entry to liv rm w/ frplc, lrg windows, wood paneled den w/ step-up bar, beamed ceiling din rm. Entertainer's kitchen w/ island, custom cabinets, butler's pantry, 800+ wine rm, kitchen/fam rm w/ frplc opens to bckyard w/ zero edge pool, spa, water feature, detached studio/gym. Upstairs a wonderful mstr bdrm w/ frplc, Juliet balcony, dual custom fitted closets, dual sinks & toilets. Add 2 bd suites w/ balcony. A special home!

MLS#16-104480  
Nancy Ross/ Laura Barton 310-500-3983  
PT BEVERLY HILLS

www.1715CHEVYCHASE.COM

<b>628 N ALTA DR</b>	Open	11-2
<b>\$6,950,000</b>	5+6	CONTEMP MED

**NEW**

**OLD WORLD GLAMOUR MEETS MODERN SOPHISTICATION**



Set behind privacy gates in prime Beverly Hills flats, old world glamour meets modern sophistication in this rare Contemporary Mediterranean estate. The house has a very modern, bright & open feel w/ substantial volume & great flow for entertaining. Complete w/ intricate hand-laid tile work, hardwood floors, high ceilings & great attention to detail on a large flat lot.

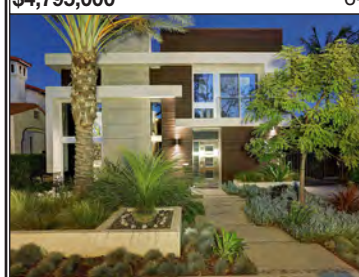
MLS#16-104916  
Zach Goldsmith 310.908.6860  
HILTON & HYLAND

www.zachgoldsmith.com

<b>216 S CANON DR</b>	Lunch	11-2
<b>\$4,795,000</b>	6+8	3sty-ARCHITECTURAL

**NEW**

**"ARCHITECTURE AS ART" IN THE HEART OF BEVERLY HILLS!**



ULTRA-CUSTOM ONE-OWNER 6 YR NU 3STY HOME BY THE ALBERT GROUP. BOLD DESIGN ELEMENTS MIXED WITH FUNCTIONAL SPACES. SUNLIT RMS W/ HI CLNGS/"BLACK OLIVE" OAK FLRS/GLASS WALLS. ELEVATOR TO ALL 3 FLOORS. MAIN FLOOR MASTER W/ FP/WALK-INS/AMAZING BA. 3 BD SUITES + LG CONV OFFICE UPSTRS. 2 GST BDRMS IN THE LOWER LEVEL. BIG LIV & DINING RMS. FAB CNTR-ISLE COOK'S KITCH W/TOP BLT-INS. "GREAT" RM. TEMP CONTROLLED WINE ROOM. 2 LAUNDRY AREAS. BIG ROOFTOP PATIO. RESORT-LIKE REAR YARD. PROXIMATE TO THE BEST OF BH!

MLS#16-104832  
MICHAEL J. LIBOW 310-285-7509  
CBBR - BH S

WWW.216CANON.COM

<b>312 FOOTHILL RD</b>	Open	11-2
<b>\$3,200,000</b>	4+2	1sty-COUNTRY ENGLISH

**NEW**

**CHARMING COUNTRY ENGLISH HOME! NEW LISTING!**



Wonderful Beverly Hills Location. This beautifully maintained and remodeled home has character, charm, and a 1 bed 1 bath guesthouse. The main house has 3 bedrooms, 2 baths, large living room, Master bedroom is very large with walk in closet and sitting room. Lovely updated kitchen with built in appliances and breakfast area. Gleaming hardwood floors in most rooms. Private grassy yard with open patio and barbeque. Superb location, walk to Rodeo Drive. Detached garage included with alley access.

MLS#16-105096  
Taylor/Geller 310-777-6219  
COLDWELL BANKER RESI

Blt-Ins, Cbl, Dshwshr, Grbg Disp, Hood Fan

<b>1510 LEXINGTON RD</b>	Open	11-2
<b>\$29,000</b>	10+8	2sty-TRADITIONAL

**NEW**

**LOCATION, LOCATION, LOCATION!**



Enchanting Italian Estate for lease on one of the most elite sections of Beverly Hills, on over 1.5 acres of park-like grounds sits this 6,700 square foot 2-story home with 10bed+8ba, A full service kitchen w/butler's pantry & breakfast room. Amenities include Estate-like pool & cabana, motor court, 3 car garage w/ separate guest quarters, green house & more. Enclosed by classic red-brick walls & iron grill-work fences along the Lexington Road frontage behind ironwork gates for utmost privacy.

Rochelle Maize 310-968-8828  
NOURMAND & ASSOCIATE

www.1510Lexington.com

<b>1281 LOMA VISTA DR</b>	Lunch	11-2
<b>\$9,625,000</b>	9850000	4+5

**NEW**

**SEXY RESORT STYLE LIVING IN TROUSDALE ESTATES**




Totally re-built w/ open floor plan & in-out flow. Walnut floors, high end tile work throughout, custom cabinetry & huge Master Suite with a stunning custom walk in closet. The Master Bath has Marble counters and tile work, a steam shower, spa tub & French doors with city views. The Chef's Kitchen has a lg center island, marble counters and top of the line SS appliances. So Cal living is at its best w/ some of the best outdoor spaces you can imagine. Large pool/spa w/ city light views!!

MLS#16-969209  
Gregg Silver 310-770-0777  
KELLER WILLIAMS BH

BBQ, Dshwshr, Dryer, Frzr, Grbg Disp, Other

<b>1181 LAUREL WAY</b>	Open	12-2
<b>\$16,995,000</b>	7+9	MEDITERRANEAN

**rev**



Gated Contemporary Mediterranean estate offering private resort-style living and full-scale entertaining on over an acre in Beverly Hills. A rare gem offering seclusion next to the glamorous Beverly Hills hotel and Rodeo Dr. A palatial entry opens to grand scale interiors feat limestone floors, cove lighting, elegant crown molding and glamorous finishes.

MLS#16-982523  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

BBQ, Blt-Ins, Dshwshr, Dryer, Frzr, Other



1865 CARLA RDG

Open 11-2 33C2

\$13,495,000

4+5 MID-CENTURY



MLS#16-100900

Branden & Rayni Williams 310-691-5935

HILTON & HYLAND

rev

This completely renovated Mid-Century contemporary was redesigned by world-renowned designer Trip Haenisch. Finished with the finest materials and the latest and greatest amenities, this estate is an entertainer's dream. Beautiful serene canyon & city views, seamless indoor/outdoor floor plan. A large oversized master suite includes a separate office/T.V. room and individual his & hers master baths & closets. The kitchen area includes Miele appliances and Italian marble.

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

1218 COLDWATER CANYON DR

Open 11-2

\$4,295,000

4+4 TRADITIONAL



MLS#16-969931

Dominique Jeramaz 310-531-2910

CITY REAL ESTATE

rev

INCREDIBLE OPPORTUNITY TO REMODEL OR BUILD NEW

Remodel existing residence or tear down and build new. Newly constructed pool is near completion. Plans and permits pending approval to build approximately 9,300 square foot home plus detached guest house and pool cabana. Plans include huge formal dining room and entertaining areas, master suite with his and hers baths and closets, theater, gym, game room, and 2000 bottle wine cellar. Fold away doors, expansive yard with pool and spa, outdoor fire elements, covered loggia. Endless possibilities.

None

01 Beverly Hills

Condo / Co-op

460 N PALM DR #505

Refresh. 11-2

\$6,229,000

4+3 1sty-MODERN



MLS#16-103776

Jason Yaselli 310-926-4484

KELLER WILLIAMS BEVE

NEW

BRAND NEW PENTHOUSE OUTRAGEOUS VIEW WITH A PRIVATE ROOFTOP

The largest Penthouse in Beverly Hills' newest luxury building featuring master unobstructed views of Downtown and West Hollywood. Complete with massive media room and office, this residence boasts soaring 20 foot ceilings in the living room, and features a breathtaking 2,700 sqft private deck with its own elevator access from the unit. Fleetwood pocketing doors, full Miele kitchen, private sauna in master bedroom, and full second kitchen for staff - highest quality finishes and features.

BBQ

143 N ARNAZ DR #105

Open 11-2

\$1,549,000

2+2.5 CONTEMP MED



MLS#16-980855

ST.JAMES + CANTER 310.704.4248

BERKSHIRE HATHAWAY

rev

EXQUISITE LUXURY 2BD+2.5BA CONDO AT BEVERLY HILLS VILLAS

Light & bright luxurious 2BD+2.5BA+2200SF unit w/ an oversized open den & living area feat. Brazilian Cherrywood floors & tall 10' ceilings. Ultra-large master suite boasts an office, sitting area & spacious California Closets walk-in closet. Kitchen features Italian tile floors, granite countertops, Italian wood cabinetry & KitchenAid appliances. Extremely private w/ no neighbors on either side. Ideally located on a quiet tree-lined street in the heart of Beverly Hills just 1 mi. from Rodeo Dr.

WWW.143ARNAZ105.COM

01 Beverly Hills


Lease

511 N CAMDEN DR

Open 11-2

\$28,500

6+6 MEDITERRANEAN



MLS#16-982785

Shah Noorvash (310) 709-7424

COLDWELL BANKER RES

NEW

2-STY CONTEMPORARY MEDITERRANEAN VILLA

Gated, newer construction, located 1 blk from Rodeo Drive. Grand entry w/ palatial flow leading into spacious LR, FDR, FR w/FP, lib/ofc/den, high ceiling & recessed lights thruout. Lge gourmet kit w/center island & bkfst area w/top of the line blt-in ss apps & lots of natural light overlooking the backyard w/a sparkling pl, spa, covered patio, & built-in BBQ. 4+4 up, Mds & bath down & a bonus rm. Mstr ste w/ sitting rm, fp & a large terrace overlooking pl & yrd, mstr ba w/spa tub & steam shower.

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

02 Beverly Hills Post Office

Single Family

3332 CLERENDON RD

Open 11-2

\$9,250,000

6+7



Steve & Jen Levine 310.702.4509

HILTON & HYLAND

NEW

MODERN MEDITERRANEAN MANSION - RSVP REQUIRED

Newly restored and enhanced Modern Mediterranean mansion in gurd-gated Mulholland Estates. Situated on nearly a half acre with views of the city, mountains and canyons. The upstairs boasts a luxurious master suite with patio and views, 3 en-suite family bedrooms + 2 room guest suite. The ultimate lavishly comfortable estate you've been looking for!

www.hiltonhyland.com

3200 TOPPINGTON DR

Refresh. 11-2

\$6,500,000

5+8 VILLA



MLS#16-974469

T.CLARKE/J.GIDDINS 310.666.6365

SOTHEBYS INTL REALTY

NEW

ELEGANT FAMILY HOME - LARGE SCALE ROOMS

This Villa style 5 bed, 7.5 bath home has it all! Traditional details in every room....custom built-ins, crown molding, 5 fireplaces, designer lighting, one of a kind ceiling details and custom window coverings throughout. The dramatic 2-story entry opens onto quality hardwood floors and 8,300 sq. ft. of luxury in a spacious open floor plan with large scale rooms and French doors opening to a beautiful pool/spa and tranquil canyon views.

www.3200Toppington.com

9620 ARBY DR

Open 12-2

\$3,899,000

4+4 ARCHITECTURAL



MLS#16-103744

Maria Gomez (323) 460-7614

COLDWELL BANKER RESI

NEW

ARCHITECTURAL DREAM HOME

12" ceilings, Surround sound system/speakers throughout. Master bedroom with fireplace. Master bath with a spa and stone tiled steam/shower rm. Kitchen with top of the line appliances, walnut cabinets & quartz counters. Gorgeous walnut hardwood flrs. High definition drop down projector and screen. Entertainer's delight private backyard with a heated pool & spa. Inviting deck for relaxation or entertainment. Two Cabanas. Outdoor kitchen with OPI tropical wood cabinets. Green belt & canyon views.

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Othr



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TUESDAY




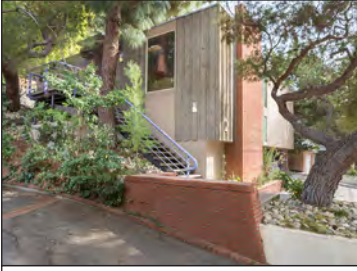
TUESDAY

9755 OAK PASS RD		Open	11-2
\$2,795,000	3+3	2sty-CONTEMPORARY	
		<b>NEW</b>	
<b>ULTRA-SOPHISTICATED 3 BED, 3 BATH HOME IN PRIME BHPO!</b>			
Clean arch. lines & warm wood finishes abound. Public rooms flow to create a large communal space featuring living, adjacent dining & open floating staircase. Multiple Fr. doors for light/access to patio from lower level rooms, including expansive eat-in kitchen. Upper level w/2 ample beds, den, & superb Master w/spa bath. Pvt. yard w/pool, seating areas & mature landscaping – combining to create an ideal setting for relaxation/entertaining. For the Buyer seeking privacy, comfort & casual luxury			
Ed Solorzano BHHS CA PROPS.		310.777.2863	
Viking Stove, Stainless Steel Appliances			

9653 OAK PASS RD		Open	11-2
\$5,795,000	5+6	CONTEMPORARY	
		<b>rev</b>	
<b>BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE</b>			
Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.			
MLS#16-984399		3109086800	
Eric Lavey THE AGENCY		BBQ,Dshwshr,Fridg,Wshr	

9767 APRICOT LANE		Open	11-2
\$1,899,000	4+3.5	CONTEMPORARY	
		<b>NEW</b>	
<b>SLEEK SOPHISTICATION IN BEVERLY HILLS</b>			
Nestled on a quiet cul-de-sac in Beverly Hills, this 4 bdrm, 3.5 bath contemp has been tastefully redesigned inside & out. Highlights: gourmet kit w cntr island, spacious liv rm w high ceilings & lots of windows. Dining area. Master w a wood burning firepl, sitting area, & walk-in closet. The mstr ba provides porcelain heated flrs, custom tub & shower. All 4 bedrooms are upstairs. The property is gated has a grassy courtyrd, a pool & spa w outdoor lighting to make it ideal for day or night.			
MLS#16-100428		310-913-1184	
Connie De Groot JOHN AAROE GROUP		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	


2539 BENEDICT CANYON DR		Open	12-2	592B2
\$5,395,000	5+7	ARCHITECTURAL		
		<b>rev</b>		
Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.				
MLS#14-814107		310-285-7515		
Valerie Fitzgerald COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Elvtr,Grbg Disp		

2022 BENEDICT CANYON DR		Open	11-2	592B4
\$1,090,000	2+3	MID-CENTURY		
		<b>NEW</b>		
<b>CANYON TREE-HOUSE LIVING</b>				
Marvin Beck A.I.A. Post & beam living in the canyon: 1966 mid-century with cook's kitchen among the pines in upper Benedict Canyon. Elevated above the thoroughfare, the design orients to an expansive back patio, making for a modernist tree-house a modest distance from Rodeo Drive. A private elevator links the ground-floor home office with its own bath, and the residence one level up. Additional home "studio" basement space at street level. First offer !				
MLS#16-104274		310-927-9189		
Michael D. Phillips CROSBY DOE ASSOCIATE		Blt-Ins,Dshwshr,Elvtr,Rng/Ovn,Fridg		

1826 COLDWATER CANYON DR		Lunch	11-2
\$1,950,000	4+4	1sty-OTHER	
		<b>rev</b>	
<b>BEST DEAL IN POST OFFICE</b>			
Tucked away and private with a fantastic indoor/outdoor floor plan awaits your touch to make this your perfect home. Gorgeous front yard from the side street leads into the entrance of this home. This beauty features 4 bedrooms and 4 baths, brand new kitchen, maid's quarter, laundry room, and gracious open floor plan that leads into the backyard with large size pool and gazebo. Perfect for family and entertainment.			
MLS#16-101310		310-430-5346	
Cathy Kamran KELLER WILLIAMS BH			

02 Beverly Hills Post Office Lease

1742 N BEVERLY DR		Lunch	11-2
\$234,900	4+3	2sty-TRADITIONAL	
		<b>NEW</b>	
<b>RARE BEVERLY HILLS POST OFFICE RETREAT</b>			
Situated in an exclusive enclave on upper North Beverly Drive in Beverly Hills Post Office. Includes 4 bedroom & 3 bathrooms, a living room, family room, 3 fireplaces and an updated kitchen. The second floor includes a complete guest unit and large entertainment/rec room. Also Features a spacious and private backyard and large swimming pool. Lunch served by My Taco Man.			
Lisa Young KELLER WILLIAM BH		310-499-6747	

1638 TOWER GROVE DR		Open	11-2
\$12,800	4+5	1sty-ARCHITECTURAL	
		<b>NEW</b>	
<b>STUNNING ONE STORY ARCHITECTURAL WITH AMAZING CITY VIEWS</b>			
4 BEDROOM 4.5 BATH UPDATED HOME WITH AMAZING CITY VIEWS. THIS HOME IS LOCATED ON A PRIVATE CUL-DE-SAC STREET. POOL & GREAT ENTERTAINING BACK YARD WITH CANYON & CITY LIGHTS VIEWS. THIS HOME HAS HARDWOOD FLOORS. A MASTER SUITE WITH HIS & HER BATHS, 2 WALK-IN CLOSETS & DRESSING ROOM, FORMAL ENTRY, LIBRARY, BREAKFAST ROOM, DINNING ROOM, CHEF'S KITCHEN, HUGE LIVING ROOM WITH 2 SIDED FIREPLACE & WET BAR. THERE IS ALSO PLENTY OF STORAGE SPACE. 2 MORE EN-SUITE BEDROOMS & MAIDS OR GUEST ROOM WITH BATH.			
MLS#16-100790		310-770-4444	
Guy Fedele GOLD STAR REALTY		Blt-Ins,Cent Vac,Dshwshr,Dryer,Frzr,	

9464 BEVERLY CREST DR		Open	11-2
\$3,695,000	4+5	CONTEMP MED	
		<b>red</b>	
<b>INCREDIBLE UNOBSTRUCTED VIEW PROPERTY</b>			
Views out the canyon to ocean complement this gorgeous hillside property, located in prime BHPO Crest streets. Spacious rooms, high ceilings, great volume accented by gorgeous picture windows/pocket doors. Open floor plan features 4 bdrms & 4.5 bthrms. Two-story entry opens into living room with fireplace. Main level also features large family room with fireplace & eat-in kitchen. 2nd floor has 2 bdrm suites. Lower level can be used as guest/maids quarters with 2 bdrms with en-suite bathrooms.			
MLS#15-946905		310-623-8800	
Joseph Babajian RODEO REALTY - BH		www.9464BeverlyCrestDrive.com	

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03 Sunset Strip - Hollywood Hills West

Single Family

1895 RISING GLEN RD	Open	11-2
\$19,750,000	5+9	CONTEMPORARY



**NEW**

**ONE OF THE MOST PRESTIGIOUS LOCATIONS ABOVE THE SUNSET STRIP**  
Ground-up renovation on one of the most prestigious locations above The Sunset Strip. This Estate is perched at the cul-de-sac end of Rising Glen with grand modern finishes and unparalleled views. Floor to ceiling glass serves as the perfect frame to the picturesque city views, and compliments the Crestron smart-home technology perfectly. Combine these incredible features with the massage room, elevator and wine room for quintessential luxury.

