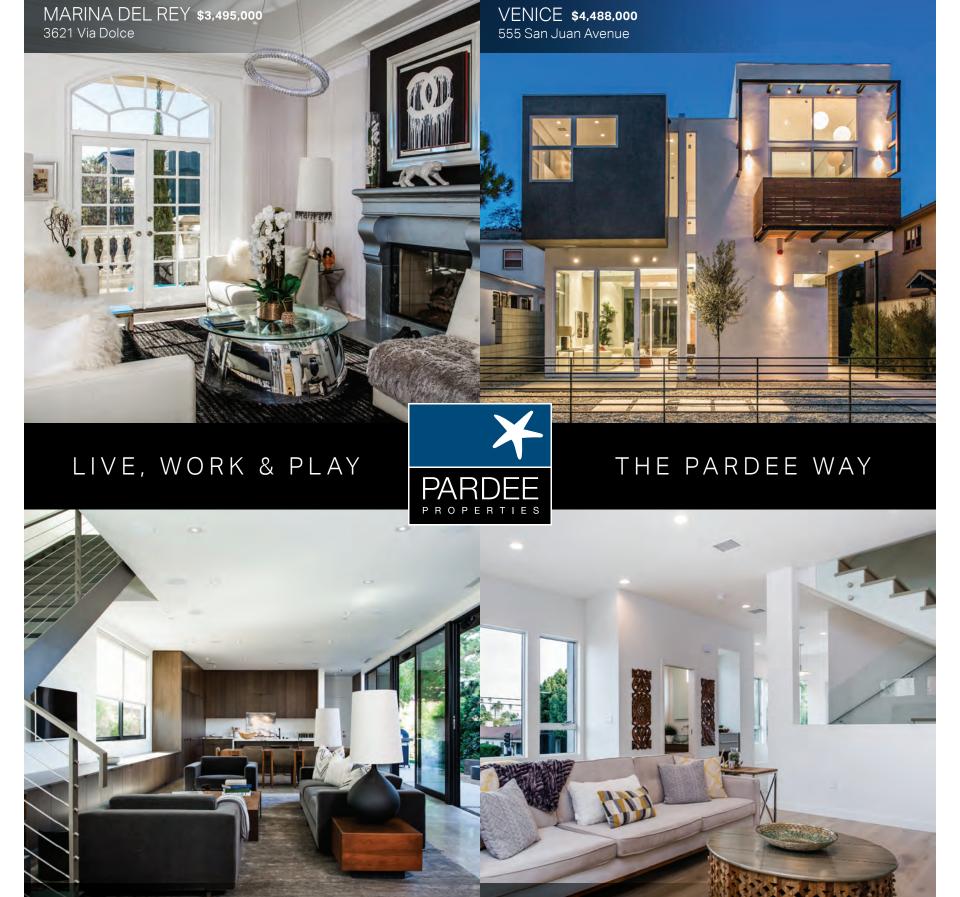


BROKER CARAVAN

INTERNATIONAL

TUESDAY, MARCH 1, 2016

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE



VENICE \$3,395,000 2013 Louella Avenue MAR VISTA \$1,350,000 3621 1/2 Centinela Avenue

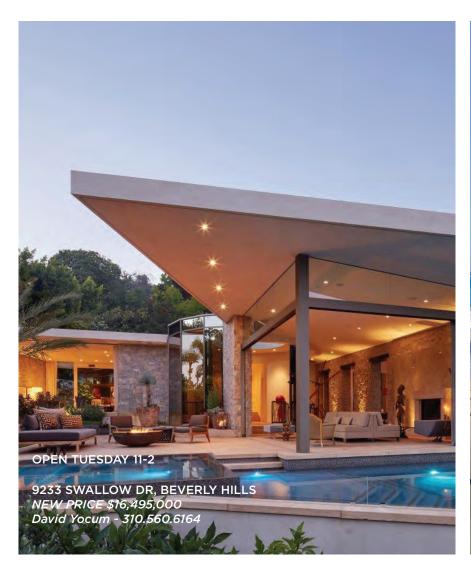




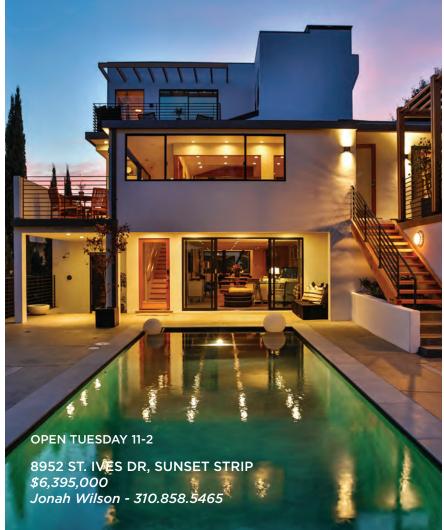


OPEN TUESDAY 11-2 12753 MULHOLLAND DRIVE, BHPO \$12,800,000 Linda May - 310.492.0735











HILTONHYLAND.COM

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

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ELMER GREY, F.A.I.A.

