

THURSDAY OPEN HOUSES

22 Los Feliz Single Family

| | |
|--|---|
| 2308 NOTTINGHAM AVE Lunch 12-3 593J3 \$3,777,000 5+5 2sty-MEDITERRANEAN | NEW EXTRAORDINARY RESTORED C1923 MEDITERRANEAN PRIME LOS FELIZ Extraordinary Cote D'Azur Mediterranean circa 1923 tour de force offers unparalleled period character, warmth and ambiance on one of the most prestigious streets in all of Los Angeles. Formal entry leads to massive step-down living room. Newly landscaped flat grassy back yard encompasses a true swimmers pool and secluded full two-story one bedroom two bath guest house. Long gated driveway & sweeping downtown views & privacy. Classic elegance |
| | MLS#15-886481 Konstantine V/Rick Y 323-270-1725 SOTHEBY'S LOS FELIZ www.2308Nottingham.com |

32 Malibu Beach Single Family

| | |
|--|---|
| 6525 POINT LECHUZA DR Open 9:30-12 626H7 \$13,495,000 4+4 ARCHITECTURAL | NEW ARCHITECTURAL MARVEL MAJOR PRICE REDUCTION The LaFetra Beach House, Pierre Koenig's last built project, is an irreplaceable architectural marvel 11-years in the making. The magnificent location, a Cyprus studded cliff top that juts out toward the Pacific at the tip of Broad Beach, feels as much like Carmel as Malibu. This oceanfront setting is ideal for the modern steel-frame masterpiece, where walls of glass welcome the sight and sound of rolling waves to create a private, breathtaking sanctuary. |
| | MLS#15-885747 Cory Weiss 310-922-1124 DOUGLAS ELLIMAN Innovative. Irreplaceable. Iconic. |

95 Mount Washington Single Family

| | |
|--|---|
| 1115 OBAN DR Open 10-2 594-J2 \$710,000 3+3 2sty-CONTEMPORARY | NEW OH, OH, OBAN...HOW DO I LOVE THEE? LET ME COUNT THE WAYS... I love thee for being the perfect place to move in, unpack & revel in my stylish new home, I love thee for being that special nest for a first time buyer w/no time to fix or weed, I love the soothing view & light that fill every room, I love knowing my dinner parties will flow seamlessly down to the big, open living area where guests hang out as I whip up a feast (or open take-out from one of the close & fabulous NELA spots!), ready to come home to renew, relax & enjoy, that's how I love thee. |
| | MLS#14-803565 Liz Johnson 323-397-6041 TELES PROPERTIES |

427 MUSEUM DR Open 10-2 595 - A4 NEW

| | |
|-----------------------------------|---|
| \$442,000 1+1 1sty-COTTAGE | GREAT THINGS OFTEN COME IN SMALL PACKAGES & THIS PETITE MT. Washington cottage is a bundle of surprises. This 1924 charmer started its life as an original weekend retreat far out in the country, but then the city caught up to this lovely canyon & now its woody seclusion beckons you back via Gold Line or freeway to a hustle & bustle free life that is still just minutes from all of LA. Come home to a very private rear patio perfect for a morning coffee, warm wood floors & move-in ready updated kitch/liv room, bonus office, and, rare double car port. |
| | MLS#15-886081 Liz Johnson 323-397-6041 TELES PROPERTIES SEPARATE ENTRANCE TO BONUS STUDIO!! |

| | |
|---|---|
| 3027 FUTURE ST Open 10-2 594 H4 \$405,000 1+2 1sty-COTTAGE | NEW SUNSET TO FIREWORKS VIEW!! HANDY TO ALL OF NELA & PRIVACY!! Why rent or go the tiny landless condo route when you can have this hillside oasis on a 5300+ sq ft lot. Slip thru the spacious retreat with a feeling of space beyond its 1 bedroom. The L/R room opens to kit & den to feel welcoming, sliding doors to a wonderful court yard. There's a detached bonus space perfect for home office or the occasional guests. & add a set of stairs & you'll have access to the rambling back 40. Abundant storage, single enclosed garage at the street & waiting to be yours! |
| | MLS#15-886081 Liz Johnson 323-397-6041 TELES PROPERTIES |