**MLS#16-101814**  
J Nash & S Resnick  
HILTON & HYLAND 424.230.6088

www.1895RisingGlen.com

9200 SWALLOW DR	Open	11-2	592H4
\$18,995,000	7+8	CONTEMPORARY	




**NEW**

**PRICE REDUCED! NEW CONSTRUCTION DOHENY ESTATES CONTEMPORARY**  
Newly constructed Doheny Estates Contemporary. 8,332 SQFT, 7BD/8BA radiates w/exceptional design, quality materials & remarkable features. Soaring ceilings & walls of glass open to jetliner views of the ocean, canyons, & city lights below. Master suite, den & LR w/Fleetwood drs that disappear, opening to expansive outdoor entertainment areas: in/outdoor bar, lounge area, BBQ, infinity pool/spa & 37' fire feature. Poliform kitchen, Vantage smart-home, theater, maid's quarters, wine cellar, 3 bars

**MLS#15-941781**  
Josh & Matthew Altman  
DOUGLAS ELLIMAN 310-819-3250

www.TheAltmanBrothers.com

8080 LAUREL VIEW DR	Open	11-2
\$9,350,000	4+5.5	ARCHITECTURAL



**NEW**

**SPECTACULAR NEW ARCHITECTURAL FARMHOUSE WITH ENDLESS VIEWS**  
New 4 bedroom 5.5 bath modern farmhouse with pool, spa, flat yard, gardens and endless views. Sited at end of cul-de-sac only minutes above Sunset Blvd, this estate is one of a kind. Impressive entry & living room with high ceilings and wall of windows. Chef's kitchen/den. Great flow from indoor to outdoor for ultimate LA lifestyle. Sumptuous master suite with beautiful bathroom, balcony and fireplace. Posh media/hangout room with top of the world views and large deck. www.8080LaurelView.com

**MLS#16-103480**  
Steve Frankel-Leah Lail  
COLDWELL BANKER-BHN 310-281-3981

Pool, Spa, Refrigerator, Stove Top, oven

7846 GRANITO DR	Open	11-2
\$3,599,000	4+5	3sty-MEDITERRANEAN



**NEW**

**LUNCH SERVED**  
This beautiful home in the Hollywood Hills with breathtaking city lights views is perched above the Sunset Strip at the end of a private road. Supremely private, enter into a grand foyer with 20' ceilings and gallery style walls. Two mantled fireplaces anchor living and family rooms, perfect for entertaining large groups. Gourmet kitchen with center island and bar seating flow seamlessly into dining room for both casual and formal events.

**MLS#16-103480**  
Gene Bush  
COLDWELL BANKER RESI 310-657-5050

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

7470 WOODROW WILSON DR	Open	11-2	593/B1
\$3,250,000	4+5	2sty-CONTEMPORARY	



**NEW**

**COMPLETELY REMODELED BRIGHT CONTEMPORARY.**  
Completely remodeled bright contemporary nestled in the hills on Woodrow Wilson's "celebrity row." Following a total renovation, light wire brushed oak floors throughout compliment this beautiful, light-filled home's crisp modern design and high ceilings. An open floor plan includes 4 bedrooms with en-suite baths including a luxurious master suite with his and hers closets, a spectacular bathroom with a double head shower, and bifold doors to the pool deck. A beautiful hillside hideaway.

**MLS#16-104954**  
K.Rappaport/R.Burns  
WESTSIDE ESTATE AGCY 310-247-7770

Alarm, built-ins, cable, refrig, etc.

2862 NICHOLS CANYON RD	Refresh.	11-2
\$2,800,000	3+4	2sty-SPANISH



**NEW**

**STUNNING CUSTOM HOME PRIVATE & GATED**  
MEDITERRANEAN-STYLE HOME IN HIGHLY SOUGHT AFTER NICHOLS CANYON - OVER 3500 SQ FT 3BR/3.5BA OPEN FLOOR PLAN FOYER, LIVING ROOM AND DINING AREA TO MEDIA ROOM. GOURMET KITCHEN INCLUDES NEWER SS APPLIANCES, CUSTOM CABINETRY, WINE REFRIGERATOR, FILTERED WATER SYSTEM. STUNNING POOL ROMANTIC MASTER W/ EXTRA-LARGE WALK-IN CLOSET, HIGH CEILINGS FIREPLACE. SUMPTUOUS BATH ZEN ENVIRONMENT OPENS TO EXPANSIVE TERRACE W CANYON & CITY LIGHTS VIEWS. SONOS SOUND SYSTEM THRU-OUT - TV ROOM - SEP OFFICE AREA

**MLS#16-104600**  
O'Donnell/Cerqueira  
KELLER WILLIAMS HH 310-990-7621

Bit-Ins,Dshwshr,Dryer, Spa, Steam shower

1545 N KINGS RD	Open	11-2
\$2,495,000	3+3	3sty-SPANISH



**NEW**

**SOPHISTICATED AND STYLISH SPANISH**  
Set in the hills, this elegant & sexy home blends timeless design w/ modern convenience. The grand entry features distressed hardwood floors w/ custom doors leading to the dramatic living room w/ stunning city views. French doors open into a serene backyard w/ a pool, spa, & built-in BBQ. The open & airy Master is full of natural light & leads to the outdoor haven. Completely remodeled Carrara marble bathrooms, speakers throughout, & ample parking, this perfectly designed home is truly unique!

**MLS#16-104846**  
Sally Forster Jones  
JOHN AAROE GROUP 3106917888

www.1545kingsroad.com

1935 CURSON PL	Open	11-2
\$2,099,000	4+3.5	3sty-ARCHITECTURAL



**NEW**

**SPECTACULAR HOLLYWOOD HILLS CONTEMPORARY!**  
Stunning tri-level contemporary view home strategically perched on one of the most private streets in the Hollywood Hills. This meticulously maintained home features, walls of glass, multiple decks, amazing views, & features a floor plan that seamlessly flows from one room to the next. Designed for entertaining, this private oasis highlights 4BD/3.5BA on 3,244 SF of living space. The first level features a very large guest room with a full bathroom, private balcony & much more!

**MLS#16-104846**  
B Farrugia, A Lascano  
HILTON & HYLAND 424.253.5489

www.alphonsobjorn.com

8977 ST IVES DR	Open	11-2
\$1,999,000	2+2	2sty-TRADITIONAL




**NEW**

**FABULOUS ST IVES LISTING**  
Sophisticated and stylish Sunset Strip home on fabulous St Ives! City Views, wonderful details and quality throughout!hardwood floors, crown moldings, formal dining, 2 story jewel - 2 bedrooms plus office/den- great buy!

**MLS#16-968577**  
Mann/Marshall  
COLDWELL BANKER BH 310-740-1812

N of Sunset

2687 LA CUESTA DR	Open	11-2
\$1,499,000	3+3	TRADITIONAL



**NEW**


**PRIVATE TURNKEY MINI COMPOUND**  
Nestled in the Hollywood Hills, sits this private turnkey 3BD/3BA mini compound. From the moment you enter through the private gate, you are infused with a feeling of tranquilly & ultimate privacy. A set of glass doors lead out to your very own secluded patio with ample space & amazing views for total relaxation. The grassy back yard features two patios for entertaining & a hot tub with spectacular views. Truly a hard to find treasure!

**MLS#16-104954**  
B Farrugia, A Lascano  
HILTON & HYLAND 424.253.5489

www.alphonsobjorn.com



<b>X 1912 WEEPAH WAY</b>	Lunch	11-2	592-J3	<b>NEW</b>
<b>\$595,000</b>	2+2	1sty-COTTAGE		



**LAUREL CANYON COTTAGE**

Being perched above street level allows abundant sunlight to stream thru numerous windows. Enter thru a screened in porch reminder of East Coast beach cottages, enjoy your morning tea, hang out, take a siesta or read a book. Open floor plan of living, dining and kitchen makes it ideal for entertaining. Patio off the kitchen is a perfect spot for alfresco dining. Master en suite bedroom plus guest bedroom and hall bath complete this magical oasis.

Blanche D'Souza 310 990 0087  
KELLER WILLIAMS RLTY

Fridge, dishwasher, range

<b>1803 BLUE HEIGHTS DR</b>	Open	11-2	<b>red</b>
<b>\$3,250,000</b>	3+3	MODERN	



**COMPLETELY REMODELED MODERN OASIS WITH PANORAMIC VIEWS**

Completely remodeled modern Oasis above Sunset Strip w panoramic views from downtown to ocean. This property is quiet & private, has an open floor plan, abundance of natural light & stunning views. Master suite includes his/hers walk-in closets & wide terrace, connecting to Skyline living rm w firepl & wet bar. Intelligent house controls lighting, sec, therm, & garage from common iPad/iphone. Chefs kitchen w top appliances & custom cabinets. Indoor/outdoor flow from oversized family rm to pool.

MLS#15-963911  
J.Babajian/A.Kirm/K.Olso 310-623-8800  
RR/JA

www.1803BlueheightsDrive.com

<b>3069 VALEVISTA TRL</b>	Open	11-2	<b>red</b>
<b>\$1,745,000</b>	3+3	MODERN	



**HOLLYWOOD HILLS COMPOUND**

This stunning architectural home has 20' high-beamed ceilings and an abundance of natural light throughout. Home attributes include a gated driveway w/ attached 2 car garage and 3 separate flagstone patios to retreat and enjoy outdoor living, dining and lounging at the private pool and spa. With over 27,000 square feet of terraced, landscaped gardens and captivating canyon and city lights views, this property also offers the opportunity for the development of a BREATHTAKING guest house.

MLS#16-968973  
Yawar Charlie 323-547-8900  
ENGEL & VOLKERS BEVE

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

<b>1368 DOHENY PL</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,995,000</b>	3+4	CONTEMP MED	




**CAPTIVATING EUROPEAN VILLA WITH OVER 4,000SQFT!**

3 bedrooms and 4 bathrooms located in the Bird Streets/ Sunset Strip area. Great walls for hanging art, soaring ceilings, limestone floors, floor to ceiling windows and an open floor plan. Large dining area, Chef's kitchen and eat-in alcove. Upstairs find a luxurious master suite with sitting area, fireplace and walk in closet. Resort-like expansive patio and pool, city lights and ocean views. Truly a special home for the most discriminating buyer.

MLS#16-976665  
Myra N & Melody R 310-888-3333  
NOURMAND&ASSOCIATES

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Otr

<b>3533 MULTIVIEW DR</b>	Open	11-2	VIEWSI!	<b>rev</b>
<b>\$2,795,000</b>	3+2.5	3sty-ARCHITECTURAL		



**HOLLYWOOD HILLS HOME WITH JETLINER CITY VIEWS AND PRIVACY!**


What's the most-often-asked question about homes in the hills? "How's the view?" From this home, the answer is panoramic. And eye-catching. And beyond breathtaking. This three-level 3BR+loft/2.5BA single-family is oriented to bring the views into every single room. Built in 1990, the current home (at 3,527 sq.ft.) could easily be expanded since its lot size is 20,165 sq.ft. Room for a pool? Of course. Room for an addition? Yup.With some work at the City, one could even potentially split the lot.

MLS#16-101494  
Jeff Yarbrough 323.854.4300  
KW | L.A. LUXE GROUP

www.3533Multiview.com

<b>03 Sunset Strip - Hollywood Hills West</b>		Condo / Co-op
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<b>9255 DOHENY RD, UNIT 703</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	1+1.5	CONTEMPORARY	




**SIERRA TOWERS CONDO WITH VIEW- OPEN TUES 11-2PM**

Located off the Sunset Strip in the desirable Sierra Towers, a full service high-rise.This 1bd/1.5ba boasts 1,237sf of upscale living. Double doors lead you into a natural light filled room w/ floor to ceiling windows. A vast terrace overlooks the Hills. Adjacent to the LR enter into the generous Master bdrm w/ floor to ceiling windows, terrace, stand-alone tub/ shower & his/her closets. Building amenities:24hr security, valet, concierge, gym & pool. Surely not going to be on the market for long!

Linda May 310-492-0735  
HILTON & HYLAND

Dshwshr,Dryer, Garbage disposal, other

<b>X 6728 HILLPARK DR #406</b>	Lunch	11-2	<b>NEW</b>
<b>\$469,000</b>	1+1	SPANISH	



**GORGEOUS AND PEACEFUL CONDO IN HOLLYWOOD HILLS!**

Welcome to THE HIGHLANDS. Rare resort like condominium located behind Hollywood Bowl. Great mountain view! Very bright, private, spacious and quiet! Nicely remodeled unit features a custom made kitchen including stainless appliances&quartz counter top, pantry, dining area, recessed lighting, large living room with custom bookshelves, remodeled bath, spacious bedroom with huge closet and relaxing balcony facing a beautiful mountain. Building comes with 2 tennis courts, 2 pools, spa, club house.

MLS#16-104828  
Bryan Miyamoto 323-300-1188  
KW LOS FELIZ

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

<b>7300 FRANKLIN AVE, UNIT 650</b>	Open	11-2	<b>NEW</b>
<b>\$439,000</b>	1+1	CONTEMPORARY	



**TOP FLOOR 1 BEDROOM, 1 BATH CONDO WITH VIEWS**

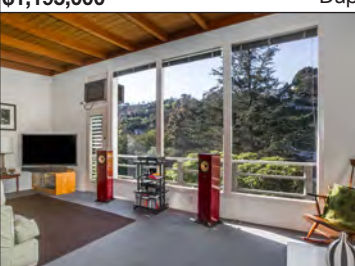
Rare opportunity to own a top-floor, light-filled, 1 bedroom + 1 bath unit with great views in a prime Hollywood location. This large, south facing, unit has light pouring in from all rooms. The unit features: bamboo floors throughout + new carpet in the bedroom, balcony to take in the views, plenty of storage/closet space and fireplace in the living room. Building boasts: low HOA dues, heated hotel size pool & hot tub, rec room, his and her fitness centers, sauna and 2 parking spots.

Greg Harris 323-356-8024  
COMPASS

www.GregHarrisEstates.com/Franklin650

<b>03 Sunset Strip - Hollywood Hills West</b>		Income
---	--	--------

<b>8275 MANNIX DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	Duplex	2sty-TRADITIONAL	



**RARE DUPLEX OFF LAUREL CANYON**

Great income property/investment opportunity for a great Duplex just off of Laurel Canyon Blvd. The property is situated up in the hills off of Mannix Drive with sweeping canyon views from every room. The property has two separate homes on one lot, perfect for owner/user to live in one and rent out the other! A must see!

Rochelle Maize 310-968-8828  
NOURMAND & ASSOCIATE

www.8275Mannix.com

## REMINDER

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

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



03

Sunset Strip - Hollywood Hills West

Land

2381 SUNSET PLAZA DR

Open

11-2

592H3

\$5,500,000

5995000

Land



MLS#16-971959

Tom Scrocco/Randy Isaacs

COLDWELL BANKER - SS

310-890-2220

OPEN GATE - MAJOR PRICE REDUCTION - 2.25 ACRES!

Two Parcels for the Price of One. Unrivaled opportunity to own/develop in prime Hollywood Hills above the famed Bird Streets. Approximately 2.25 acres of prime unobstructed, downtown to the ocean, southern city view land, split between two parcels. Develop One / Sell One or develop both simultaneously. The skies the limit with 70%-100% ROI estimates. Includes APN(s) 5563-032-009, 5563-032-010

www.SunsetPlazaViews.com

red

04

Bel Air - Holmby Hills

Single Family

2173 RAVENSFIELD LN

Open

11-2

\$5,999,000

7+9

MEDITERRANEAN



MLS#16-102840

Joyce Essex Harvey

COLDWELL BANKER

310-777-6375

LOCATED WITHIN THE PRESTIGIOUS BEL AIR CREST COMMUNITY!

Behind the gates of the prestigious Bel Air Crest Community resides this spectacular estate. Beautifully appointed throughout boasting high soaring ceilings, domed skylight & grand dual staircases. Chefs kitchen w/open floor plan & center isl. Family rm up & media rm down. Master ste w/ sitting area & frplc, his/her baths & walk in closets. 4 addl BR sts & 2 guest sts off the pool area. Private pool and spa, BBQ area & a private grassy yard. Fabulous for entertaining!

www.EssexHarvey.com

NEW

11812 BELLAGIO RD

Refresh.

11-2

\$1,795,000

3+3

CONTEMPORARY



MLS#16-105048

Darren Winston

JOHN AAROE GROUP

310-709-8980

COMPLETELY REMODELED CONTEMPORARY HOME

Located in Bel-Air, this stunning contemporary designer home has it all. Featuring flawless materials throughout and a masterful attention to detail, this home is a rare offering of timeless beauty and unique design with its sophisticated open living environment. Enter into the private backyard and sit under the trellis with multiple sitting areas and a large flat grassy yard with room for a pool. An additional oversized detached bonus/guest house completes this home's elegant in/outdoor living

www.darrenwinston.com

NEW

2729 BOTTLEBRUSH DR

Open

11-2

\$1,595,000

4+3

CONTEMPORARY



MLS#16-104996

Barbara Tenenbaum

HILTON & HYLAND

310.720.7270

PRESTIGIOUS BEL-AIR RIDGE WITH FANTASTIC VIEWS

A rare opportunity to own a "D" Plan townhouse in prestigious Bel Air Ridge with fantastic views that make it feel like a home with 4 bedrooms and 2.5 bathrooms. Hardwood floors, 2 zone HVAC, beautiful backyard with views of the Stone Canyon Reservoirs. Amenities include: 24/7 security patrol car, parks, 2 pools, 7 tennis courts with a ranked tennis pro, remodeled club house, Gym and Roscomare school.

www.hiltonhyland.com

NEW

11782 SOUTHAMPTON CT

Open

11-2

\$12,999,000

8+12

MEDITERRANEAN



MLS#15-959621

Susan Smith

HILTON & HYLAND

310.415.5175

CONTEMPORARY MEDITERRANEAN IN BEL-AIR CREST

This newly renovated Contemporary Mediterranean estate is located in the exclusive gated community. Up a long private driveway this home features a flowing open floor plan. Outdoor pavilion and infinity pool with expansive canyon views. Lower level features billiard room, wine cellar room, home theater and staff quarters. Subterranean car gallery. Elevator, Security and extreme privacy.

www.susansmithrealty.com

rev

1225 CASIANO RD


Lunch

11-2

\$2,595,000

3+4.5

CONTEMPORARY



MLS#16-969715

Larry Young

BERKSHIRE HATHAWAY

310.777.2879

LOWER BEL AIR CONTEMPORARY

Lower Bel Air 3 BD, 4 1/2 BA Contemporary w/ cyn vistas & views of the Getty. This casual, updated home has an open, spacious floor plan w/ an abundance of sunlight. Expansive living rm is large enough to host a few sitting areas, an ornate fireplace on one end & an open den or possible 4th BD on the other. Large formal dining rm & open kitchen w/ dark wood cabinetry & granite counters. All bedrooms in one wing incl. master. Pool w/ plenty of deck space. Roscomare Rd & Warner School Districts.

www.1225Casiano.com

rev

2735 BOTTLEBRUSH DR

Open

11-2

\$1,395,000

2+3

CONTEMPORARY



MLS#16-969715

Barbara Tenenbaum

HILTON & HYLAND

310.720.7270

PRESTIGIOUS BEL AIR RIDGE COMMUNITY WITH FANTASTIC VIEWS

Prestigious Bel Air Ridge Community "A" plan with fantastic views. Two Bedrooms plus den convertible to third bedroom with fireplace & 2.5 bathrooms. Spacious end unit that feels like a home. Two story atrium, large living room with fireplace. Master suite with high ceiling and large walk-in closet and balcony. Amenities include 24 hour security patrol car, parks, 2 pools, 7 tennis courts with a ranked tennis pro, club house, gym & Roscomare school.

www.hiltonhyland.com

rev

04

Bel Air - Holmby Hills

Lease

1212 ROBERTO LN

Open

11-2

\$5,950

3+3

RANCH



MLS#16-103296

Joyce Essex Harvey

COLDWELL BANKER

310-777-6375

AMAZING VIEWS!