NEW EXCLUSIVE! OPEN TUESDAY 11 – 2PM & THURSDAY 10 – 2PM

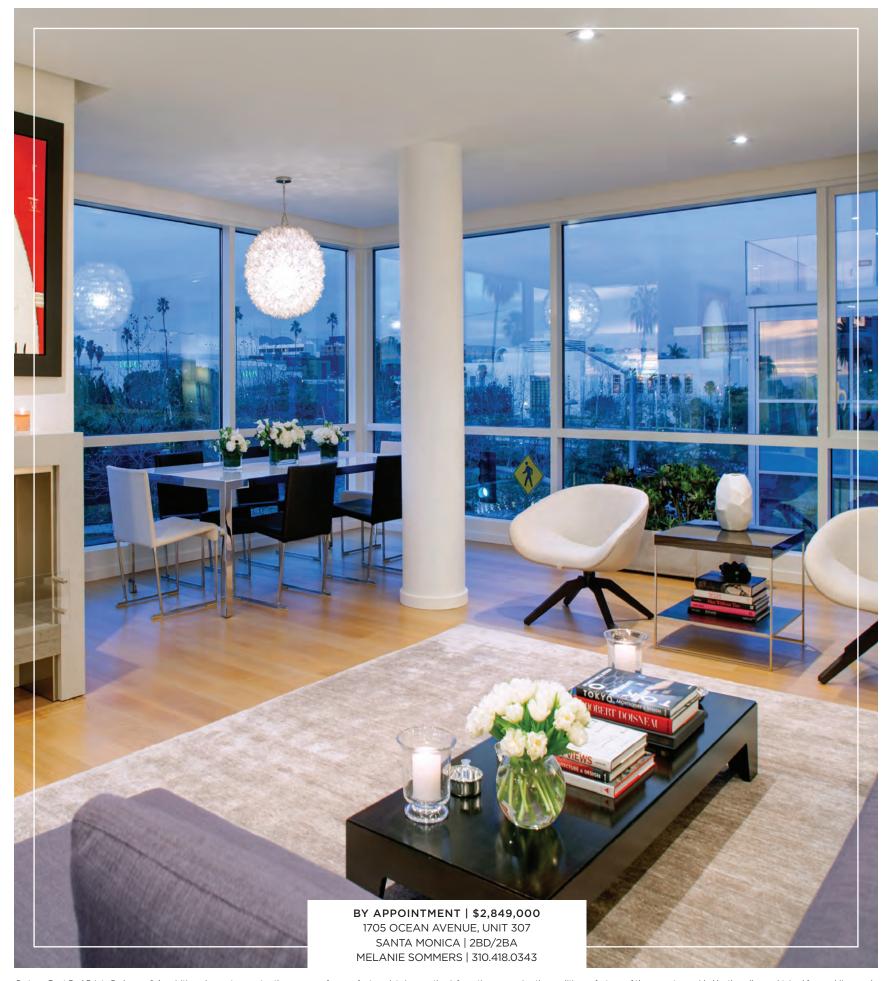
999 South San Rafael Avenue – Pasadena The Clifford Barnes Estate, 1912

Oak Ridge, also known as the Clifford Barnes Estate, was designed in 1912 by Elmer Grey, F.A.I.A. This park-like private 1.6 acre estate property showcases Grey's talent as an exceptional architect of the first quarter of the twentieth century. Oak Ridge is located in Pasadena's Edenic San Rafael Hills, and is sited at the end of a gated long private drive. Here, Grey brings an open breezy modernity to the plan, masterfully combining Eastern Shingle Style and Craftsman elements suitable for a grand two story family residence set within a California garden. As Pasadena's Victorian-era landscape transitioned into a new, modern world, Grey's application of low-pitched, gabled roof and dormers, heavy use of wood rafters, wood-shake siding, and pebble dash stucco exteriors provide a perfect counterpoint against the architectural formality of the late-nineteenth century. Generous common rooms open to multiple outdoor loggias which meld seamlessly with the garden. The residence displays fine fixtures, Grueby tile fireplaces, and fine woodworking throughout, and includes: 6 bedrooms, 5 bathrooms, eat-in kitchen, detached artist's studio, 3 car garage, finished basement/entertainment room, wine room, and a long lap pool. Recently approved Mills Act Contract affords significant tax savings.