FRIDAY OPEN HOUSES

55 Canoga Park Single Family

| | |
|---|---|
| 20949 BURTON ST Open 11-2 530B2 \$475,000 4+2 1sty-RANCH | NEW TOTALLY RENOVATED CLASSIC CALIFORNIA RANCH First time on the market since 1957! Classic California Ranch Home totally renovated and ready to move in. Professionally remodeled and landscaped. Stylish retro design incorporates classic character and charm along with today's modern amenities. 4 bedrooms, 2 new baths, gorgeous new kitchen, hardwood floors, Large open floor plan living dining area with fireplace opens out to a huge flat grassy yard with room for a pool. Long driveway with plenty of off street parking, an oversize 2 car garage |
| | MLS#15-886397 Mark Bessey 310-266-7853 JOHN AAROE GROUP Dshwshr,Dryer,Hood Fan,Rng/Ovn,Wshr |

62 Encino Single Family

| | |
|---|---|
| 4533 ESTRONDO DR Open 11-2 561D4 \$6,995,000 7+9 ARCHITECTURAL | red NEW PRICE! ULTIMATE IN LUXURY, STYLE, & CUTTING EDGE DESIGN Newly constructed architectural features tons of volume that makes way for stylish living against walls of glass that open to incorporate beautifully executed outdoor spaces Upstairs, find 6 generous ensuite bdrms incl. the secluded master w/pvt. balcony, huge walk-in closet, & deluxe bath. Multiple roof decks provide incredible space for outdoor entertaining & the yard is complete w/ infinity pool w/ spa, waterfall, & guest house. Home theater, elevator, vertical garden, 3-car garage, & more! |
| | MLS#14-803565 Sally Forster Jones 310-691-7888 JOHN AAROE GROUP www.4533estrondo.com |

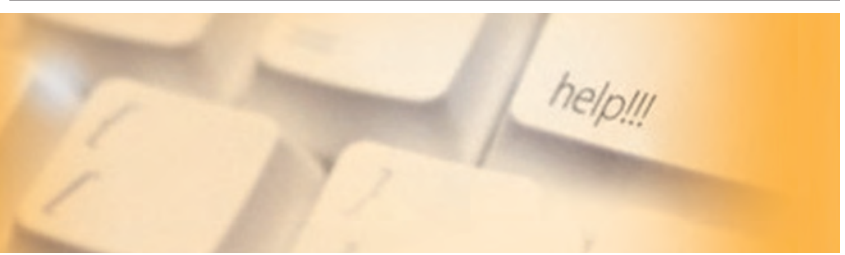
76 North Hollywood Single Family

| | |
|---|---|
| 6154 LAUREL GROVE AVE Refresh. 11-2 532F7 \$530,000 2+1 1sty-TRADITIONAL | NEW GORGEOUS, BRIGHT & AIRY 2 BEDROOM/1 BATH Amazing neighborhood on a quiet street this perfect turn key starter home is perfectly landscaped and it features an updated kitchen and bath, wood burning dual fireplaces in living room and den, beautiful hardwood floors throughout and bedrooms with ample closet space. Clean lines, custom window treatments and an open floor plan, den area leads to your private bricked patio with wood lattice for shade and a manicured, lush backyard! |
| | MLS#15-886081 David Pinkham 310.435.8616 JN SAAD REALTY Blf-Ins,Cbl,Clng Fan,Dshwshr,Dryer,Other |


THURSDAY & FRIDAY

Questions? Need Assistance?
 Contact our Help Desk Department!

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



999 Out of Area Single Family

| | | | | | |
|---|-----|-----------------|------|-------|------------|
| 423 FULLERTON AVE | | Open | 11-2 | 888J6 | NEW |
| \$2,999,900 | 6+7 | MEDITERRANEAN | | | |
| MAGNIFICENT CALIFORNIA TUSCANY - NEWPORT BEACH | | | | | |
| Magnificent two Story California Tuscan with 6 Bedrooms and 6.5 Baths. You Enter Into a Formal Entrance with High Ceilings. Living room w/ magnificent fireplace, French doors and high ceilings. Open Gourmet Kitchen, Stainless Steel Appliances, 2 Center Islands, Viking professional grade refrigerator. GE Profile 21 Bottle wine cooler. Slab Granite Counter Tops. Walk To Schools. 5 minutes from the beach. | | | | | |
|  | | | | | |
| MLS#15-824655 Wayne Pridgen 310.301.6523 HILTON & HYLAND | | Blt-Ins,Rng/Ovn | | | |

| | | | |
|---------------------------------|-----|------------------------------------|------------|
| 4785 PARK ENCINO LN #138 | | 561D3 | NEW |
| \$675,000 | 2+2 | 1sty-OTHER | |
| MLS#14-795969 | | | |
| Carla Patterson 310-779-8629 | | Dshwshr,Elvtr,Grbg Disp,Stove,Frig | |
| JOHN AAROE GROUP | | | |