Spacious & immaculately kept home w/ tons of light flowing throughout & fabulous views! Perfect for entertaining with an open free flowing floor plan & many sliding glass doors which provide stunning head on city views. There is a large covered patio & grassy backyard. Inside you'll find a LR w/frplc, DR w/hardwood flrs & FR w/built-ins & frplc. The bright kitchen is well equipped & has a cozy breakfast area. Master suite & 2 additional bedrooms suites. This home is a true must see!

www.1212RobertoLane.com

NEW

Do **RIGHT** by Your Sellers

Put their Property in the **MLS**

Listings in the MLS Get More Exposure

More Offers & More Money





TUESDAY



## 05 Westwood - Century City

Condo / Co-op

TUESDAY

<b>10350 WILSHIRE #1604</b>	Open	11-2	<b>NEW</b>
<b>\$1,849,000</b>	2+3	CONTEMPORARY	



**SPECTACULAR VIEW-WILSHIRE CORRIDOR**

BUILDING DOES NOT ALLOW VALET PARKING FOR BROKERS ON BROKER OPEN-PLEASE PARK ON STREET. Calling all Buyers seeking one of the best views on Corridor! South facing unobstructed spectacular views from 16th floor quiet rear corner unit, are unsurpassed-City, ocean, Catalina and beyond! Walls of glass and sunlight streaming in. Luxury living in full service building, close to Beverly Hills, Century City and all of the conveniences that the West Side has to offer. Must see before it's too late!

**MLS#16-104738**  
S.Stewart,M.Shore 310-701-0712  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg

<b>2320 S BENTLEY AVE #201</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	3+2	CONTEMPORARY	



**TOP-FLOOR, TURNKEY 3 BED CONDOMINIUM**

Top-floor, turnkey residence ideally situated in the heart of West Los Angeles. This spacious, west-facing condominium features a completely remodeled modern kitchen with double ovens, quartz counters and breakfast bar opening to living room with fireplace, balcony, and dining area with room for office. Huge master bedroom with en suite bathroom and double walk-in closets, large second bedroom with hall bathroom and a 3rd bedroom with walk in closet adjacent to the living room...

**MLS#16-105054**  
T. Rustad P. Maurice 310-623-8825  
RODEO REALTY - BEVER

bentley201.com

<b>2325 CENTURY HL</b>	Open	11-2	<b>red</b>
<b>\$1,695,000</b>	3+5	CONTEMPORARY	



**PRIME CORNER LOCATION REDONE CONDO**

Elegant redone 3 bed, 4.5 bath corner surrounded by grass & tree views from all rooms. Formal entry leads to luxury living rm w/ high ceilings, crown moldings, frplc, plant. shutters & hrdwd flrs. Living/Dining rms lead to private lg patio. Bright kit, w/breakfast area, marble counters, top of the line appliances. Lavish master w/ sitting area& large balcony, dual marble baths w/walk in closets. 2nd bed suite w/ full bath upstairs. 3rd guest suite down. 3 parking spaces&huge private storage rm,

**MLS#16-982053**  
Lori Hashman Berris 310-880-3061  
SOTHEY'S INT REALTY

Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

<b>10475 ASHTON AVE #204</b>	Open	11-2	<b>red</b>
<b>\$1,052,000</b>	2+3	2sty-CONTEMPORARY	



**BEAUTIFUL 2 BDRM+3 BATH+DEN LOCATED NEAR WILSHIRE CORRIDOR**

One block South of Wilshire on Ashton. Open floor plan makes this unit very bright! This condo includes 2 large bedroom suites & 2.5 bathrooms wwith a den area. Spacious living room and dining room lead to a large balcony. Master Bedroom includes walk-in closet and spa tub. Kitchen comes equipped with new appliances and a breakfast bar. Marble floors. Laundry inside. Building has pool, exercise room, and extra storage. Close to UCLA, Westwood Village, Beverly Hills, Century City.

**MLS#16-101718**  
Helen Abrishame 3109279226  
NELSON SHELTON & AS

Dshwshr,Grbg Disp,Rng/Ovn

<b>2220 AVENUE OF THE STARS #2205</b>	Open	1-3	<b>rev</b>
<b>\$3,100,000</b>	2+3	1sty-TRADITIONAL	



**ONE OF A KIND LUXURY LIVING!**

This stunning custom 2 unit residence features a clean, elegant design and functional 3,000 sq ft floor plan. Perched high on the 22nd floor, this exquisite 2 bedroom home boasts stunning unobstructed panoramic views stretching from downtown across the Santa Monica Mountains to the Pacific Ocean. The sumptuous light -filled master suite includes dual vanities, built-ins, and an abundance of closets.

**MLS#16-100950**  
Andrea B/Rochelle M 310-968-8828  
NOURMAND & ASSOCIATE

www.2220AveStars2205.com

<b>2234 CENTURY HL</b>	Open	11-2	<b>rev</b>
<b>\$1,775,000</b>	2+3	CONTEMPORARY	




**CHIC TOWNHOUSE**

Exquisitely reconstructed & redesigned townhome. With no expense spared and of the most impeccable quality of design, this property is one of a kind and not to be missed. An end unit with views to downtown and east the features include; cook's kitchen with breakfast sitting area; formal dining room, living room and powder room create the perfect entertaining flow.

**MLS#16-975641**  
A Comora/P Lester 424-230-3747  
THE AGENCY

Blt-Ins

<b>10350 WILSHIRE #1102</b>	Open	11-2	<b>rev</b>
<b>\$1,195,000</b>	2+3	CONTEMPORARY	



**STUNNING VIEWS FROM THE WILSHIRE CORRIDOR**

Lovely unit in the famed Diplomat building on the World Famous Wilshire Corridor. 2 en-suite bedrms and a powder room. Redone Kitchen and updated bathrooms. Come add your designer touches and make this unit truly fabulous. Priced at below many comparable properties. Full service building with pool, spa, gym, 24-hour valet and excellent financials! Don't miss this unit!

**MLS#16-100764**  
Melinda and Scott Tamkin 310-493-4141  
COMPASS

Diplomat1102.com

<b>2101 S BEVERLY GLEN #301</b>	Open	11-2	CHIC!	<b>rev</b>
<b>\$899,000</b>	3+2.5	1sty-CONTEMP MED		



**LIGHT AND BRIGHT WESTSIDE CONDO IN GREAT WESTWOOD LOCATION!**

Architectural lines permeate this stunning Westwood condo. Eastern and southern exposure blast this unit with light and city views. An open floor plan combines living and dining anchored by an electronic fireplace. The kitchen features a breakfast bar and stainless steel appliances. The unit's master suite has views, walk-in closet, and a bathroom with separate tub and shower. Balconies stretch across the living area, dining area, and master bedroom. Washer & dryer in unit! 2-car gated parking.

**MLS#16-102776**  
Jeff Yarbrough 323.854.4300  
KW | L.A. LUXE GROUP

www.2101BeverlyGlen.com

<b>2160 CENTURY #1601N</b>	Open	11-2	<b>rev</b>
<b>\$699,900</b>	1+1	CONTEMPORARY	



**AMAZING ONE BEDROOM W/A CITY VIEW**

Location, Location, Location! This 16th floor private corner unit has amazing city views to the east and west. The unit is located on the northwest side of the building and has no neighbors on either side. Lots of natural light. The unit has been remodeled and includes cedar lined closets, wood floors,marble in the bathroom, recessed lighting, custom kitchen cabinets and counters. Bring your picky buyers and make an offer.

**MLS#16-974131**  
Triana Warren 424-241-3499  
BANKERS REALTY EXCLU

Dshwshr

## 06 Brentwood

Single Family

<b>12835 PARKYNS ST</b>	Open	11-2	<b>NEW</b>
<b>\$19,995,000</b>	6+9	2sty-TRADITIONAL	



**SOPHISTICATED NEWLY REMODELED TRADITIONAL IN BRENTWOOD PARK**

Settled on over half an acre in the exclusive enclave of Brentwood Park sits this stunning traditional, newly remodeled by noted architect Ken Ungar with sophisticated design throughout. Gated and tucked behind hedges, elegant, grand-scale interiors are graced with stained oak floors, wainscoting, high ceilings, Calacatta marble details, designer hardware and tasteful custom finishes. French doors open to a magnificent outdoor dining terrace overlooking a large rolling lawn, BBQ, pool and spa.

**Arana/Umansky 424-231-2400**  
THE AGENCY



12306 6TH HELENA DR

Open 11-2 631G4

\$8,350,000

5+6 TRADITIONAL



MLS#16-104998

David Offer 310-820-9341

BERKSHIRE HATHAWAY

www.6thhelena.com

NEW

TIMELESS TRADITIONAL GEM ON LARGE LOT IN COVETED HELENAS

Classic Traditional on large lot in highly desirable Helenas location. Great pvcy, timeless architecture, exquisite detailing, lg lawn, gorgeous gardens w/ spectacular vistas, & finest quality craftsmanship/finishes. 6 outdoor entertainment areas including FP & trellis, covered porch, poolside dining area w/ infinity pl & spa. Great sense of scale/light thruout. 5 BR, 5 1/2 BA + fam rm, game rm, bar & detached office/gym. Very special property in one of the Westside's very finest locations.

11326 ISLETA ST

Open 11-2

\$2,195,000

4+3.5 TRADITIONAL



MLS#16-971045

Jill E & Steve M 310.888.3355

NOORMAND&SOTHEBYS

Cling Fan,Dshwshr,Grbg Disp,Hood Fan

NEW

RECENTLY REMODELED BRIGHT & AIRY 2-STORY TRADITIONAL HOME

Open floor plan w/indoor/outdoor flow. Living and breakfast rooms open to backyard with decking, patio and newer salt water pool. Spacious new gourmet custom kitchen with high end appliances. 2 lrg beds+full Bath downstairs w/Powder rm. Spacious Master Ste w/large walk-in closet & master bath. Also upstairs is a lrg family room/media room with treetop views + addl bed+full bath. Recently installed hardwd flrs. 2 car garage with direct access to the home. This is a rare offering!!

523 S BURLINGAME AVE

Open 11-2

\$7,950,000

5+7 3sty-VILLA



Arana/Rodriguez 424-231-2400

THE AGENCY

NEW

STUNNING MONTECITO INSPIRED HOME

This stunning custom built Montecito inspired home offers all of the finest in upgrades and finishes.Located across the street from the Brentwood Country Club, this home features 5 bedrooms and 7 baths. The main level includes a grand formal living room, a generous formal dining room and chef's kitchen.Upstairs offers a luxurious Master suite and 3 other beautiful bedroom suites along with terraces.Entertain in the home theater and game room with full bar. Incredible backyard with pool and spa.

16341 SLOAN DR

Lunch 11-2 591E1

\$2,190,000

5+5 1sty-FRENCH



MLS#16-104926

Michael Mikail 310-617-6272

RODEO REALTY - B.H.

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

NEW

UPPER BEL AIR LUXURIOUS MINI ESTATE


Elegant & luxurious French style mini estate built in 2001 w/ highest quality,craftsmanship & utmost attention to details. Entertainer's dream home w/many custom features. 5 BR, 5 BA encompassing over 3600 sqft. Grand entry with 12 ft ceiling leads you to this showplace w/ inviting Living Rm & charming fireplace, Family Rm with designer wet bar. Perfect floor plan with all major rooms open to beautiful resort like backyard with oversized pool, spa, BBQ, water fall, large grassy area & city views.

360 N SALTAIR AVE

Open 11-2

\$6,250,000

5+5 TRADITIONAL



MLS#16-104190

Matthew O'Keefe 310-622-7447

GIBSON INTERNATIONAL

NEW

CHARMING TRADITIONAL ON A BEAUTIFUL LOT

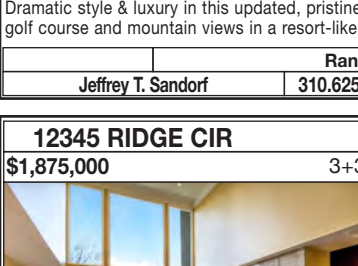
Nestled behind a lush hedge this single story home offers complete privacy. Originally built in the 1930's, it has been tastefully updated. HW floors, crown moldings, vaulted ceilings & custom built 'ins, adorn the interior. The kitchen features a large center island, top of the line appliances, granite counter tops & custom cabinetry. French doors open to an expansive yard equipped with a pool, pool house & bonus room. This is a great opportunity to get into a coveted Brentwood location.

12345 RIDGE CIR

Open 11-2 591/F3

\$1,875,000

3+3.5 2sty-MEDITERRANEAN



Jeffrey T. Sandorf 310.625.4099

THE AGENCY-BW

Range/Oven, Refrigerator, Dishwasher

NEW

SPECTACULAR BRENTWOOD VILLA WITH GOLF COURSE VIEWS!


Dramatic style, luxury and resort-like living in this updated, pristine Brentwood Villa in one of LA's finest gated communities. Stunning 3-bed/3.5-bath 3345 square foot home w/ arch details on a grand scale: floor-to-ceiling windows showcasing the lush golf course and mountain views, soaring ceilings, rich hardwood floors, crown moldings, sun & natural light. Immaculate grounds with 24 Hour Guard Gated Security, sparkling community pool and spa. Enjoy Brentwood living at its finest.

663 HANLEY AVE

Open 11-2

\$3,250,000

4+4 RANCH



Katy Kreittler 310 922 3708

BERKSHIRE HATHAWAY

NEW

PARK-LIKE BRENTWOOD ESTATE -- NO SIGN ON PROPERTY!


Enjoy panoramic views and ocean breezes from this 4BD, 4BA rambling Cliff May/Chris Choate Ranch Traditional situated on a large corner lot and nestled amongst mature trees in a peaceful garden setting. The LR w/tp & formal DR area have direct access to the "resort-like" pool area complete with a "California Room" spacious deck & patio areas ideal for everyday family living and entertaining. There is a large FAM RM/Gym/Off/in-law unit. Move in, remodel, or start new.This is a Great Opportunity!!

12345 RIDGE CIR

Open 11-2 591/F3

\$1,875,000

3+3.5 2sty-MEDITERRANEAN



Jeffrey T. Sandorf 310.625.4099

THE AGENCY-BW

Range/Oven, Dishwasher, Refrigerator

NEW

SPECTACULAR BRENTWOOD VILLA WITH GOLF COURSE VIEWS!


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343 S BUNDY DR

Open 11-2

\$2,285,000

3+3 2sty-COUNTRY FRENCH



Elizabeth Puro 310-418-5427

TELES PROPERTIES

NEW

PROVENCE IN BRENTWOOD


Hidden from the street by walls of mature foliage and gates, you are greeted by beautiful gardens and a customized home that could be anywhere in the South of France. Utterly charming there are 3 bedrooms, 3 bathrooms. Glorious master suite opens to the garden & gourmet kitchen with Viking appliances. Extraordinary attention to detail includes, vegetable dyed hard wood floors, carved doors, custom sconces, wood carved built-in cabinetry, antique limestone fireplace mantels, and high ceilings.

526 TUALLITAN RD

Open 11-2

\$5,950,000

5+5.5 OTHER



MLS#16-979645

Hugh Evans 310-500-1331

PARTNERS TRUST BW

Blt-Ins.,Hood Fan,Micro,Rng/Ovn,Other

rev

NEW CONTEMPORARY FARMHOUSE IN BRENTWOOD

Located on a peaceful cul-de-sac. Sited up above the street, atop a long gated drive, this home offers privacy, views (tree top, canyon and peek-a-boo ocean), and exceptional entertaining spaces. Flooded w natural light, expansive glass doors and windows, and high ceilings throughout. Wonderful indoor outdoor flow. Exquisite details throughout. Upstairs family room. Cook's kitchen w Wolf range and steam oven. Elon Home Controller, Salt water pool. Quality New Construction.

Questions? Need Assistance?  
Contact our Help Desk Department!

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

TUESDAY



<b>126 HOMEWOOD RD</b>	Open	11-2	<b>rev</b>
<b>\$4,875,000</b>	5+3	TRADITIONAL	



**BRENTWOOD TRADITIONAL**

Beautiful Traditional home has been meticulously renovated. Formal living room & dining room, gourmet chef's kitchen w/ adjoining breakfast room Upstairs offers a luxurious master suite w/ bath & adjoining office/nursery, plus 2 family bdrms adjoined by Jack & Jill bath. Downstairs an add'l cozy guest room. Expansive backyard is private w/ surrounding hedges, offers great space for entertaining w/ outdoor fireplace, sports court & streamlined pool.

**MLS#16-101864**  
Chellee Cassels 3102834697  
**DEASY PENNER & PARTN**

Cling Fan, Dshwshr, Dryer, Grbg Disp,

<b>2456 ARBUTUS DR</b>	Open	11-2	<b>rev</b>
<b>\$3,995,000</b>	5+6	2sty-TRADITIONAL	



**EXCEPTIONAL, REFINED NEW EAST COAST TRADITIONAL**

Exceptional, refined new East Coast Traditional. Major ground up construction with soaring two-story foyer and light-filled open flow. Wonderful home for entertaining, with expansive living, dining, and great rooms. Beautiful gourmet kitchen. Master suite with spacious volume. Sparkling pool and spa, with backyard for play and dining al fresco. Wonderful, vast canyon vistas. A serene, artfully built mountain ridge oasis, just across Mandeville from the mansions of Brentwood Country Estates.