architectureforsale.com \$5,499,000 / Matthew Berkley & Crosby Doe

310.275.222 architectureforsale.com[™]





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



20580 BETTON WAY, TOPANGA DAVID KELMENSON | \$3,499,000 | 310.500.1430



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



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















4415 DUNDEE DRIVE, LOS FELIZ LISTED AT \$3,895,000

OPEN TUESDAY 11-2PM

Stunning 20's Estate. Renovation with new systems and finishes throughout. A rare find with LEED Platinum Energy Certification. Formal living room with fireplace, screening room, downstairs bedroom with 3 additional bedrooms upstairs. Master suite with private bath, frplc, walk-in closet and balcony with stunning downtown views. Landscaped lot with waterfall, pool and spa.

MICHAEL RODGERS www.MICHAELRODGERS.com

310.280.8983 Michael@MichaelRodgers.com



2060 N. BEVERLY DRIVE, B.H.P.O. LISTED AT \$2,860,000

OPEN TUESDAY 11-2PM

Stunning Mid-Century modern remodeled & reinvented by award winning designer. 4 Bedroom + 4 Bathroom + office. Published in California Home + Design magazine. Gorgeous and comfortable private property perfect for entertaining. Flooded with natural light, high ceilings, indoor/outdoor feel, chefs kitchen & grassy yard. Get away from the grind and still be minutes from the heart of Beverly Hills.

MEG OSTROW

310.497.7199 mmostrow@gmail.com



616 N. POINSETTIA PLACE, MIRACLE MILE LISTED AT \$3,149,000

BY APPOINTMENT

Rarely does a property come along which blends the stunning details of classic Spanish architecture with modern amenities This home features over 4100 sq ft, 5 bedrooms, 6.5 baths PLUS a separate 400 sf cabana with bath & outdoor shower ideal for future guest house or home office. Pool, spa and a flat grassy yard. Must see designer perfection!

OMEGA GROUP-TODD MICHAUD 310.429.8191 www.616POINSETTIA.com ToddMichaud.LA@gmail.com



beverly hills 310.432.6400

brentwood 310.826.8200 hollywood hills 310.623.1300 larchmont 323.762.2600 los feliz 323.300.1000

santa monica 310.482.2200



445 N. EDINBURGH AVE, BEVERLY-GROVE LISTED AT \$2,400,000

BY APPOINTMENT

Stunning Spanish located in the Beverly Grove. This classical home features 4 bedrooms, 3 bathrooms, immaculate finishes, and a gourmet kitchen. The master bedroom is accompanied by a designer bathroom. This Spanish oasis boasts plenty of outdoor space, including a pool and a veranda for dining al fresco, and a studio suite. Centrally located and a short distance away from trendy boutiques and restaurants on Melrose.

THE SUNSET TEAM-ALEX LOMBARDO 310.274.3900 www.445EDINBURGH.com alex@thesunsetteam.com



1050 EDINBURGH #305, W. HOLLYWOOD LISTED AT \$1,089,000

OPEN TUESDAY 11-2PM

Top floor townhouse-style PH with great views! 2005 Mediterranean Villa property with hardwood floors and custom finishes throughout. Gourmet kitchen with SS appliances, granite counters and center island. Living room with fplc and French doors opening to a deck with city lights views. 3 bedrooms up include a master with vaulted ceiling, a spa-bath, walk-in closet, scenic downtown views & private balcony. Includes two side-by-side parking spaces near elevator & storage.

OMEGA GROUP-JOSH HILL www.1050EDINBURGH305.com 213.840.0572 JoshHill.LA@gmail.com



4582 ALLA ROAD, MAR VISTA LISTED AT \$1,499,000

OPEN TUESDAY 11-2PM

This 3 Bedroom + 2.5 Bathroom home is located in the heart of Del Rey and is the perfect combination of form and function. High quality finishes complement the well thought out design found in every room and on the exterior. The fully retractable Panoramic Door system allows you to enjoy the indoor/outdoor lifestyle that we all love in Southern California. The audio system integrates with your iPad for the interior rooms and outdoor speakers.