Resort living at its finest. Move in ready. Exclusive Encino Towers. 24 Hour-Guard Gated Community. Spacious open floor plan. Two marble fire places. Large eat-in kitchen with high end appliances. Master incl generous walk-in closet. Expansive patios off the liv rm, kitch & master offer privacy amongst lushly landscaped grounds. Swimming pool, spa, tennis courts & clubroom. Perfect for frequent travelers. Moments to Ventura Blvd. Great for small pets. HOA inc earthquake ins., water, cable.

SUNDAY OPEN HOUSES

BY APPOINTMENT

05 Westwood - Century City Condo / Co-op

| | | | |
|--|-----|--------------|------------|
| 10490 WILSHIRE #702 | | 632C2 | NEW |
| \$1,025,000 | 2+3 | CONTEMPORARY | |
| BY APPOINTMENT ONLY. Easy to show. An Amazing opportunity to purchase a rarely available "B" unit in the highly desirable Elegant Blair House. Afternoon sun fills this spacious unit with light. An open, airy feeling in this exceptional floor plan with 2 en suite bedrooms plus a powder room. Laundry in unit. Balcony off kitchen and living room with western views. Endless amenities...24 hr Valet, Concierge, Pool, Fitness room, Tennis, Recreation room to name a few. | | | |
|  | | | |
| MLS#15-881203 Lynne Rose Sahakian 310-281-4383 COLDWELL BANKER RESI | | | |

01 Beverly Hills Single Family

| | | | | | |
|---|-----|--------------|-----|---------------|------------|
| 252 S ALMONT DR | | Refresh. | 2-5 | 632H2 | red |
| \$2,145,000 | 3+2 | OTHER | | | |
| BRING ALL OFFERS!! VERY MOTIVATED SELLER!! \$50,000 REDUCTION! GREAT OPPORTUNITY!! Move right in or remodel to your dream home. 3+2 + Detached Gst/Maid w/ 3/4 ba + clst (buyer to verify permits). | | | | | |
| MLS#15-822961 | | Rng/Ovn | | | |
| Samira Kerani | | 310-777-0076 | | KARLTON STONE | |

62 Encino Condo / Co-op

| | | | |
|---|-----|---|------------|
| 4727 PARK ENCINO LN #129 | | 561D4 | NEW |
| \$879,000 | 3+3 | | |
| RARE opportunity to own a 3 bd 3 ba den 2500 sf Encino Towers. 24 hour guard gated community. S. of Ventura Bl. Located above waterfall overlooking pool area. 2 large decks + huge patio. Corner unit has 2 fireplaces, master w/2 walk-in closets, eat-in kitchen, din room, liv room, den, lots of windows. HOA incl earthquake ins, basic cable & water. | | | |
|  | | | |
| MLS#15-884899 Carla Patterson 310-779-8629 JOHN AAROE GROUP | | Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn | |

999 Out of Area Single Family

| | | | | | |
|----------------------------|-----|--|------|-------|------------|
| 27495 MANOR HILL RD | | Open | 12-4 | 921H7 | NEW |
| \$1,500,000 | 5+5 | MEDITERRANEAN | | | |
| MLS#15-880325 | | | | | |
| Robert Moleff 323-605-8640 | | Cent Vac,Dshwshr,Grbg Disp,Micro,Rng/Ovn | | | |
| COLDWELL BANKER RESI | | | | | |



Revel in luxury indoor-outdoor living in this former model-home nestled in the spectacular guard-gated community of San Joaquin Hills with breathtaking panoramic views of hills, sunsets, & city lights. An exquisitely designed open floor plan features 5 generously sized bedrooms including an often sought-after main floor suite. Splendid architectural details include well-crafted horizontal cut travertine flooring, custom paint in harmonious colors, plush carpeting, plantation shutters.



FRIDAY & BY APPOINTMENT

SUNDAY

Do **RIGHT** by Your Sellers
Put their Property in the **MLS**

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

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.