**MLS#15-962133**  
Todd Baker 310-801-1475  
**COLDWELL BANKER**

www.2456Arbutus.com

<b>445 S BUNDY DR</b>	Open	11-2	<b>rev</b>
<b>\$2,490,000</b>	3+2	SPANISH	



**REDUCED PRICE. SUBMIT.**

Price Reduced. Owner will entertain any reasonable offer. Excellent location. Single story house on a very nice street. Open floor plan. House has 3 bedrooms, living room with fireplace, beautiful hardwood floors. Top of the line stainless steel appliances, large breakfast room. Master bedroom has French doors that opens to the patio facing the large back yard with built-in barbecue. Existing 2 car garage converted into office space. Plenty room to expand. Close to shops and much more

**MLS#16-969663**  
Michael Tsvilik 310-652-0314  
**RE/MAX ESTATE PROPER**

Blt-Ins, Dshwshr, Grbg Disp

## 06 Brentwood *Condo / Co-op*

<b>11910 MAYFIELD AVE, UNIT 203</b>	Open	11-2	<b>NEW</b>
<b>\$549,000</b>	1+1		




**FANTASTIC BRENTWOOD CONDO!**

Spacious bright one bedroom plus Den/office. Rear corner unit has large south facing patio that runs the width of the unit. Dark wide-plank laminate floors throughout. Stunning kitchen with cesar stone counters and stainless steel appliances. Beautiful bath with dual sinks. Moments to all the San Vicente shops and restaurants. Live the Brentwood lifestyle at its finest!!

**MLS#16-103972**  
Deborah Glusker 310 383 8021  
**CROSBY DOE ASSOCIATE**

Cbl, Dshwshr, Dryer, Frzr, Grbg Disp, Other

<b>289 S BARRINGTON AVE #A208</b>	Open	11-2	<b>NEW</b>
<b>\$475,000</b>	1+1	UNKNOWN	



**MAKE YOUR OWN IMPRINT**

Once you pass through the impressive gated entrance to the lush grounds w/ amenities you'll know you're in a special little corner of Brentwood. This lovingly maintained & expanded unit has a lot of square footage for the price. It's been awhile since the kitchen & bath have been renovated, you'll be able to pick up all this space at a great price. This highly desirable complex w/ its fabulous pools & grounds. The number one rule when buying real estate is location, location, location.

**MLS#16-104638**  
Sherri Noel 3109948721  
**KELLER WILLIAMS-SM**

Dshwshr, Rng/Ovn, Fridg

## 06 Brentwood *Lease*

<b>11343 MONTANA AVE</b>	Open	11:30-2	<b>NEW</b>
<b>\$2,895</b>	1+1.5	TRADITIONAL	

Charming front unit in Vintage duplex located in Brentwood Glen. Garden entry opens to living room with FP and hardwood floors. dining rm, kitchen and powder rm, Upstairs Master Suite, 2 car Garage

**MLS#15-956415**  
Sara Grisanti (310) 317-9327  
**Dshwshr, Grbg Disp, Hood Fan, Fridg**  
**COLDWELL BANKER RESI**

## 07 West L.A. *Single Family*

<b>12293 SUNSET PARK WAY</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,489,000</b>	4+3	TRADITIONAL	



**BEAUTIFUL HOME NEAR SM! SERVING EXPRESSO CART!**

Beautiful home in Sunset Park Way Estates next to Santa Monica. Living, Dining & Family rms open to Chef's kit. w/ Jenn Air dbl oven, Wolf 5 burner stove, 2 Kitchen Aid dishwashers, Stainless Steel frig & sink w/ Kohler fixture, Maple cabinetry & granite countertops. Dbl. paned sliding doors lead to priv. backyard & patio. Rich Hardwood flrs downstairs. Master w/ walk in closet. Master bath w/ porcelain tub & limestone shower & floors. A/C/Heat & direct entry into a 3car gar.

**MLS#16-103968**  
Suzanne Trepany 310-210-6533  
**TELES PROPERTIES**

12293sunsetparkway.com

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

<b>11540 ROCHESTER AVE, UNIT 102</b>	Open	11-2	<b>NEW</b>
<b>\$959,000</b>	3+2.5	1sty-CONTEMP MED	



**NEWER 3 BED CONDO IN PRIME LOCATION**

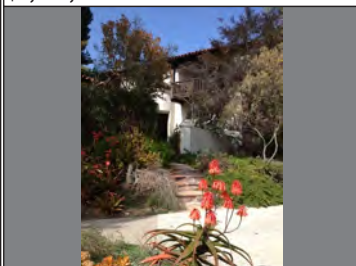
Light bright 3-Bed/2.5 Bath Condo - Brentwood adjacent - minutes from Westwood/UCLA and Santa Monica. Living/ dining room areas open on to a large patio. Gourmet kit w/ high-end appliances, Italian cabinetry, granite counters and stone floors. Master suite w/ 2 closets, one walk-in; bath offers dual sinks, separate tub & shower. 2 fireplaces, beautiful wood floors & shutters throughout; washer/dryer in unit. Small boutique 9-unit, well maintained, secure building offers guest parking.

**C. SCHULTZ/ T.D. CLARKE** 818.522.7134  
**SOTHEBYS INTL REALTY**

www.11540Rochester102.com

## 08 Cheviot Hills - Rancho Park *Single Family*

<b>10405 CHEVIOT DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	3+3	2sty-SPANISH	



**OASIS IN THE CITY**

Two artists have created a shangri-la on a quiet corner of Cheviot Hills. A remodeled Spanish home with a step-down living room with high ceilings, arched windows, original fireplace and stenciling on the beams. Brazilian granite counter top in the kitchen, remodeled master suite and bathroom with Malibu tiles. All over-looking the exotic garden. Outdoor living space with colored stone surface that creates pathways all around the house, leading to a 14 ft. high artist studio with skylights.

**MLS#16-103972**  
Deborah Glusker 310 383 8021  
**CROSBY DOE ASSOCIATE**

Cbl, Dshwshr, Dryer, Frzr, Grbg Disp, Other

## 09 Beverlywood Vicinity *Single Family*

<b>1827 S WOOSTER ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,269,000</b>	3+3	TRADITIONAL	



**SOPHISTICATED, STYLISH HOME**

This sophisticated, stylish home is tastefully remodeled with art deco details and meticulously maintained. Situated in the highly sought after Crestview neighborhood where there is a caring active Neighborhood Association. Conveniently located, close to everything! Approach this wonderful spacious home through a cozy private wood and flagstone deck. There is a lovely L.R. with pretty stone fireplace and newer gleaming hardwood floors. This home is filled with natural light.

**MLS#16-104710**  
Anne Austin (213) 718-1527  
**COLDWELL BANKER HPS**

Blt-Ins, Dshwshr, Dryer, Hood Fan, Micro



<b>1811 HI POINT ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,200,000</b>	3+2	1sty-MID-CENTURY	




**REDEVELOPMENT OPPORTUNITY IN FAIRCREST HEIGHTS, BEVERLYWOOD**

Superb redevelopment opportunity with substantial upside potential in prime Beverlywood neighborhood of Faircrest Heights. Charming mid-century, 3 bedroom and 2 bath home is ready for remodel, expansion or new build on a rare 11,111 sqft lot. Potentially the largest single family parcel in Beverlywood-neighborhood east of Robertson Boulevard which is not adjacent to apartments or freeway. Per UnderBuilt report, current home can be expanded to 4,667 sqft or new home of up to 5,555 sqft may be built.

**MLS#16-104530**  
Jason Gray  
COLDWELL BANKER 310-597-1005

<b>5932 W LUNA PARK</b>	Open	11-2	<b>NEW</b>
<b>\$1,049,000</b>	3+4	CONTEMP MED	



**RARE OPENING AT FAIRCREST COLLECTION - PARK IN GARAGE!**

Stunning 3 bed + office, 3.5 bath home in the heart of hip & central Faircrest Heights. Abundant natural light. Large open living spaces w/10-ft ceilings, designer kitchen w/Bertazzoni range, 2 sinks, center island & custom built-ins + baths w/ Quartz countertops. Master en-suite w/2 closets including walk-in & bath w/over-sized shower. Full size office doubles as 4th bedroom + private 2 car garage w/direct entry. Private rooftop terrace w/incredible city views from Westwood to the Observatory.

**MLS#16-979865**  
Grant Linscott  
KELLER WILLIAMS RLTY 323-300-1174

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

## 09 Beverlywood Vicinity *Condo / Co-op*

<b>1135 S SHENANDOAH ST, UNIT 103</b>	Open	11-2	<b>NEW</b>
<b>\$779,000</b>	3+2.5	1sty-MEDITERRANEAN	



**3BR+2.5BA, NEWER 2010 CONSTRUCTION, GREAT LOCATION**

Luxurious, move-in condition 3Br+2Ba Condo in controlled access complex. Great open floor plan. High end kitchen w/ professional style Fisher Paykel stainless appliances & granite counters. Kitchen opens to large dining area & living room. Living room w/fireplace opens to private patio. Good sized master suite w/ walk in closet. Beautiful master bath w/double sinks, large bathing tub & oversized shower. High ceilings & hardwood floors. Inside laundry. 2 car parking. Recreation room.

**STEVE GELLER**  
COLDWELL BANKER BH 310 777-6237

Gourmet Kit, Hardwood Floors, Patio

## 09 Beverlywood Vicinity *Lease*

<b>1728 S ROBERTSON #2</b>	Open	11-2	<b>NEW</b>
<b>\$2,150</b>	1+1	1sty-CONTEMPORARY	



**ULTRA MODERN BEVERLYWOOD AREA 1 + 1 FULLY LOADED**

HIGH COMMISSION PAID! SEE AGENT REMARKS. FREE 60 INCH LED TV, FREE WIFI, AND FREE DIRECT TV (PREMIUM PACKAGE: HBO, CINAMAX, STARZ, SHOWTIME ETC) INCLUDED.EVERYTHING IS BRAND NEW! EXQUISITE MODERN KOSHER KITCHEN, ALL NEW STAINLESS STEEL APPLIANCES, NEW GRANITE COUNTER-TOPS AND MOSAIC TILE BACK-SPLASH. NEW STACK W/D IN UNIT. NEW CENTRAL A/C UNIT, BEAUTIFUL HARDWOOD FLOORS THROUGHOUT. BEDROOM HAS HUGE CUSTOM CLOSET. BEAUTIFUL BATHROOM. INDIVIDUAL NEW TANK-LESS HOT WATER HEATERS. 6' FENCE WITH

**MLS#16-970935**  
Aaron Biston  
CLIFF THEODORE UZAN 646-671-3587

Antna,Cbl,Cing Fan,Dshwshr,Dryer,Other

## 10 West Hollywood Vicinity *Single Family*

<b>100 N CRESCENT HEIGHTS BLV</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	5+3.5		



**EXPANSIVE MODERN HOME IN THE MELROSE FASHION DISTRICT!**

Welcome to this expansive modern home on a desirable large corner lot. Double doors lead into the dramatic living room featuring soaring high ceilings with skylights and a fireplace. French doors off of the kitchen, lead to a gated backyard oasis, perfect for entertaining. The upstairs features a huge master suite and additional bedrooms. Fantastic Grove-area location in the midst of the Melrose fashion district and some of the city's best shops and restaurants.

**Rutstein | Holcomb**  
**PARTNERS TRUST** 310-500-3921

<b>751 N OGDEN DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+1.75	1sty-SPANISH	



**STUNNING SPANISH ARCHITECTURAL HOME**

Stunning Spanish architectural home completely hedged and gated centrally located near vibrant Melrose area just minutes to some of the best restaurants & nightlife in LA. Wonderful large private front yard. Original details with modern updates, thoughtful renovation with spacious living rm with gorgeous open beamed vaulted ceiling, oak hardwood floors, and Wood-burning fireplace. Entertain guests in gourmet featuring Viking appliances & custom cabinetry. Pvt. enclosed bcktyrd. 2-car garage.

**Michael Collins**  
COLDWELL BANKER-BH N 310-828-4200

[www.751Ogden.com](http://www.751Ogden.com)

<b>866 WESTBOURNE DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	2+3	SPANISH	



**LUSCIOUS GREEN ENCLAVE IN THE HEART OF WEST HOLLYWOOD**

Recently remodeled Spanish-style 2 bedroom and 2 1/2 bath, perfect for entertaining. Gated with landscaped hedges, Lemon and Lime trees. Hardwood floors, a fireplace, and plenty of natural light. Includes an eat-in kitchen, a media room, skylight & a separate dining area. Master bath has a steam shower & the 2nd bath has a step-down tub/shower. 2nd BR has a pull-down "Murphy bed" - perfect for guests. Great indoor/outdoor flow. Truly an oasis in the center of everything this area has to offer!

**MLS#16-103708**  
Carl Gambino  
WEA 424-204-7507

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

<b>1236 GREENACRE AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,395,000</b>	2+2	CONTEMPORARY	



**THIS HOUSE HAS IT ALL! SHOW SHOW SHOW!**

Recently remodeled home sits at the end of a quiet cul-de-sac in WeHo's Hot East side! Gated & hedged front yd, offers endless living, dining & entertaining possibilities. French doors open from every room to a charming central courtyard & lush bkyd. Open kitchen w/central islandw/top of the line appliances including Caesar stone counter tops, Stainless steel back splash, Espresso solid wood Cabinetry, Bertolini oven & Bosch washer & dryer.

**MLS#16-984435**  
Nicole C Nash  
RODEO REALTY INC. 323.428.6398

[www.1236Greenacre.com](http://www.1236Greenacre.com)

## ATTENTION

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

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





## 10 West Hollywood Vicinity

Condo / Co-op

TUESDAY

<b>906 N DOHENY DR, UNIT 415</b>		Open	11-2
<b>\$779,000</b>	2+2	CONTEMPORARY	

**NEW**

**STUNNING CONTEMPORARY TOP FLOOR UNIT**

Stunning remodeled Contemporary top floor unit in prime West Hollywood. Featuring 2 bedrooms and 2 bathrooms, designer finishes, a balcony with views, gym, and sparkling pool. Includes 1 parking space. The HOA includes earthquake insurance and water.



**The Sunset Team** 310.274.3900  
**KW HOLLYWOOD HILLS**

www.906Doheny415.com

<b>740 N KINGS RD #303</b>		Open	11-2
<b>\$659,000</b>	2+2	CONTEMPORARY	

**NEW**

**TOP FLOOR CORNER UNIT WITH WASHER & DRYER**

This top-floor 2 bed/2 bath condo on the front corner of the building faces west with views of the HW Hills through the tree tops. A stackable W/D inside the unit and central ac/heating offer modern convenience. Maple hardwood floors and recessed lighting are throughout the unit. The kitchen has newer granite counters and cabinets. Both bathrooms have been remodeled with marble counters. The balcony runs the entire length of the unit. Large walk-in closet in master. Low HOA fee of \$390.



**MLS#16-971471**  
**Jason Woodruff** 310-770-3101  
**KELLER WILLIAMS HH**

Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,W/D

<b>1045 N KINGS RD #106</b>		Open	11-2
<b>\$635,000</b>	2+2	CONTEMPORARY	

**NEW**

**SPACIOUS CONDO WITH REMODELED KITCHEN & WASHER/DRYER INSIDE**

This spacious two-bedroom, two-bathroom condo in the heart of West Hollywood is less than a block to restaurants and shopping on Santa Monica Blvd. This gorgeous first floor unit has a recently remodeled kitchen and w/d inside the unit. This home has large west-facing windows & a balcony that provide bright afternoon sun. Other highlights include: plantation shutters throughout, newer carpet in both bedrooms, hardwood floors, large closets for ample storage, and secure garage parking.



**MLS#16-103236**  
**Cody Thompson** 310-897-5089  
**KELLER WILLIAMS HH**


Dshwshr,Grbg Disp,Micro,Rng/Ovn, W/D

<b>1121 N OLIVE DR, UNIT 308</b>		Open	11-2
<b>\$625,000</b>	2+2		

**NEW**

**2 BEDROOM TOP FLOOR CONDO**

Heart of West Hollywood. Top floor, spacious 2 bed/ 2 bath condo featuring updates throughout. Open and bright, the floor plan seamlessly flows featuring wood flooring, recessed lighting and plantation shutters. Master and guest bathrooms newly remodeled with dual vanities and glass enclosed showers. Building amenities include secured entry, 2 car parking, updated hallways, courtyard sundeck and pool.



**Ian Rhodes** 323.821.4069  
**KW RHODES LEAD HOME**

1121olive308.com

<b>1010 N KINGS RD, UNIT 306</b>		Open	11-2
<b>\$625,000</b>	2+2	1sty-CONTEMPORARY	

**NEW**

**DESIRABLE LOCATION! 2 BEDROOM PENTHOUSE!**

This front facing contemporary 2 bedroom, 2 bath penthouse with 1,196 square foot penthouse condo is located in a prime location allowing you to experience the best West Hollywood has to offer. Light & bright with beautiful hardwood floors, new paint & carpet throughout. Kitchen with newer stainless steel appliances, butcher block counters and glass front cabinets. Recessed lighting and fireplace. Balcony, secure entry & parking garage. Pool and spa. ALSO OPEN SUNDAY 2-5 PM.



**Mark & Lynn Mirisch Rogo** 310-777-6213  
**COLDWELL BANKER BHN**


Dishwasher, Gas Stove, Microwave, Refrig

<b>1131 ALTA LOMA RD #226</b>		Open	11-2
<b>\$575,000</b>	1+1.5	CONTEMPORARY	

**NEW**

**RARE 1BD+1.5BA CONDO WITH VIEWS AT THE PARK WELLINGTON**

Very rare East facing 1 Bedroom condo with city views at The Park Wellington featuring plantation shutters & private balcony. Move right in or remodel to create your own special sanctuary. Building amenities include 24-hour security, concierge services, resort-style pool, spa, sauna, 24-hour gym & tennis court. Ideal location close to Sunset Blvd & Santa Monica Blvd, high-end boutiques & restaurants. Resort style living in the heart of West Hollywood. Very easy to show.



**MLS#16-103666**  
**ST.JAMES + CANTER** 310.291.1029  
**BERKSHIRE HATHAWAY**

WWW.1131ALTALOMA226.COM

## 11 Venice


Single Family

<b>1308 PACIFIC AVE</b>		Open	11-2
<b>\$4,350,000</b>	4+5	ARCHITECTURAL	

**NEW**

**OPEN TUESDAY 11-2PM**

Ocean views abound from this stunning new Bill Adams Archit. hm in the heart of Venice. Minutes to beach & Abbot Kinney. Main living space has soaring ceilings, oversized windows filling hm with natural light. Gourmet chef's kit w/ center island. Loft area, perfect for office/den. Downstairs has 3 ensuite bathrooms, laundry area & master suite w/large closet & luxurious tub. Fabulous media rm on bottom level w/ private patio & direct access to 2 car garage. Neighborhood commercial land use.



**MLS#16-103872**  
**David Thind** 310-442-1625  
**COLDWELL BANKER - BW**

<b>853 AMOROSO PL</b>		Open	11-2
<b>\$3,895,000</b>	3+3.5	2sty-CRAFTSMAN	

**NEW**

**WALK STREET MODERN CRAFTSMAN**

Two story beach bungalow with dramatic beamed ceilings, finest custom cabinetry & retro lighting, quarter-sawn oak flooring, gracious indoor/outdoor spaces. Dream kitchen w/Viking & Sub-Zero appliances, center island and breakfast bar. Lovely adjoining dining room w/built-in hutch, comfortable den w/deck & welcoming front porch. Master bedroom retreat w/hi ceiling, fireplace, private deck & luxe bath with Waterworks spa tub & exquisite glass tile shower; 2 additional bedrooms w/en suite baths.