SHERRI NOEL www.4582ALLAROAD.com 310.994.8721 sherri@sherrinoel.com



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Sotheby's





GLASSELL PARK 4166 Verdugo View Drive | \$1,395,000

The Bubeck Residence by Allyn Morris c. 1956. A triumph of Mid-Century Modernism that embodies the best in Los Angeles architecture. Resting in the hills of Glassell Park, this private H-shaped home is a complex combination of steel, glass and concrete block that creates a singular and creative environment from the moment you walk in. This truly livable 3BR/3.5BA house has a remodeled kitchen, an elevated den with views, a detached pool house, and an abundance of closets and storage. Outdoor patios, decks and gardens fill the large lot at every turn. web: 0286513

Los Feliz Brokerage Rob Kallick 323.775.6305

THE ART OF LIVING



PACIFIC PALISADES | 901 El Medio Ave. 6BD/6.5BA | web: 0355517 | **\$6,779,000** Brentwood Brokerage

Bruno Abisror 818.419.1459, Steven Moritz 310.871.3636



SILVER LAKE | 2727 Waverly Dr. Sunset Strip Brokerage Jeffrey Young 213.819.9630

Beverly Hills Brokerage

J. Tucker Elm 310.980.7723

3BD/2f2hBA | web: 0308585 | **\$2,150,000**



VENICE | 1046 Princeton Drive Multiple Units | web: 0343544 | **\$1,895,000** Santa Monica - Venice Brokerage Lee Johnson 310.892.2244





SHERMAN OAKS | 15167magnolia.com Beverly Hills Brokerage Jory Burton 310.766.5679

3BD/3BA | web: 0027403 | **\$499,000**



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Sandra.Miller@EVUSA.com SantaMonica.EVUSA.com

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8071 W. Oakwood Ave · Los Angeles Rosalie Klein 4 bed · 4.5 bath

\$3,890,000 323.935.8680



18329 Clifftop Way · Malibu Sandra Miller 4 bed · 2.75 bath · 2,564 sf · 6,153 sf lot

\$2,295,000 310.616.6213



3069 Valevista Trail · Los Angeles Yawar Charlie | Karen Sanchez 3 bed · 3bath · 2,605 sq ft · 27,000 sf lot

\$1,745,000 323.547.8900



1322 N Detroit St, #13 · Los Angeles Yawar Charlie | Karen Sanchez 2 bed · 2.5 bath · 2,013 sq ft

\$1,050,000 323.547.8900



1919 4th Street, #B · Santa Monica Sandra Miller 3 bed · 2.5 bath

\$2,299,999 310.616.6213



29365 Castlehill Dr · Agoura Hills Alan Bess 6 bed · 6 bath · 5,021 sf · 17,155 sf lot

\$2,199,999 310.867.1900



15023 Moorpark St · Sherman Oaks Olga Laron 5 bed · 4 bath · 5,254 sf lot · Duplex

\$1,499,000 310.849.9687



13650 Marina Pte Dr, #1804 · Marina del Rey Guy Reid 3 bed · 3.5 bath · 3,386 sf

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THE MLS BROKER CARAVAN™



Updated & Expanded Contemporary, Beverly Hills 90210 **1085 Carolyn Way** 5 BED | 7 BATH | \$9,795,000

Brent Watson 310.600.9119 Gregory Yeardye 310.880.1208



Gorgeous East Coast Traditional, Brentwood **125 North Bundy Drive** 5 BED | 5 BATH | \$3,795,000

Melinda & Scott Tamkin Co-list: Ron Wynn 310.493.4141



Newly Built Contemporary, Hollywood Hills
7350 Pacific View Drive
3 BEDS | 3 BATHS | \$2,895,000



Open Sunday 1-4PM, Brentwood **13710 Bayliss Road** 3 BEDS | 3.5 BATHS | \$2,828,000 Jeeb O'Reilly 310.980.5304 Tori Barnao 323.633.1878

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THE MLS BROKER CARAVAN™



Spanish w/ City-to-Ocean Views Open 11-2 PM, Hollywood Hills **8021 Floral Avenue**Greg Harris
BED | 5 BATH | \$2,695,000
323.356.8024



Charming Beach Bungalow, Venice 650 Sunset Avenue 2 BED | 2 BATH | \$2,550,000

Diana Braun 310.866.5039



Stylish Mid-Century Modern, Sunset Strip **1259 North Clark Street** ² BED | 2.5 BATH | \$1,865,000

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Gersh Gershunoff 213.359.0328 Tori Barnao 323.633.1878

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Open Tuesday Lunch Served, West Los Angeles **1752 & 1754 Stoner Avenue** 3 BED | 3 BATH | STARTING AT \$1,395,000

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Diane Dorin 310.466.1619



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8021 Floral Avenue

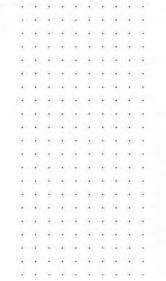
Character Spanish with panoramic city-to-ocean views.