**Tony Yollin** 310-213-3948  
**YOLLIN PROPERTIES**


http://www.853AmorosoPlace.com

<b>1106 AMOROSO PL</b>		Open	11-2
<b>\$1,935,000</b>	3+3	OTHER	

**NEW**

**SERENITY BEHIND THE HEDGE**

The traditional exterior with character & charm beckons you to come inside where you'll be seduced by the sophisticated & modern interior. This home's been renovated from the bottom up w/new foundation, stunning interior details, open kitchen concept & great indoor/outdoor flow. The garage is a studio/bonus room. The French doors lead to a gated & secure grassy yard, entertainers deck & seating area. Mature landscaping add to the beauty & privacy of this home, just blocks to all the Lincoln.



**MLS#16-104440**  
**Sherri Noel** 3109948721  
**KELLER WILLIAMS-SM**


Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>855 SUNSET AVE</b>		Refresh.	11-2
<b>\$1,887,000</b>	5+3.5	TRADITIONAL	

**NEW**

**LARGE LOT W/ ENORMOUS POTENTIAL**

More than meets the eye! Enchanting home on Sunset Avenue features modern updates atop a retro foundation. The family made additions to the original double sized lot to expand the home to it's current 2,944 sq ft. With 5 bedrooms, 3 bathrooms and two full kitchens there is plenty of space available! The main great room has a cozy fireplace & a charming exposed wood beam. Outside, the classic, semicircular steps of the patio lead to a lush backyard of bright plants & trees. Truly a must see!



**Tami Pardee** 310-907-6517  
**PARDEE PROPERTIES**

Refrigerator, dishwasher, range/oven



✕ 724 CALIFORNIA AVE

Lunch 11-2

\$1,850,000

3+3 3sty-ARCHITECTURAL



**EYE-CATCHING ARCHITECTURAL**

Minutes from the Venice Boardwalk & shopping/dining on Abbot Kinney, this 3 bed/3 bath home encompasses 1,844 sq ft of contemporary space. Amazing rooftop deck with room for furniture around glass-encased firepit, and sunny skylight. The top level master bedroom has a private deck entrance, closet organizer, and spacious en suite bathroom. Viking appliances and sleek cabinetry face the open floor plan of the living and dining area. Two-car garage and flexible den leads to a ground floor patio.

Tami Pardee

310-907-6517

PARDEE PROPERTIES


NEW

✕ 724 CALIFORNIA AVE

Lunch 11-2

\$1,849,000

3+3 ARCHITECTURAL



**EYE-CATCHING ARCHITECTURAL DESIGNED BY MODATIVE**

Eye-catching Architectural in Venice is minutes from the famous Venice Boardwalk entrance and the eclectic shopping and dining experiences of Abbot Kinney Blvd. Part of a small lot subdivision built in 2013, this 3 bed, 3 bathroom home encompasses over 1,800 sq ft of contemporary living space. Fabulous outdoor features make this home an entertainers dream for all Buyers alike. Enjoy the best of both worlds with stunning architecture & complete functionality!

Tami Pardee

310-907-6517

PARDEE PROPERTIES

Refrigerator, dishwasher, range/oven

NEW

247 WINDWARD AVE

Open 11-2

\$1,375,000

1+1 CALIFORNIA BUNGALOW



**WITH LOVE FROM VENICE**

A happy, sun splashed and soul-soothing California Bungalow + detached Guest Room, nestled in the historic heart, between Venice Beach and the shops + eateries + art of Abbot Kinney Blvd. Organic gardens, fountains, a surf shower, + fireplace outside. Park your car, and stay.... for a while.

Diana Braun

3108665039

COMPASS

www.247windwardave.com

NEW

2307 OCEAN FRONT

Open 11-2

\$5,495,000

3+4 CONTEMPORARY



**VENICE OCEAN FRONT- PRICED TO SELL**

First time on the Market. This one of a kind, ocean front architectural gem offers the rare opportunity to live on the highly coveted Venice beach. This custom built masterpiece is a showcase for modern indoor- outdoor beach living with an expansive open floor plan of over 4100 square feet.

Lindsay Rae Galbraith

310.916.8622

SOTHEY'S INTERNATIO

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

red

11 Venice

Condo / Co-op

1046 PRINCETON DR #205

Open 11-2 672A6

\$1,895,000

0+1 ARCHITECTURAL



**SELLER FINANCING AVAILABLE WORK/ LIVE LOFT**

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

Lee Johnson

310-892-2244

SOTHEY'S INTERNATIO

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

rev

11 Venice

Income

✕ 2329 OCEAN AVE

Lunch 11-2 671/H6

\$1,995,000

Duplex 1sty-CAPE COD



**EAST COAST INSPIRED CAPE COD HOME-CANAL ADJACENT!**

This Venice Canal cottage is the essence of East Coast meets West Coast w/ renovations throughout giving the air of a Hamptons haven. Currently being used as a single-family home, this legal duplex features 2 Bdrms & 2 Baths w/ 2 designer kitchens, that have Waterworks ceramic subway bricks & statuary marble counters. French doors throughout that open onto the recently added deck, creating a beautiful flow of space. A beach bungalow ideal for those looking to combine their love for both coasts!

Tami Pardee

(310)907-6518

PARDEE PROPERTIES

Refridgerator,range/oven,other

NEW

12 Marina Del Rey

Condo / Co-op

1 IRONSIDES ST, UNIT 8

Open 11-2

\$2,495,000

0+0



**BEACH LIVING WITH FULL OCEAN VIEWS**

Wonderful opportunity to own right on the beach. White water ocean views from this tri-level 2 bedroom 2 bath with soaring ceilings. Beautiful unobstructed ocean views from the living area and loft with floor to ceiling windows. Loft area opens to a private balcony. There is also a unique landing area that can be used as a den. The HOA just finished an extensive exterior renovation, with all new windows and railings giving it a terrific upgraded look. Close to restaurants and shops.

Nancy Powell Eisenstadt

310 259-7244

NEW

25 NORTHSTAR ST #2

Open 12-2 701J1

\$1,250,000

3+3 1sty-CONTEMPORARY



**SELLERS MOVED OUT, BRING YOUR BUYERS**

This spacious 3 bed 3 bath condo in Marina Peninsula presents cool, coastal living just steps away from the beach. Large living room flows seamlessly to dining room and kitchen, creating a stylish, graceful environment. Close to the Lighthouse Bridge, bike path and walking trails. HOA dues include earthquake insurance. All this, plus the lowest price per sf on the Peninsula, combine to give you an exceptional value.

Abe Sassoon

310-795-4367

BULLDOG REALTORS

Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg

rev

13 Palms - Mar Vista

Single Family

3651 INGLEWOOD BLV

Open 11-2

\$3,595,000

5+5 2sty-ARCHITECTURAL



**CAPTIVATING NEW CONSTRUCTION WITH PANORAMIC VIEWS**

Newly Staged and Priced, this creative architectural features an Ideal floor plan and impeccable details including Versailles marble counters, vintage steel windows, high ceilings, floor to ceiling doors, playful artisan tiles, radiant heated floors and outdoor courtyard of quartzite with lap pool. Separate guest house and an immense roof deck for entertaining with views of downtown and the mountains.

Ramey Ward

310-266-0867

TELES PROPERTIES BW

Steam Shower, Smart home, Alarm, BBQ

NEW

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

TUESDAY



<b>3531 BARRY AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,495,000</b>	5+6	ARCHITECTURAL	



**STRIKING ARCHITECTURAL**

This home w/retractable hidden sliding glass wall allows you effortlessly to bring the outdoors in & vice versa. If you've been looking for high ceilings, walls of glass & sophisticated use of natural light then this is the home for you. The kitchen opens to the great room, dining & gracious outdoor space w/pool & spa. There's wide plank oak floors throughout & each bathroom is detailed in cool modern materials w/ attention to detail. Situated in the highly desirable MVE, this home won't last!

**MLS#16-104422**  
 Sherri Noel 3109948721  
**KELLER WILLIAMS-SM**

Dshwshr, Micro, Rng/Ovn, Fridg

<b>4130 SUNNYSIDE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,999,000</b>	4+3	MODERN	



**LUMINOUS ARCHITECTURAL IN DEL REY**

Gorgeous open plan custom home w/generous space, light & luxury details. Just a short stroll to the Marina in desirable Del Rey, this just completed architectural features high ceilings, wide plank oak floors, sleek modern kitchen w/quartz island, elegant lacquer cabinetry & walk-in pantry. Luxurious master suite w/white marble bath & huge walk-in closet, 3 additional bedrooms, 2 baths in spacious, comfortable floorplan. Living space opens to beautiful landscaped private yard w/room. Lovely!

**Alice Plato 310-704-4188**  
**COLDWELL BANKER**

Oak Flrs, Stainless apps, hi ceilings

<b>13019 WARREN AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,498,000</b>	5+2.5	2sty-TRADITIONAL	




**OPPORTUNITY KNOCKS**

Location, Location! This expanded 2 story home is located north of Palms on one of the best streets in Mar Vista. This fixer property needs some TLC but offers ample opportunity for remodel, reconfiguration, or build new. Kitchen remodeled in 2000 over looks living/family area and sliding doors to back yard. Upstairs there are two bedrooms with a "Jack and Jill" bath and downstairs are three additional bedrooms and one and a half baths. The garage was previously converted to a work space.

**Bill Barker 310-666-8301**  
**COLDWELL BANKER**

<b>4344 ALLA RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$965,000</b>	2+2	CALIFORNIA BUNGALOW	




**ENCHANTING BUNGALOW IN THE HEART OF DEL REY**

Enchanting bungalow that exudes Southern California indoor/outdoor living at its finest. Polished hardwood floors, open updated kitchen w/dine in nook. Raised ceilings & skylights create an airy & bright living space. Two spacious bedrooms w/ 2 updated bathrooms are perfect for the buyer who wants to move right in to a lock & leave condo alternative. Lush & mature landscaping create the perfect private retreat. Bonus garage is the perfect office. Walk to restaurants theaters and in the Marina!

**Tami Pardee 310-907-6517**  
**PARDEE PROPERTIES**

Refrigerator, dishwasher, range/oven

<b>3623 S. CENTINELA AVE</b>	Lunch	11-2	<b>rev</b>
<b>\$1,295,000</b>	3+4	ARCHITECTURAL	



**BEAUTIFUL NEW CONSTRUCTION!**


New Construction! Interior unit with stunning ocean and mountain views, steps to restaurants and farmers market. The 3 bedroom home boasts over 2,300 sq ft and 3 1/2 bathrooms. Wire brushed hardwood flooring throughout, elegant tiles and custom cabinetry are designer curated with high end Grohe and Delta plumbing fixtures. This home has LED lighting, tankless water heater and an electric vehicle charging outlet. 3623 is one of four architectural SFR homes. No HOA's!

**MLS#16-978341**  
 Tamra (Tami) Pardee 310-907-6517  
**PARDEE PROPERTIES, I**

Dshwshr, Grbg Disp, Micro, Rng/Ovn

<b>14 Santa Monica</b>	Single Family	
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<b>2219 LA MESA DR</b>	Open	11-2	<b>NEW</b>
<b>\$14,775,000</b>	4+6		




**EXQUISITE CRAFTSMAN**

Located on one of the most prestigious streets in Santa Monica, this exquisite craftsman estate built with the finest materials is sited on an 18,000+ square foot lot overlooking the Riviera Country Club Golf Course. The property features 4 bedrooms and 6 bathrooms, living room, family room, den, game room and a beautiful pool, spa and yard.

**Judy Feder 310.858.5464**  
**HILTON & HYLAND**

www.2219LaMesa.com

<b>650 HALDEMAN RD</b>	Open	11-2	631C6	<b>NEW</b>
<b>\$4,150,000</b>	4+4	2sty-CRAFTSMAN		



**RUSTIC CANYON AT ITS BEST!**

A 2 stry shingled home built by architect H.B. Leydon Frost & remodeled by Farrel T. Miles welcomes you into a bright liv rm w/riv rock frpl & high ceilings. Din rm opens to fountain & garden. Kit w/ S/S appl opens to conservatory style brkf rm. Fam rm w/ frpl & French drs open to priv patio, pool, spa & cyn views. A 4th bd & ¾ ba on the 1st flr. Upstrs is a romantic mstr suite w/high ceilings, cyn views, walkin clst & mstr ba w/riv rock frpl. Also upstrs 2 bdrms, 2 ba, fam rm, patio & garden.

**MLS#16-979863**  
 Mary Beth Woods 310-463-1599  
**COLDWELL BANKER**

www.650haldemanrd.com

<b>428 MESA RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,200,000</b>	2+1	1sty-TEAR-DOWN	



**DRIVE BY ONLY- DEVELOPMENT OPPORTUNITY IN SM CANYON**

This is a wonderful opportunity to build your dream home in one of the most sought after and eclectic areas of all the Westside! 10,492 square feet lot of which approximately 2/3's appears flat. There is an existing 2 bedroom plus 1 bath, 936 square feet heavy fixer home on the back part of the property and endless possibilities! There may even be ocean views from a second story! Motivated Seller. Present all offers. Co-listed with Stacy White.

**MLS#16-104514**  
 John Hathorn 310-458-4024  
**PARTNERS TRUST SM**

None

<b>436 ENTRADA DR</b>	Open	1-2	<b>NEW</b>
<b>\$2,150,000</b>	3+2	ARCHITECTURAL	




**BRIAN MURPHY, BAM 2012 RENOVATION**

Modern-designed domicile located in Santa Monica Canyon. Renovated in 2012 by Brian Murphy, BAM, the transformation is initiated once you step through the front door into a two-story great room that includes the living area, teak paneled dining room, play room and open Poggenpohl kitchen. This creative space is flooded with natural light and ocean breezes a blocks away. Three bedrooms plus an office-including a comfortable master suite. The two secondary bedrooms include playful lofts above.

**Frank Langen 310-963-3891**  
**DEASY PENNER & PARTN**

Washer, Dryer, Range, Refridgerator,

<b>621 RAYMOND AVE</b>	Open	11-2	617/G7	<b>NEW</b>
<b>\$1,998,000</b>	3+2	CAPE COD		



**INSPIRATIONAL CAPE COD BEACH HOME WITH PRIVACY & VIEWS!**

Uniquely renovated with high beamed ceilings, skylights, fireplace, (fumed oak hardwood flrs) an ultra-contemporary stainless steel kitchen w/ Subzero refrigerator drawers. Double Doors in the living room open onto a 500 sq. ft wraparound deck an entertainers dream. The master bedrm features loft w/ 2nd story deck & peek-a-boo ocean views. 400 sq. ft. permitted Live/Work/Studio. Blocks to the beach, Main, Abbot Kinney shopping & dining.

**Winston Cenac 310-963-9300**  
**BULLDOG REALTORS INC**

Blt-ins, Dshwsher, Refridg



<b>1314 PINE ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	3+3	SPANISH	



**RARE FIND IN SUNSET PARK**

Everyone's favorite street! Prime Sunset Park location. Close to Will Roger's Elementary School. Spanish style architecture with very nice 1 bedroom/1 bath guest house in the rear. Main house has 3 bedrooms, family room, fireplace, and 2.5 baths. Upstairs has a large master suite. This house needs work but can easily be restored or build a brand new house here and leave the existing guest house. Loads of potential. Bring your designer and contemplate the possibilities.

**MLS#16-104964**  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

Cling Fan,Dshwshr,Hood Fan,Rng/Ovn

<b>629 PICO PL</b>	Refresh.	11-2	<b>red</b>
<b>\$2,295,000</b>	2395000	2+2 3sty-ARCHITECTURAL	



**ALSO OPEN FOR TWILIGHT OPEN HOUSE 3/15 5-7PM**


Stunning architectural hideaway secluded in Ocean Park. This custom-designed home is filled with lavish details. Over 2500 sq ft of opulence includes 2 beds, 2 baths, solid maple floors and 2-car garage. Directional recessed lighting and 12 ft ceilings echo a posh gallery complete with grand skylight in the 900 sq ft great room while India granite counter tops and a Vinotech 250 bottle wine cellar help you delight guests in the Kitchen along with Miele, Sub Zero & Viking appliances.

**MLS#16-976663**  
Tamra (Tami) Pardee (310) 907-6517  
PARDEE PROPERTIES

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

## 14 Santa Monica *Condo / Co-op*

<b>1133 5TH ST #503</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,849,000</b>	3+3	ARCHITECTURAL	



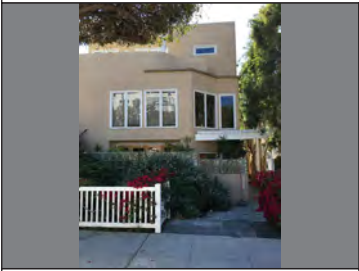
**DESIGNER SANTA MONICA PENTHOUSE**

Major price reduction. Seller is highly motivated. Experience breathtaking SM coastal skyline in this extraordinary penthouse. Fully furnished & renovated by architect Janek Dombrowa. A modern beach masterpiece filled w/ natural light & fresh ocean air. 3 large skylights & 3 balconies w/ sliding glass. The property includes pool, spa and two full spaces in the private garage as well as extra storage. This is the an A+ penthouse in an A+ location. Enjoy the best of Santa Monica at your fingertips!

**MLS#16-973969**  
Allen Sarlo 424-203-1867  
RE/MAX ESTATE PROPER

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

<b>2912 3RD ST, UNIT 2</b>	Open	2-5	<b>NEW</b>
<b>\$1,750,000</b>	3+2	1sty-CONTEMPORARY	



**OCEAN PARK CONDO DESIGNED BY BILL BRANTLEY**

Spacious Contemporary single level unit with high ceilings and huge wrap around patio. Designed by Bill Brantley this Ocean Park condo has great natural light and open floor plan. Hardwood floors, stainless steel appliances and just a few blocks to the beach and Main Street. 3rd Bedroom currently used as an office could easily be converted to a 3rd bedroom

**Tracey Hennessey 310-779-6375**  
GIBSON INTERNATIONAL

built ins,dishwasher, range and oven

<b>1755 OCEAN AVE #608</b>	Open	11-2	671C1	<b>rev</b>
<b>\$1,499,000</b>	1+1	ARCHITECTURAL		



**LUXURY CONDO AT THE SEYCHELLE**

Only unit at The Seychelle available under 2 million. Enjoy resort style living at Santa Monica's premiere luxury new condominium development. Take in views to the Pacific Ocean from this elegantly appointed 1 bed and 1 bath residence, with interiors by the world-renowned Clodagh Design featuring warm wood tones. An open gourmet kitchen blends seamlessly into the great room, and the open terrace beyond with ocean views. Unparalleled amenities including rooftop pool/lounge, gym, & 24hr concierge

**MLS#16-984015**  
Erin O'Connor 3237021970  
THE AGENCY NEW DEVEL

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

## 14 Santa Monica *Income*

<b>2140 STEWART ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,450,000</b>			



**CONTEMPORARY CREATIVE SPACE**

Commercial creative space/recording studio, live/work environment with bright airy rooms, wood floors and high cathedral ceilings. The facility has been used for software development, music production, recording, mixing, visual FX creation, editing, and pre/post production for both film and video. Property features include 6 soundproof climate controlled creative project rooms, a great room, an office, a lounge with full kitchen, 2 full bathrooms, a garden lounge, and parking for 7.

**MLS#16-103152**  
Juliette Hohnen 323.422.7147  
DOUGLAS ELLIMAN

www.StewartCreativeSpace.com

## 14 Santa Monica *Lease*

<b>125 OCEAN PARK BLVD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$16,500</b>	2+2	2sty-CALIFORNIA BUNGALOW	



**BEST BEACH HOME FOR LEASE - STEPS FROM THE SAND -VALET PKG**

Beautiful Contemporary 2+2 Santa Monica Beach Cottage just 3 houses from the sand! Completely remodeled inside & out in 2014 w/ luxury finishes/equipment. Large open living room w/ Grand Piano, fireplace, skylights, Gourmet cook's kitchen, Master suite on upper floor. Beautiful hardwood floors throughout. Large Rear deck & spacious brick patio. Spectacular roof deck with ocean views. Fully furnished. Summer months @ \$27,000/month. Walk to Main St. shops and restaurants. This house has it all!

**MLS#16-102946**  
Meritt Chanin (310) 848-7669  
BULLDOG REALTORS

Cable,AC,Dshwshr,W/D,Grbg Disp,Other

<b>301 20TH ST</b>	Open	11-2	<b>red</b>
<b>\$17,000</b>	5+5	MEDITERRANEAN	



**OPEN TUESDAY 11-2PM**

Reduced! Elegant 2-story Mediterranean home perfectly located on a corner lot at 20th and Georgina in Gillette's Regent Square. 5000 sq ft of livable area. Great light throughout-Classic center-hall plan with view through to sunny pool and patio, 2 master suites-one with office, plus 2 more bedrooms and bath upstairs. Large living room w/11 ft ceilings, leads to patio, 40ft lap pool and spa. Great entertaining home offering total privacy. Beautifully maintained and fully equipped in every way.

**MLS#16-979619**  
Sue-Ellen Douglas 310-710-7682  
COLDWELL BANKER - BW

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

## 15 Pacific Palisades *Single Family*

<b>17455 TRAMONTO DR</b>	Open	11-2	<b>NEW</b>
<b>\$15,500,000</b>	4+5	ARCHITECTURAL	



**CIGOLLE X COLEMAN ARCHITECTS**

Designed by architects for themselves, this home stands on over .75 acre of overlooking Santa Monica Bay. Moving glass walls wrap the main floor consisting of floating kitchen, great room and dining area with fireplace. Four bedrooms, 4.5 baths, and media room comprise the other floors. Free standing steel & glass guest house w/ bath and cooking facilities. Pool, separate spa, gated drive.

**Mike Deasy/Sara Clephane 3102751000**  
DEASY PENNER & PARTN

**THE MLS™ .COM**

**The Source Of Real Time Real Estate™**



<b>826 GREENTREE RD</b>	Open	11-2	<b>NEW</b>
<b>\$7,995,000</b>	5+6	2sty-TRADITIONAL	



**STUNNING EAST COAST TRADITIONAL**

East Traditional in Prime Rustic Canyon. Featuring 5 bedrooms and 6 baths & gym. Spacious living room, library, formal dining room, gourmet kitchen with breakfast area, sun-filled family room. Crown moldings, high ceilings and wood floors thru out. Patio with built-in BBQ, pool and spa in private setting. Patio with built-in BBQ, sports court, pool & spa in a private setting.

Gary Glass 310.820.9343  
BERKSHIRE HATHAWAY

www.826greentree.com

<b>600 SWARTHMORE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,750,000</b>	2+1	CALIFORNIA BUNGALOW	



**ULTIMATE CHARM ON THE BLUFFS**

This darling bungalow lives large and has a wide-open floorplan with 12-ft ceilings, true cook's kitchen, wide-plank Douglas Fir wood floors, skylights and more. Fabulous indoor and outdoor flow between the main house and the 1-bedroom guesthouse that is connected by a romantic outdoor living area/patio with bbq area, built-in dining space and oversized daybed. Gated grassy front yard offers a good sense of privacy. Four blocks stroll to the Village and three blocks to the ocean bluffs.

N Bittan/M Edlen 310-980-1291  
CB-PAC PAL

Range/oven, bbq, fridge, dishwasher

<b>1463 FLORESTA PL</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,695,000</b>	4+5	CONTEMPORARY	



**CONTEMPORARY SHOWPLACE IN PAC PALISADES - NO EXPENSE SPARED!**

Vibrant contemporary masterpiece w/meticulous attention to every detail. Located at the end of a serene cul-de-sac, this home marries sophistication w/ warmth and style. City lights and canyon views. Truly a "home-as-art" residence. Soaring ceilings, huge living room, dining room, palatial master bed and bath. State-of-the-art kitchen w/Miele appliances. Lounge/entertain/dine by pool, fire pit, bar & fountain. No expense spared! Most furnishings available separately. Stainless steel garage door.

MLS#16-102952  
Joan Lurie Farb 310-230-1925  
JOAN LURIE REALTY

Top-of-line Miele built in appliances

<b>1722 SAN REMO DR</b>	Open	11-2	<b>red</b>
<b>\$23,595,000</b>	7+11	OTHER	




**ARCHITECTURAL MASTERPIECE SIGNIFICANT REDUCTION**

In highly coveted Palisades Riviera w/ breathtaking views of the city, ocean & mountains. 7 bedroom, 11 bathroom private transitional estate on nearly 37,000 sq ft w/ expansive lawn areas, swimmer's pool & spa, & spectacular outdoor entertaining area w/ kitchen & bar. Boffi kitchen & top of the line appliances, large breakfast area & two family rooms, 6 impeccable family suites, upstairs family room, a breathtaking den-library & a magnificent master suite w/ large sitting room & jetliner views.

MLS#16-971035  
Gary Glass 310-820-9343  
BERKSHIRE HATHAWAY

1722SanRemo.com

<b>16841 BOLLINGER DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,998,000</b>	3+2	1sty-CONTEMPORARY	




**BEAUTIFULLY UPDATED INSIDE & OUT**

One-level Marquez home redone with an open floor plan and a sense style. Light and airy with

Michael Edlen 310-230-7373  
CB-PAC PAL

Range/oven, dishwasher, refrigerator

<b>1372 GOUCHER ST</b>	Open	11-2	631B4	<b>red</b>
<b>\$1,695,000</b>	+795000	3+3	2sty-TRADITIONAL	




**OCEAN VIEWS. REDUCED!**

Set above the Alphabet Streets in Pacific Palisades, this 2 story traditional home with a mid-century flair offers privacy, security and ocean views. Spacious living room with fireplace. Formal dining room. Cozy lanai/library that is the perfect place watch the magnificent sunsets. 2 large secondary bedrooms + 2 bathrooms downstairs. Master suite with private balcony upstairs.

MLS#16-973513  
Geoffrey Lands 310-339-5757  
BHHS BEVERLY HILLS

<b>16629 AKRON ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,895,000</b>	3+3	2sty-MID-CENTURY	



**IT'S ALL ABOUT THE YARD - & OCEAN VIEW!**

It's all about the yard - & ocean view! On upper, quieter Akron Street. Wonderful yard. 3 bedroom + family room -could be 4th bedroom. House is fixer. Come for Belwood Bakery sandwiches!

Joan Sather 310-740-0302  
SOTHEBY'S INTERNATIO

Range

<b>16630 CUMBRE VERDE CT</b>	Open	11-1	<b>rev</b>
<b>\$3,650,000</b>	5+6	2sty-COUNTRY FRENCH	



**GATED CUSTOM FRENCH COUNTRY ESTATE**

Enter through a privately gated driveway leading to a spacious residence featuring spectacular mountain vistas. This beautiful light and bright home offers high ceilings, 5 bedrooms, an elegant living room, formal dining room and a family room designed to be open to the bright kitchen w/ granite counters, center island, stainless steel appliances and breakfast area all overlooking and open to the large backyard with a patio area w/built in BBQ, spacious grassy yard and sparkling pool & spa.

MLS#16-102632  
Ali Rassekhi 310-359-5695  
COLDWELL BANKER RESI

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

<b>526 BIENVENEDA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	4+2	1sty-MID-CENTURY	



**PULGAS CANYON OPPORTUNITY**

Beautiful and breezy property located in the very private Lower Bienvenida on Pulgas Canyon Bluff! This 6,740 sq ft. parcel lends itself to quiet, sunny, and serene environment and an excellent opportunity for developer project or end-user remodel. Original charming home was constructed in 1942 and features 1,244 sq ft. of living area, 4 bedrooms, 2 baths, updated kitchen and bathroom, new double paned windows, fireplace, and the feeling of paradise with views of Pulgas Canyon from the backyard.

MLS#16-101644  
Ryan Jancula 310-729-6852  
SIR | PALISADES

<b>863 GALLOWAY ST</b>	Open	11-2	<b>rev</b>
<b>\$3,495,000</b>	5+6	CAPE COD	



**CENTRALLY LOCATED**

Beautiful new construction traditional Cape Cod in the Alphabet Streets of Pacific Palisades. Step in this inviting 5 bedroom, 5.5 bath with a wide open floor plan that combines traditional with a modern flair. The high ceilings, natural light and the wide French oak wood floor create a much desired warmth throughout the house. The gourmet kitchen features Sub-Zero/Wolf appliances; open to the family room and the backyard with bi-fold doors that gives an inviting indoor/outdoor feel.

MLS#16-103126  
Marco Rufo 310-488-6914  
BERKSHIRE HATHAWAY

New Construction



<b>858 FISKE ST</b>	Open	11-2
<b>\$3,395,000</b>	5+4.5	CAPE COD



**LOTS OF NATURAL LIGHT**

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

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

Elegance...

<b>18341 COASTLINE DR</b>	Open	11-2
<b>\$2,995,000</b>	4+3	2sty-ARCHITECTURAL



**ARCHITECTURAL WITH PANORAMIC OCEAN VIEWS**

Enjoy stunning panoramic, whitewater, Queen's Necklace & Santa Monica Bay views from glamorous, newly remodeled architectural home on prestigious Coastline Drive. This smart home by Control 4 has it all -- gorgeous pool, great entertainment spaces including gourmet kitchen w/ imported custom European cabinetry, high end stainless appliances, Caesar-stone counters. Private ocean view master suite w/ romantic balcony ideal for enjoying sunsets, plus ocean view office (or 4th bedroom).

**MLS#15-967397**  
Marta Samulon 310-230-2448  
COLDWELL BANKER RESI

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

<b>18326 CLIFFTOP WAY</b>	Open	11-2
<b>\$2,895,000</b>	3+2.5	1sty-ARCHITECTURAL



**STUNNING OCEAN AND CITY LIGHT VIEWS!!**

Spectacular architectural view home has been meticulously rebuilt with great taste and high quality. This beautifully redone home offers quintessential California life style with exceptional indoor outdoor flow. Features include a gallery entry with large walls for art, high ceilings, a grand living room with walls of glass and a sleek fireplace, skylights, and a state of the art eat-in gourmet kitchen. The luxurious Master Suite includes sliding glass doors, huge walk-in closet, patio.

**MLS#16-981219**  
Jana Jones & Fred Holley 310-612-0831  
COLDWELL BANKER BH-S

Cing Fan,Dshwshr,Frzr,Grbg Disp,Hood Fan

<b>18339 WAKECREST DR</b>	Open	11-2
<b>\$2,250,000</b>	3+4	CONTEMPORARY



**COME CHECK OUT THE SWEEPING OCEAN VIEWS!**

Stunning Ocean & Queen's Necklace views! This newly remodeled Sunset Mesa home is located within minutes of Pacific Palisades. This is the perfect entertaining home. Gourmet kitchen with top of the line appliances and center-island opens to the front patio which feels like an outside living room taking full advantage of the coastline ocean views. Large living room dining room combo opens to the outdoor eating area w/ pergola and beautiful landscaped yard.

**MLS#16-102652**  
Adam & Ally Jaret (310)562-4073  
TELES PROPERTIES

18339wakecrestdrive.com

<b>16165 ALCIMA AVE</b>	Open	11-2
<b>\$1,995,000</b>	3+2	TRADITIONAL



**OCEAN VIEW TRADITIONAL IN PACIFIC PALISADES**


Bright & cheerful split level Trad set above the Palisades w/ ocean vus from many spaces & outdoor areas. Open, free-flowing floor plan, sun-filled, loft-like spaces, 2 FP's, hrdwd flrs & vaulted beamed ceiling thru-out. Kitchen/fam rm w/ breakfast area & casual LR each open thru French drs to pvt yd w/ patios, pl & grassy picnic area w/ vus. Inviting ocean view master w/ 2 closets & spacious bath. Charming, warm home on qt st in close proximity to the beach & town.

**MLS#16-982929**  
David Offer 310-820-9341  
BERKSHIRE HATHAWAY

www.16165alcima.com

<b>15 Pacific Palisades</b>	Condo / Co-op
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<b>15500 W SUNSET BLVD #304</b>	Open	11-2
<b>\$1,150,000</b>	1+1	MEDITERRANEAN



**ONE OF THE BEST BUILDINGS IN PACIFIC PALISADES**

Perched on the top floor and tucked into a corner, this light & bright penthouse is the crown jewel in the most coveted building in Pacific Palisades. Private entrance, close to the elevator with direct access to the garage. 2-story living room w/patio provides views across the treetops to the mountains. One bedrm w/soaring ceilings & French doors. Spiral staircase to loft & ocean view roof deck. Award winning building with beautifully landscaped inner courtyard & tremendous pride of ownership.

**MLS#16-103218**  
Marie G. Peterson 310.779.0889  
COLDWELL BANKER-PAC.

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer

<b>16 Mid Los Angeles</b>	Single Family
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<b>2400 S GRAMERCY PL</b>	Open	11-2
<b>\$1,395,000</b>	5+3	2sty-SEE REMARKS



**HISTORIC GRANDEUR IN WEST ADAMS**

Welcome to the stunning John Freemont Salyer residence in Historic West Adams Terrace HPOZ. Built in 1890, this gorgeous home features wedding cake molding, original beamed ceiling and columns, hardwood floors, pocket doors, and stained glass windows. Original elements are complemented by an updated kitchen and bathrooms. 5 bedrooms, 2 baths upstairs. 1 guest bath downstairs. New electrical, copper plumbing, organic soil in the garden, a salt water pool, and so much more. Potential Mills Act.

**MLS#16-104958**  
Demain / Buonocore 323-683-5172  
KW - LARCHMONT

www.COREGROUPLA.COM

<b>16 Mid Los Angeles</b>	Income
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<b>1826 S RIDGELEY DR</b>	Open	11-2
<b>\$1,249,000</b>	Duplex	2sty-CAPE COD



**INVESTMENT OPPORTUNITY IN MID-CITY**


New Construction Duplex conveniently located on a cul-de-sac in Mid-City. Both units are free-standing with no common walls & feat. 3B, 2 1/2 B, w/ upstairs in-unit laundry, recessed lighting & laminate and tile flooring. The modern open floor plan feat. living, dining area, kitchen & powder room downstairs, while the upstairs features a Master Suite, two additional bedrooms and another bath. An ideal investment opportunity for both investors and owner occupants. Delivered Vacant. NO RENT CONTROL!

**MLS#16-104522**  
Morgan Pasco 310.606.3887  
MORGAN REAL ESTATE

Dshwshr,Micro, Stove, Fridge

<b>18 Hancock Park-Wilshire</b>	Single Family
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<b>234 S MUIRFIELD RD</b>	Open	11-2
<b>\$6,750,000</b>	5+5	2sty-TUDOR



**MAGNIFICENT ENGLISH**

Located on one of the most prestigious streets in Hancock Park. Classic elegance throughout w/ masterful restoration & great attention to original detail! Sweeping staircase, LR w/ FP overlooking yard & pool, paneled den, formal & junior DR, Butler's pantry, maid's rm & bath complete the 1st floor. 3 Family Bdrms upstairs plus Mstr Suite w/ Lg walk-in & updated marble bath. Enormous Fam Rm downstairs. One-bdrn gst hse over 4-car garage in addition to a pool hse. Truly an iconic home!

**James Hancock 310-777-6351**  
COLDWELL BANKER BHN



TUESDAY

<b>437 N MCCADDEN PL</b>	Open	11-2	CHIC!
<b>\$3,295,000</b>	4+3.5	2sty-TRADITIONAL	



**CLASSIC HANCOCK PARK MEETS TODAY'S SOPHISTICATED ELEGANCE!**


Rarely does a Hancock Park home capture the origins of the neighborhood as well as today's design trends. This mini-estate does just that. Upon entry, a confluence of rooms stem from a magnesite-clad 2-story entry. Living room is vaulted with stenciled beams, dining has access to a butler's pantry, kitchen melds into a breakfast room and maid's bedroom, den has it's own fireplace, and media room opens to the pool. Upstairs are 3 additional bedrooms (including master). Plus 2-story guest/bonus!

JEFF YARBROUGH 323.854.4300  
KW | L.A. LUXE GROUP

www.437McCadden.com

NEW

<b>416 S VAN NESS AVE</b>	Open	11-2
<b>\$1,850,000</b>	3+3	



**AMERICAN COLONIAL GEM!**

A 1920's American Colonial gem, renovated to 21st Century luxuries and amenities. In the prestigious 3rd Street Elementary School District. This spacious 3,467 sq.ft. (permitted) elegant 2-story has a wide-open floor plan for its 3BR/3BA, with lush new drought-tolerant gardens front and back with many fruit trees. H.W. FL thru-out. Many upgrades are: New electrical system, new roof, new HVAC, new recessed lighting, new kit & cabinets, huge Mstr BR walk-in closet. Studio in the back yard.

June Ahn (323) 855-5558  
COLDWELL BANKER HPS

NEW

<b>848 WESTCHESTER PL</b>	Refresh.	11-2	633
<b>\$1,200,000</b>	4+2.5	2sty-SEE REMARKS	



**WILSHIRE PARK HPOZ -1ST TIME ON THE MARKET IN OVER 30 YRS!!!**

THIS HISTORIC COLONIAL REVIVAL 2 STORY HOME BUILT IN 1919 HAS BEEN BEAUTIFULLY UPGRADED, PRESERVED & RESTORED TO NEAR PERFECTION W/ IMMACULATE PERIOD DETAILS! CROWN MOLDING, GLASS DOOR KNOBS, OAK WOOD FLOORS, WORKING WINDOWS IN ALL ROOMS, FORMAL LIVING ROOM W/ WORKING FIREPLACE, FORMAL DINING ROOM, BREAKFAST ROOM, SUN ROOM, GRANITE KITCHEN COUNTERS, LUSCIOUS BACK YARD W/MATURE TREES FOR KIDS TO PLAY, REBUILT GARAGE W/ BONUS ROOM AND LOT'S OF STORAGE! BUYER TO VERIFY SQ FT & PERMITS.

Kat Becker 323-819-4760  
BERKSHIRE HATHAWAY

STOVE/RANGE, MICROWAVE, DISWASHER,

NEW

<b>536 N ARDEN</b>	Open	11-2
<b>\$3,100,000</b>	4+4.5	MODERN



**BRAND NEW WARM MODERN!**

Incorporating the best in design on best street in neighborhood and steps to Larchmont Village. Situated behind gates and lush landscape. As you enter the open floor plan reveals multiple outdoor entertaining areas seamlessly flowing to all living areas. The kitchen features Sub-Zero and Wolf appliances, huge walk-in pantry and wine display. Dining and family room open to the backyard with pool and outdoor kitchen. Master suite has huge walk-in closet and spa-like bathroom. Smart Home


MLS#16-103686  
Gary Gold 3107410505  
HILTON & HYLAND

Antna,BBQ,Blt-Ins,Dshwshr,Frzr,Other

rev

18 Hancock Park-Wilshire Income

<b>349 N MANSFIELD AVE</b>	Open	11-2
<b>\$1,999,999</b>	Duplex	2sty-SPANISH



**AUTHENTIC SPANISH ECLECTIC DUPLEX ON DESIRABLE MANSFIELD**

Spanish Eclectic Duplex on Hancock Park Adj.'s coveted duplex blocks - This 1927 character rich duplex is 3 bed/3 bath each unit (upper/lower) - Restore this grand ole dame to her former glory or enjoy the original details and authenticity - Upper unit boasts incredible living room - delivered tenant occupied in both units - mammoth duplex is over 5600 square feet of living space and lot size is 7157 per tax rolls - A beauty - great pride of ownership.

STACEY BABBITT 310-804-6027  
COLDWELL BANKER/BHS

NEW

<b>160 N MANSFIELD AVE</b>	Open	11-2
<b>\$1,689,000</b>	2sty-MEDITERRANEAN	

Duplex remodeled, both units 3br/2 ba; formal rooms, kitchen w/ granite counters & built ins. Wooden deck wrapping around the building & yard. Upgraded systems. 3-car garage; additional studio.

MLS#16-982243	Blt-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Other	
N. Hartman/L. Brenner	323.860.4259	COLDWELL BANKER

18 Hancock Park-Wilshire Lease

<b>317 N MANSFIELD AVE #LOWER</b>	Open	11-2
<b>\$4,400</b>	3+2.5	1sty-SPANISH


Come see the new me! Recently remodeled charming lower unit, with just added brand new windows and window coverings! Hardwood floors, central AC, lots of closet space, 2 car garage. Min 2 year lease.

MLS#16-105040	Dshwshr,Dryer,Frzr,Rng/Ovn,Fridg,Other	
L.Brenner/N.Hartman	323.860.4245	COLDWELL BANKER

NEW

19 Beverly Center-Miracle Mile Single Family

<b>6663 COLGATE AVE</b>	Open	11-2
<b>\$3,495,000</b>	4+5	MODERN



**NEW LISTING! BEVERLY GROVE MODERN MASTERPIECE**

Modern design & opulent materials have been melded together to create a superior home in the heart of Beverly Grove. Upon entrance you are greeted by an open flr plan boasting expansive great rm, formal DR & gourmet Scavolini chef's kitchen w/Grigio Italian stone counters & Miele app's. Floor-to-ceiling sliding drs disappear to reveal backyard w/pool/spa "wrapped" in beautiful white Italian marble, lounge & built-in BBQ. Spa-like master, Brahms oak wood & concrete inspired Italian porcelain flrs

Josh & Matthew Altman 310.819.3250  
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

NEW

<b>424 N LA JOLLA AVE</b>	Open	11-2
<b>\$3,595,000</b>	4+4.5	2sty-CONTEMPORARY



**STUNNING DESIGNER SHOWPLACE WWW.424LAJOLLA.COM**

Spectacular newly built custom home. Walled & gated contemporary architecture at its finest. Soaring ceilings, bright open floor plan, walls of glass, pocketed Fleetwood door systems & all the luxury amenities required by today's sophisticated "lifestyle" buyer. One-of-a-kind designer home features amazing indoor-outdoor living spaces; custom Italian kitchen w/ Miele appliances; designer bath tile & fixtures; state-of-the-art home automation system.

MLS#16-101108  
Omega Group-Ron Keinan 310-779-5348  
KELLER WILLIAMS

www.OmegaGroup.LA

rev

19 Beverly Center-Miracle Mile Income

<b>1227 S CRESCENT HEIGHTS</b>	Open	11-2
<b>\$1,750,000</b>	Triplex	2sty-SPANISH



**TRIPLEX IN SO. CARTHAY**

TRIPLEX - beautifully maintained 1936 spanish in South Carthay in HPOZ. Front unit is 2 story 2+1.5, Rear units are both 2+1. Beautiful hardwood floors throughout all the units, as well as beautiful original tile and period details. Lower unit has new kitchen cabinets and Quartz countertops. All units are generously sized, have wood burning fireplaces and come with detached private garage. Lovely shared garden in the rear. Tenant occupied. 24 - 48 hours notice to show

MLS#16-101926  
Selcer/Bailey 310-850-2107  
KELLER WILLIAMS BEVE

Rng/Ovn

NEW

Questions? Need Assistance?  
Contact our Help Desk Department!

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




19 Beverly Center-Miracle Mile

Lease

5550 WILSHIRE #214

Open 11-2 633C2

\$5,125 2+2 CONTEMPORARY



MLS#15-932151

Beverly Taki

SEABREEZE ESTATES

3.5% BROKER CO-OP IF LEASED BY MARCH 31ST

New Modern Apartments.LA's sophisticated age where style is back! Ready for those who want living spaces filled w/high-end modern touches. This unique bldg boasts panoramic city views of Hollywood Hills/LA. Outdoor terraces, resort-style pool, spa, sun deck, & cabanas. The outdoor space includes 2 gas barbeques/ fire pit w/ comfortable surround seating. Feel lush gardens, soothing waterfalls, resident movie theater, expansive fully equipped fitness center. Shorter terms at higher lease price/mo.

Creative space, for den or 3rd bedroom

20 Hollywood

Condo / Co-op

6206 BANNER AVE #2

Open 11-2

\$600,000 2+1 FRENCH NORMANDY



MLS#16-105068

Michael Tunick

BHHS CA PROPERTIES

THE MOST UNIQUE PROPERTY YOU'LL SEE ON CARAVAN TODAY

Charming 2+1 3-level 20's townhouse in an 8-unit walled & gated courtyard boasting a 2-story Living Room w/ floor/ ceiling chimney, exposed beams, hwd floors, picture window & an industrial skylight. The updated kitchen features S/S appliances, newer paint & fixtures. A pvt Trex patio, in-unit W/D & 1-car garage complete this offering, which has only 1 common wall & feels like an SFR. Minutes from Larchmont, Farmers Mkt., Arclight, 4 studio facilities & all the new Hollywood shopping & dining.

www.6206Banner2.com - SEE FULL PG B&W AD


20 Hollywood

Income

853 N MCCADDEN PL

Open 11-2

\$1,264,900 SPANISH



MLS#15-963885

Grant Linscott

KELLER WILLIAMS RLTY

GREAT INVESTMENT OR DEVELOPMENT OPPORTUNITY IN HOLLYWOOD!

Incredible opportunity to develop or remodel a duplex delivered vacant on this huge lot in a prime area of Hollywood adjacent to Hancock Park. One unit has 2 bed, 1 bath unit and the other has 1 bed, 1 bath. With a 7,250 square foot lot zoned LARD1.5, the property backs up to an alley which may allow further building benefits. There is a separate garage as well. Some of the finest dining can be found down the street including Osteria Mozza, Providence and Trois Mec. Incredible location!

Blt-Ins


21 Silver Lake - Echo Park

Single Family

2225 INDIA ST

Open 11-2

\$799,000 2+1 SPANISH



MLS#16-101986

Brian Ades

SOTHEBY'S REALTY

CHARMING 2 BEDROOM/1 BATH 1937 SPANISH BUNGALOW

This charming 2 bedroom and 1 bath 1937 Spanish bungalow sits on a corner lot set above the street on a gentle slope with great curb appeal and a well-manicured yard. Featuring a comfortable front patio that opens up to a spacious living room with hardwood floors, a fireplace, exposed beams and great natural light. A country dining area opening up to the backyard and kitchen is perfect for entertaining. Kitchen features stone counter tops, good storage and a O'Keefe & Merritt stove.

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

1622 N BENTON WAY

Refresh. 11-2

\$799,000 2+2 TRADITIONAL



MLS#16-104552

Josephine Tataryan

SOTHEBY'S INT REALTY

SILVERLAKE GEM- ENTERTAINERS PARADISE!

MILLION DOLLAR VIEWS OF THE DOWNTOWN SKYLINE SURROUND THIS PERFECT ECO-FRIENDLY HOME LOCATED IN THE HEART OF SILVER LAKE. Two separate decks make for a thrilling entertainers paradise. Lovely and open, light filled living area with Bamboo floors. Great open kitchen, with views of the backyard and DTLA. Additional bonus structure on the property that makes for a perfect office or reading/relaxing space. Minutes away from shopping ,restaurants, the Reservoir. This is not one to miss!

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

21 Silver Lake - Echo Park

Condo / Co-op

2508 HYPERION AVE, UNIT 101

Open 11-2

\$815,000 2+2.5 3sty-CONTEMPORARY



MLS#16-104552

Erica & Tiffany

SOTHEBY'S

CONTEMPORARY LOFT WITH CUTTING EDGE DESIGN

3 story, live/work loft unit designed by Jay Vanos, AIA. The unit boasts a floor plan with emphasis on light, space, and contemporary design combined with state of the art appliances in the heart of Silver Lake. Almost 20' high ceilings, walls of windows, strand woven bamboo floors, Viking stainless steel appliances, stone and granite counter tops, private direct entry garage, private intercom entry system, private rooftop deck and endless city and mountain views including Griffith Observatory.

Viking Appliances, Direct Access Garage

21 Silver Lake - Echo Park

Income

2150 ELSINORE ST

Open 11-2

\$1,750,000 CRAFTSMAN



MLS#16-101170

Phil Missig

BERKSHIRE HATHAWAY

SILVER LAKE: CRAFTSMAN 4-PLEX

Incredible Silver Lake Craftsman four unit building with unparalleled curb appeal and Old World charm. This trophy property has four grand one bedroom and one bath units all with their own laundry. The upper units have glimpses of the Los Angeles skyline along with enclosed private porches. All four units have been renovated with great attention to detail. This landmark building exemplifies the Craftsman architecture and style. \*This is your client's opportunity to view this great property!

Landmark Trophy Building

1766 W SILVER LAKE DR

Open 11-2

\$1,400,000 SPANISH



MLS#16-105030

Keith Endow

BERKSHIRE HATHAWAY H

VINTAGE TRIPLEX ON WONDERFUL CORNER LOT!

Convenient and Opportunity to purchase a well located & charming Silver Lake rental property or use all 3 units (2 bedroom 1.5 bath with balcony upstairs and 2 bedroom townhouse and 2 bedroom 1 bath unit) for your own use including bonus areas of the basement. There is a 3 car garage and open patio behind the garage. Nice steel staircase at the rear of the building. Just blocks away from the Lamill Coffee Cafe and other shops like MILK Desserts and much more. Building can be delivered vacant.

Rng/Ovn

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

Do RIGHT by Your Sellers

Put their Property in the MLS

Listings in the MLS Get More Exposure

More Offers & More Money



**22 Los Feliz** *Single Family*

<b>2436 N COMMONWEALTH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,125,000</b>	4+3		




**COLONIAL REVIVAL IN THE HEART OF LOS FELIZ**

This Colonial Revival in the heart of Los Feliz has a flawless floor plan w/ 4BD/3BA & family room. This beautiful Georgian has been tastefully preserved & enhanced its original character. The next level has a pool & spa surrounded by stonework & gardens. Above the pool level is a grassy yard & above that is a lush retreat of plants & palms. Truly special!

**MLS#16-104510**  
A Lascano, B Farrugia  
HILTON & HYLAND 424.253.5489

www.alphonsobjorn.com

<b>3686 AMESBURY RD</b>	Refresh.	11-2	<b>red</b>
<b>\$1,699,000</b>	3+3	TRADITIONAL	



**STUNNING MOUNTAIN VIEWS**


Reduced & Ready! Lovely 2800sqft, 3bd + Den & 3ba Traditional. Prime, N of Loz Feliz Blvd locale on nearly 9000sqft lot. Formal entry, living & dining rooms w/detailed moldings & mountain vistas. Updated kitchen w/large center island. Upstairs large master suite w/ remodeled bathroom & walk-in closet. 2 guest rooms & finished bath. Additional office/family room w/FP. Grassy flat pad, room for pool, mature landscaping & lovely views of the San Gabriel Mountains. 2 car garage. Franklin ESD.

**MLS#16-978685**  
Patrick Moya  
SOTHEBYS INTL REALTY 310.770.2418

www.3686Amesbury.com

**28 Culver City** *Single Family*

<b>4430 VINTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	4+3	MID-CENTURY	




**BEAUTIFUL REMODELED 4-BEDROOM HOME IN CARLSON PARK**

Large open living and dining room with hardwood floors and picture window looking out to the quiet tree-lined street. Separate family room with brick fireplace and glass sliding door to the large grass yard. Huge master suite with master bathroom with his & her sinks, walk-in closet, vaulted ceiling and sliding glass door to the garden. Gorgeous backyard with mature landscaping, grass yard, garden, raised patio & barbecue area, all surrounded by green trees for privacy.

**MLS#16-104096**  
Todd Miller  
KELLER WILLIAMS-SM 3105602999

Open House Sunday 2-5pm & Tues 2-5pm

<b>4028 HURON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+3	TUDOR	




**GORGEOUS 1929 TUDOR-STYLE HOME WITH DETACHED GUEST HOUSE**

Gorgeous 1929 Tudor-style Home with detached Guest House in Culver City. Living room with beautiful hardwood floors, fireplace, coved ceiling & wood-framed window looking out to the quiet tree lined street. Formal dining room with glass door to the remodeled kitchen with granite counters, S/S appliances and center island with wine fridge. Large master suite with sitting/office area. Near Culver City's great schools, shops & restaurants! Great Westside Location!

**MLS#16-104364**  
Todd Miller  
KELLER WILLIAMS-SANT 310-560-2999

Dshwshr,Rng/Ovn,Fridg

<b>10851 FAIRBANKS WAY</b>	Open	11-2	<b>NEW</b>
<b>\$875,000</b>	2+2	CONTEMPORARY	



Charming 1930's Lindberg Pk home in prime location within the neighborhood. Short distance to Farragut Elem, CC Middle School & HS. Beautiful hw floors throughout house. LR w/ fireplace, plantation shutters & coffer ceiling. Full size formal dining rm off kitchen w/ sunny breakfast rm off kitchen. Breakfast rm has built in glass front cabinets & full size buffet for all your dishes & serving ware. Galley style kitchen has attached service porch w/ laundry hookups & laundry sink.

**MLS#16-103122**  
Martin Feinberg  
KELLER WILLIAMS-SANT

Grbg Disp

<b>12057 ALBERTA DR</b>	Open	12-2	<b>NEW</b>
<b>\$699,000</b>	2+2	1sty-TRADITIONAL	



**GREAT OPPORTUNITY IN CULVER CITY DEL REY AREA!**

Great opportunity for builders or developers! Located a on a cul-de-sac in desirable Del Rey in Culver City but with City of Los Angeles services. This house is in a highly coveted, established residential area, with easy access to the Southern California tech boom in Silicon Beach. Major fixer.

**MLS#16-103512**  
Marta Samulon  
COLDWELL BANKER RESI 310-230-2448

<b>4412 MOTOR AVE</b>	Open	5-7	<b>rev</b>
<b>\$2,998,000</b>	5+6	ARCHITECTURAL	



**TWILIGHT TONIGHT**


Spectacular custom modern masterpiece by AmitAppel DesignWorks and award winning designer Adeet Madan located on a large quiet corner lot in the most coveted Carlson Park area of Culver City. This 5 bedroom 5.5 bath 4000 plus square foot Trophy Property complete with pool and spa boasts soaring ceilings from 9 to 18 feet high, with top of the line materials and finishes such as Venetian Stucco, Italian Tiles, Oak floors, Solid interior walnut doors & Fleet wood sliding doors throughout and more

**MLS#16-102176**  
Steven and Zee Spezzano  
THE INTEGIRTY TEAM 213-494-3888

Keller Williams Sunset

**28 Culver City** *Lease*

<b>3429 CAROLINE AVE #2</b>	Open	11-2	<b>NEW</b>
<b>\$2,795</b>	2+1	1sty-MODERN	



**ULTRA MODERN CULVER CITY 1 + DEN/2ND BEDROOM LEASE**

HIGH COMMISSION PAID!!! SEE AGENT RMKS EVERYTHING IS BRAND NEW! EXQUISITE MODERN KITCHEN, ALL NEW SS APPLIANCES, NEW GRANITE COUNTER-TOPS AND SUBWAY TILE BACK-SPLASH. NEW W/D IN UNIT. BEAUTIFUL NEW HWD FLOORS THROUGHOUT. BEDROOM WITH FROSTED SLIDING DOORS. GLAMOROUSLY DESIGNED BATHROOMS WITH BLUETOOTH SPEAKERS. 60 INCH LED TV INCLUDED. FREE WIFI AND DIRECT TV (PREMIUM PACKAGE) INCLUDED. NEW CENTRAL A/C WITH NEST THERMOSTATS. TANK-LESS WATER HEATERS. 6 FT. HIGH SECURITY FENCE WITH LIVE VIDEO.

**MLS#15-960615**  
Aaron Biston  
CLIFF THEODORE UZAN 646-671-3587

Atc Fan,Cing Fan,Dshwshr,Dryer,Frzr,Etc.

**NEW! The MLS Stats**

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search!

It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!





30 Hollywood Hills East Single Family

2867 BELDEN DR		Open	11-2
\$2,779,000	3+2	2sty-ARCHITECTURAL	



**NEW**

**STUNNING MID-CENTURY MODERN "GLASS HOUSE" BY ED NILES AIA**

RECENTLY RENOVATED 3 Bed + 2 Bath "GLASS HOUSE". THIS WAS ED NILE'S FIRST PROJECT & WAS COMPLETED IN 1966. THE HOME HAS AN OPEN & FLEXIBLE FLOOR PLAN W/ A SMART NEW KITCHEN & MASTER BATHROOM OFFERING STATE OF THE ART APPLIANCES & LIGHTING. THIS VERY SPECIAL PROPERTY FEATURES FLOOR TO CEILING WINDOWS THAT SURROUND THE HOME W/ AMAZING CANYON AND CITY LIGHTS VIEWS FROM EVERY WINDOW. THIS AWESOME CLASSIC ARCHITECTURAL HOUSE IS NOT TO BE MISSED!

Keven McConnell	310.430.2304
TELES PROPERTIES	
TWILIGHT OPEN HOUSE 6-8PM	

6313 BRYN MAWR DR		Refresh.	11-2
\$2,195,000	4+4	2sty-SPANISH	




**NEW**

**GORGEOUS DESIGNER DONE SPANISH COLONIAL**

Emotional Casa in this exclusive celebrity riddled enclave. 4 spacious bedroom suites, city viewing loft with fireplace and patio, sun laden pool with spa and richly tiled waterfall - owned by a leading design team with all the elements and accoutrements one could want. This is a sensational offering which will not last..

Brent Watson	310.600.9119
COMPASS	
Pool, A/C, Heat,	

3268 N KNOLL DR		Open	11-2
\$1,949,000	3+4	CONTEMP MED	



**NEW**

**ROMANTIC AND STUNNING MEDITERRANEAN IN LAKE HOLLYWOOD**

A romantic Mediterranean in the coveted Lake Hollywood Knolls is an entertainer's dream. Attention to detail is obvious upon entry. The elegant living room has high ceilings, hardwood floors, fireplace, recessed lights, French doors that open to the front veranda and backyard. Stunning beveled glass windows, coffered ceiling and large formal dining room. Sumptuous master suite will delight the most discerning, with balcony, fireplace, hillside views. Lushly landscaped and mosaic tile pool. Views

MLS#16-103588	
Tom Otero	323-570-0036
RODEO REALTY	
Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro	

6111 MULHOLLAND HWY		Open	11-2
\$1,650,000	3+2	MID-CENTURY	



**rev**

**UPPER BEACHWOOD CANYON RETREAT**

Spacious & Private Mid-Century w/spectacular views. Wrap around deck & concrete patio surround a black-bottom, heated pool w/an enclosed garden below. Open floor plan features living & dining rooms w/wood floors, wood-burning fpl & French doors that open to deck & pool/patio areas. Kitchen has granite counters, breakfast banquette & SS appls. Master suite w/walk-in closet & bath w/spa tub. Central HVAC, security camera system & leased solar system. Beautifully maintained & move-in ready.

MLS#15-963091	
Rose Ware	213-369-9171
BHHS-BH	
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	

31 Playa Del Rey Single Family

7854 W 81ST ST		Open	11-2
\$1,695,000	4+3	TRADITIONAL	



**NEW**

This perfectly situated home with a pool and spa is located in a highly sought after location of Playa del Rey. Open floor plan with remodeled kitchen including granite countertops provides for an ideal entertainment setting. The home boasts tons of potential with it's whitewater, mountain and city views. Perched atop 81st St, this 2-story home features 4 beds, 3baths, a pool, spa and much more! This is a must see.

MLS#16-104876	
Agnieszka Rosiak	
GIBSON INTERNATIONAL	
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn	

31 Playa Del Rey Condo / Co-op

8675 FALMOUTH AVE #122		Open	11-2
\$429,000	1+1	CONTEMPORARY	



**NEW**

**PERFECT STARTER IN PLAYA**

Charming SeaGate single level condo w/hardwood floors, granite kitchen w/pass-thru breakfast bar to dining area, sunny living room & serene master w/sliding glass doors opening out to huge private patio surrounded by nature. Gas fireplace, high ceilings, generous closet space, private laundry room, secure parking for 2 cars, guest parking. Call listing agent Alice Plato at 310/704-4188 for Falmouth gate walk-in access. Unit #122 to the left/south of 8675 numbered building.

MLS#16-104630	
Alice Plato	3107044188
COLDWELL BANKER	
Hrdwd flrs, pool, spa, fireplace	

39 Playa Vista Condo / Co-op

13031 VILLOSA PL, UNIT 412		Open	11-2
\$979,000	2+2.5		

**NEW**

This Luxurious Penthouse is one of the most desired units in the Serenade complex. 3 story unit has an open floor plan and soaring ceilings with tons of light. 2 bedrooms, 2.5 Bathrooms and a loft.

Wheeler Coberly		310.351.6234	PARTNERS TRUST BW
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41 Park Hills Heights Single Family

3774 EDGEHILL DR		Open	11-2
\$674,500	3+2	1sty-TRADITIONAL	



**NEW**

**BEAUTIFUL LEIMERT PARK TRADITIONAL!**

Bright and beautifully done traditional home located in the desirable Leimert Park area. This 3 bed, 2 bath property boasts an inviting living area with fireplace that flows into a den and large formal dining room. The updated kitchen also includes a roomy laundry area and backyard access. Featuring beautiful hardwood floors, central heat and air, spacious bedrooms and a Master that opens onto abundant outdoor space, perfect for entertaining. Centrally located, close to shops and services!

Leslie Romanesko	310.461.1830
KELLER WILLIAMS HH	
www.leslielahomes.com	

61 Lake Balboa Single Family

7728 OSTROM AVE		Refresh.	11-2
\$519,000	3+2	1sty-TRADITIONAL	



**NEW**

**LAKE BALBOA BEAUTY**

Bight and airy traditional refurbished with a stylish contemporary feel. New flooring, fresh paint, LED recessed lighting. L/R has gorgeous marble fireplace. Light-filled Kitchen has granite counters and whitewashed cabinetry. En-suite Master features an architectural archway to a step-down Sun Room. Family Room and Master Suite open to glorious, over-sized backyard. Park-like oasis with mature fruit trees and hot tub. Walk to schools.

Hope Faust	310-709-6319
RODEO REALTY - BH	
www.7728Ostrom.com	

Questions? Need Assistance?  
Contact our Help Desk Department!

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


TUESDAY



TUESDAY

62 Encino Single Family

<b>5255 ENCINO AVE</b>	Open	11-2
<b>\$6,999,000</b>	6+12	




**NEW**

The South of France in Amestoy Estates! One of the largest homes in the Valley w nearly 16,000 sq. ft. of French inspired living spaces on 1.44 acres of unbelievable grounds. Walled and gated for max privacy. 4 bonus structures include pool house, guest cottage, enormous office (perfect for recording studio) & game room. Sensational great room w full bar, wood beamed ceilings & custom fireplace from 1755 w full view of the pool & yard. Chef's kitchen with center island and dual ovens.

Aaron Kirman 424-249-7162

<b>17528 JAYDEN LN</b>	Refresh.	12-2
<b>\$6,850,000</b>	6+9	CAPE COD



**BRAND NEW HAMPTONS STYLE ESTATE IN PRIME ENCINO!**

Hamptons style new construction located on a tree lined street and set back from the street offering tons of privacy in prime Amestoy Estates. On a 3/4 acre lot, this custom estate is beautifully designed with every feature imaginable for living and entertaining. 3 levels of pure craftsmanship. 17+ seat movie theater with 180" screen, 2 wine cellars, gym, indoor lap pool, basketball court, guest house, 4 car garage, Creston smart home system controlled with the tap of a button.

MLS#16-971781  
Michael Shlomof (310) 728-9969  
ONWARD CAPITAL, INC.

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

**NEW**

<b>5218 SHOSHONE AVE</b>	Lunch	11-2
<b>\$3,195,000</b>	6+6.5	COUNTRY FRENCH



**GORGEOUS COUNTRY TRADITIONAL AMESTOY HOME ON ALMOST 1/2 ACRE**

Rich, custom woodwork abounds on the walls, floors & coffered ceilings of this 6,500-plus sf home. 2-story great room. Den/family room w/ large bar. Office w/ vaulted ceiling. French doors to yard w/ pool, gazebo & BBQ area. Dining room seats 18. French Country kitchen. 1st floor master w/ 2 bathrooms & custom closets. 3 remote-controlled fireplaces. Comprehensive sound system in home & yard. Retractable movie screen w/ projector in great rm. Wonderful indoor/ outdoor flow-an entertainer's dream!

MLS#16-103536  
J. Gershon & T. Herald 310-985-2719  
CB BH SO & SOTHEBY'S

BBQ,Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other

**NEW**

72 Sherman Oaks Single Family

<b>15122 MARTHA ST</b>	Open	11-2
<b>\$899,000</b>	3+2	TRADITIONAL



**STYLISH RENOVATED NOBLE ESTATES TRADITIONAL**

Thoughtful details and contemporary updates in warm, welcoming renovated 3 bed/2 ba. Traditional yet updated exterior, modern and stylish interior. Dining room with bay window. Kitchen redesign w/ stnlss, custom cntrs/cabinets, wood bar, exposed brick. New master w/ custom tile bath, walk-in closet, gabled ceiling. New dual-pane windows, pocket doors. Tnkls wtr htr. Pool w/new tile/coping, patio awning, fire pit. Kitchen windows open to outdoor serving bar. Garage remodel w/electric car outlet.

Michael Kelly 323-270-0471  
JOHN AAROE GROUP

**NEW**

REMINDER

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

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

<b>5400 LEMONA AVE</b>	Open	11-2	561-J2
<b>\$829,000</b>	2+2	1sty-TRADITIONAL	



**SPACIOUS ROMANTIC UPDATED HOME ON A LARGE CORNER LOT**

Located on a large corner lot -Adorable romantic Spacious home offers two bedrooms ,two bathrooms with french doors opening to a lush private backyard with decks and spa , Perfect for entertainment . Updated throughout. What a deal! Don't miss it.  
Twilight open house 5-7pm

Valerie Goldstein/Chorin 310-995-6344  
GIBSON INTERNATIONAL

Ref,stove,dish.,washer,dryer,a/c,spa

73 Studio City Single Family

<b>3123 DONA ELENA PL</b>	Open	11-2
<b>\$2,448,000</b>	4+5	CONTEMPORARY



**OPEN 11AM-2PM AND TWILIGHT 6-8PM!**

Beautifully constructed contemporary in the west Donas has been impeccably appointed with the finest finishes from around the world. Entertainer's kitchen features gorgeous European cabinetry, top-of-the-line appliances from Thermador, a separate fridge/freezer and opens to your family room with sliding glass pocket doors leading to a private backyard with an Italian glass tiled pool. Stunning living room with soaring 11ft ceilings with architectural gas fireplace.

MLS#16-104482  
Tom Scrocco/Randy Isaacs 310-890-2220  
COLDWELL BANKER - SS

www.3123DonaElena.com

**NEW**

<b>11912 SUNSHINE TER</b>	Lunch	11-2
<b>\$1,399,000</b>	3+3	3sty-VILLA



**STUDIO CITY REMODELED CHARMER WITH GREAT SPACE**

South of the Blvd., Carpenter Elementary, Remodeled 3 bed/3ba plus office and family room. Oozing with charm, this light-infused home is gated and private.

Andrea Korchek 818-371-0933  
WISHISOTHEBY'S

Remodeled Kitchen and Baths

**NEW**

<b>12741 KLING ST</b>	Refresh.	11-2
<b>\$1,295,000</b>	4+4	1sty-POST MODERN



**LARGE LOT IN STUDIO CITY**

THE BEST VALUE IN STUDIO CITY. This single story, gated, 4 bedroom, 4 bath traditional home, with a modern flair, has been remodeled and expanded and is situated on an expansive 10,300+ square foot lot. Living room with accordion doors that open to the expansive private backyard that contains a built-in kitchen area with bbq, a large sun-drenched pool & spa, plenty of grass and huge trees that provide tons of shade.

BRYAN ABRAMS 818-266-4300  
JOHN AAROE GROUP

OVER 10,000 LOT W/ POOL

**NEW**

<b>11616 LAURELWOOD DR</b>	Lunch	11-2
<b>\$995,000</b>	3+2	1sty-TRADITIONAL



**CITY VIEWS BEAUTIFUL GARDENS 3+2 LUNCH**

Stunning traditional 3+2 with beautiful terraced garden and city views.. Garden was designed by HDTV for Landscaper's Challenge. Has wonderful outdoor patio for Al Fresco dining. Serene environment, hardwood floors, fireplace, new roof, cozy and romantic, on large lot. Come for lunch and don't miss this.

carole gillie 310-621-2699  
RODEO REALTY

refrig,wash,dry,dishwas

**NEW**



3230 IREDELL LN

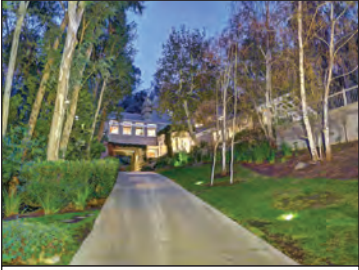
Open 11-2

\$5,750,000

3+4

ARCHITECTURAL

rev



ONE OF KIND "FRYMAN CANYON" GATED ARCHITECTURAL RETREAT

GORGEOUS FRYMAN CANYON ESTATES ARCHITECTURAL FARMHOUSE RETREAT BY RENOWNED FIRM, HODGETTS + FUNG, AIA. UP A LONG GATED DRIVE ON 2+ LUSH ACRES. DRAMATIC HIGH CLNGS, WD FLRS, FRENCH DRS. 'GREAT' ROOM W/ADJ OFFICE. 2 PWDR RMS. SUPERB CNTR-ISLE CHEF'S KITCH. OVER-SIZED DINING RM. HUGE MASTER SUITE W/4 WALK-INS, SIT RM, FP, LOFT, LG BALCONY, GORGEOUS BA. 2 OTHER INTERIOR BDRMS + 2 OUTDOOR GUEST SPACES W/BAS. GATED PL/SPA. MAGICAL SETTING W/MATURE FOLIAGE, LAWNS, & GARDENS.

MLS#16-969317

Verna Helbling 310 849 2485

BERKSHIRE HATHAWAY

75 Valley Village

Single Family

12308 LA MAIDA ST

Open 11-2

\$859,000

3+2

TRADITIONAL

NEW



GEM IN A HIGHLY DESIRABLE LOCATION

Located on a gorgeous, tree lined street in Valley Village. This 3 bedroom 2 bathroom home features a bright, open floor plan. Vaulted ceilings above the spacious living room, which opens up to a newly remodeled kitchen that features a large granite center island, newer custom cabinets, stainless steel appliances and wine fridge. Large front grassy yard. Garage features a newly built sound/vocal booth and office. Plenty of extra storage. This is a real gem in a highly desirable location.

MLS#16-104830

R Schwartz, Z Sklar 310.383.5949

HILTON & HYLAND

www.socalluxuryestates.com

95 Mount Washington

Single Family

411 W AVENUE 42

Open 11-2 595-A4

\$379,000

1+1

NEW



IF IT'S PRIVACY YOU WANT, IT'S PRIVACY YOU'LL FIND IN THIS

sweet gated Mt Washington retreat. The low care setting combines an ample front patio with little else to manicure so you're free to paint under the trees, weave in the liv rm or bring forth that screenplay with energy to spare. The sunny eat-in kitchen can calls for a big pot of pasta & crusty bread to share, the laundry room adds storage, a loft over the spacious bedroom makes for a cozy sleeping alcove or truly great closet & big living room walls can hang great art or that big screen.

Liz Johnson 323-397-6041

COMPASS - PASADENA

Tree Top Views

415 W AVENUE 42

Open 11-2 595-A4

\$379,000

1+1

1sty-COTTAGE

NEW



STEP BACK IN TIME TO WHEN MT WASHINGTON WAS DOTTED W/PRIVATE

summer cabins & you took the trolly from DTLA, hiked the hills & settled on where to build your rustic slice of paradise. Generations of family have loved this slice of bliss & they are ready to hand it to the next owner so loosen your tie, kick off your stilettos & hang a hammock in the trees while your contemplate how you'll make it your own...writers retreat? Project to expand while honoring its happy past? The possibilities are here, just bring you're imagination & come dream a while.

Liz Johnson 323-397-6041

COMPASS - PASADENA

Tree top Views

1025 Atwater

Single Family

3250 GLENHURST AVE

Open 11-2

\$795,000

3+2

SPANISH

NEW



LARGE 3 BEDROOM 2 BATH ATWATER HOME

This sizable corner home has a wonderful layout, as well and a great location. It's extremely clean and bright. There is a desirable layout with master suite and bath ant one ind and two other bedrooms and bath at other end of house . There is even a den off living room which could double as a nice sized 4th bedroom.Large kitchen & dining room make this a very sought after home. Central heat and air, three off street parkings, detached garage and newer windows compliment this house.

MLS#16-979307

Kevin Williams 323-804-6409

COLDWELL BANKER RESI

Dshwshr,Dryr,Grbg Disp,Rng/Ovn,Fridg,Etc

1458 Montecito Heights

Single Family

1050 PAGODA PL


Open 11:30-1:30

\$825,000

3+2

RANCH

NEW



HISTORIC AND SPECIAL HOME AT VERY TOP OF MONTECITO HEIGHTS

Sitting on a sprawling flat promontory at the end of a small, private street. Classic 1930's ranch with mini orchard of fruit trees. Professionally installed raised beds for vegetables and herbs. Outdoor fireplace. Sweeping views of the city and looks out to a neighboring mountainside that has just been designated as a preserved park space. Large master bedroom plus 2 additional bedrooms, a character-rich kitchen with custom cabinets, granite and butcher block counter tops and farm sink.

Rona K. / Jackie C. 424.202.3257

TELES PROPERTIES

2045 Valley Glen

Single Family

6522 BABCOCK AVE

Refresh. 11-2

\$495,000

2+1

CALIFORNIA BUNGALOW

NEW



CHARMING TRADITIONAL BUNGALOW IN BEAUTIFUL VALLEY GLEN

Steps from Valley Plaza Park -charming 1940's traditional bungalow in a lovely pocket that straddles Valley Glen & NOHO. Brimming with potential Open floor plan's spacious kitchen features gorgeous custom wood cabinetry. 2 bedrooms W/ ample closet space, along with a groovy wood-paneled bthrm. Separate Indry area off kitchen. private, fully gated back yard. sound recording studio in the converted garage! Driveway w/carport & wrought-iron gate can easily accommodate multiple tandem car prkng.

MLS#16-104020

The Kostrey Collection 310-382-4908

KW LARCHMONT

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

6301 ETHEL AVE

Refresh. 11-2

\$887,000

4+4

TRADITIONAL

red



FABULOUSLY REMODELED VALLEY GLEN TREASURE!

1 block north of newly renovated Valley Glen Community Park! open flr plan, natural light from 6 skylights. Formal dining room &gourmet kitch w/new cabinetry, quartz cntertops & SS appl.Familyrm w/wood burning fireplace, high beamed ceilings & French drs ALL NEW; horizontal slatted fence,HVAC windows, doors, & flooring, roof,electrical,HVAC,tankless h20 heater,sewer line, plumbing, drought tolerant lndscape & irrig systems. Custom "Majestec" UV reducing screens.2 car garage w/storage, Indry room

MLS#16-981331

The Kostrey Collection 310-382-4908

KW LARCHMONT

Clng Fan,Dshwshr,Dryer,Frzr,Grbg Disp