5BR | 5BA | 3,282 SQ. FT. | \$2,695,000

GREG HARRIS 323.356.8024 greg@gregharrisestates.com

GregHarrisEstates.com/Floral

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WESTSIDE ESTATE AGENCY



THE PARK BEL AIR BEL AIR | \$115,000,000

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

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061 Stephen Shapiro (310) 860-8888 | CalBRE# 01257836 Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689



ONCE IN A GENERATION WORLD-CLASS ESTATE BRENTWOOD | \$55,000,000

Pvt 10-acre compound with city, ocean, & mtn views. Main residence: dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry library, prof. screening rm, paneled library, a luxe master ste & more. Pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 gst houses, & rolling lawns. **1911westridgeroad.com Fred J. Bernstein** (310) 300-0599 L CalBRE# 01476689



THE EPITOME OF LUXURY BEVERLY HILLS | \$25,000,000

In the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, and privacy. Includes a 5 bedroom + 9 bath main house, a guest house, a north/south lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. weahomes.com/listing/661-doheny-rd Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689



BUILD YOUR DREAM ESTATE HOLMBY HILLS | \$32,500,000

This incredible approx 2 1/4 acre estate features endless possibilities and a dream for any architect or designer. Up a gated private driveway & secluded amidst towering trees & lush landscaping. An incredible private parklike setting. One of the last trophy estates in Holmby Hills available. Pre-qualified clients only. **weahomes.com/listing/charing-cross Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



BEAUTIFUL GEORGIAN TRADITIONAL BEVERLY HILLS | \$24,995,000

New construction on one of the most desirable streets in the BH Flats. 7 BRs, 14 baths on an approx 27,000 sf lot. Perfect for entertaining. Enormous master suite, huge lower level with theater, wine tasting room, game room, & gym. Opulent features, smart home technology, & every amenity imaginable. Co-listed. **weahomes.com/listing/720-n-alta Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770 **MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171 **MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471







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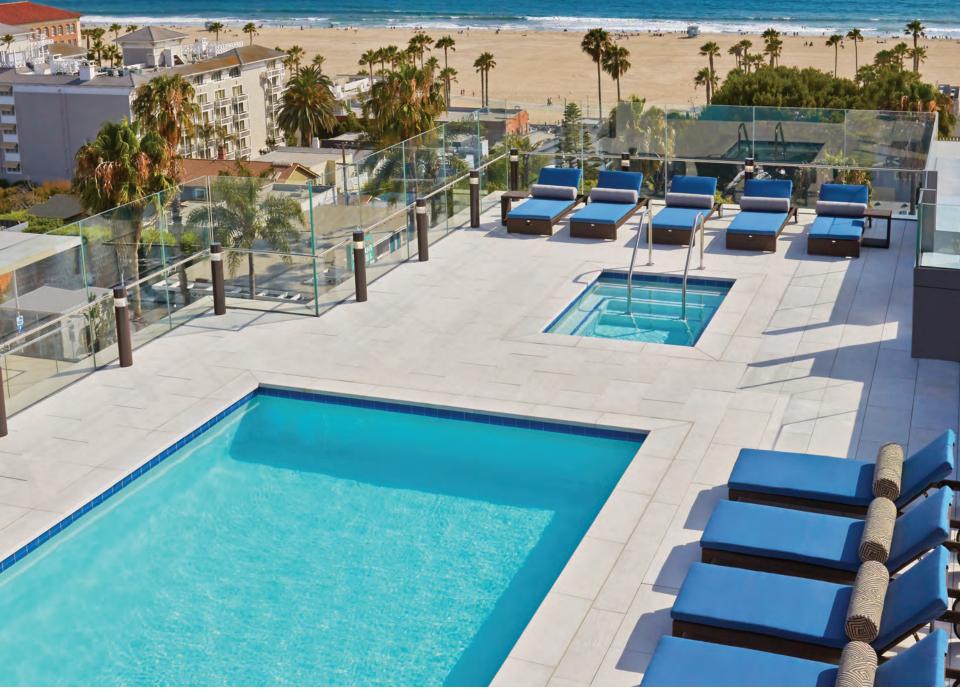
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- Business center with boardroom

- In-residence dining from Hinoki & the Bird
- Private screening room
- Outdoor dining rooms with fireplaces
- Fitness center with yoga / Pilates studio

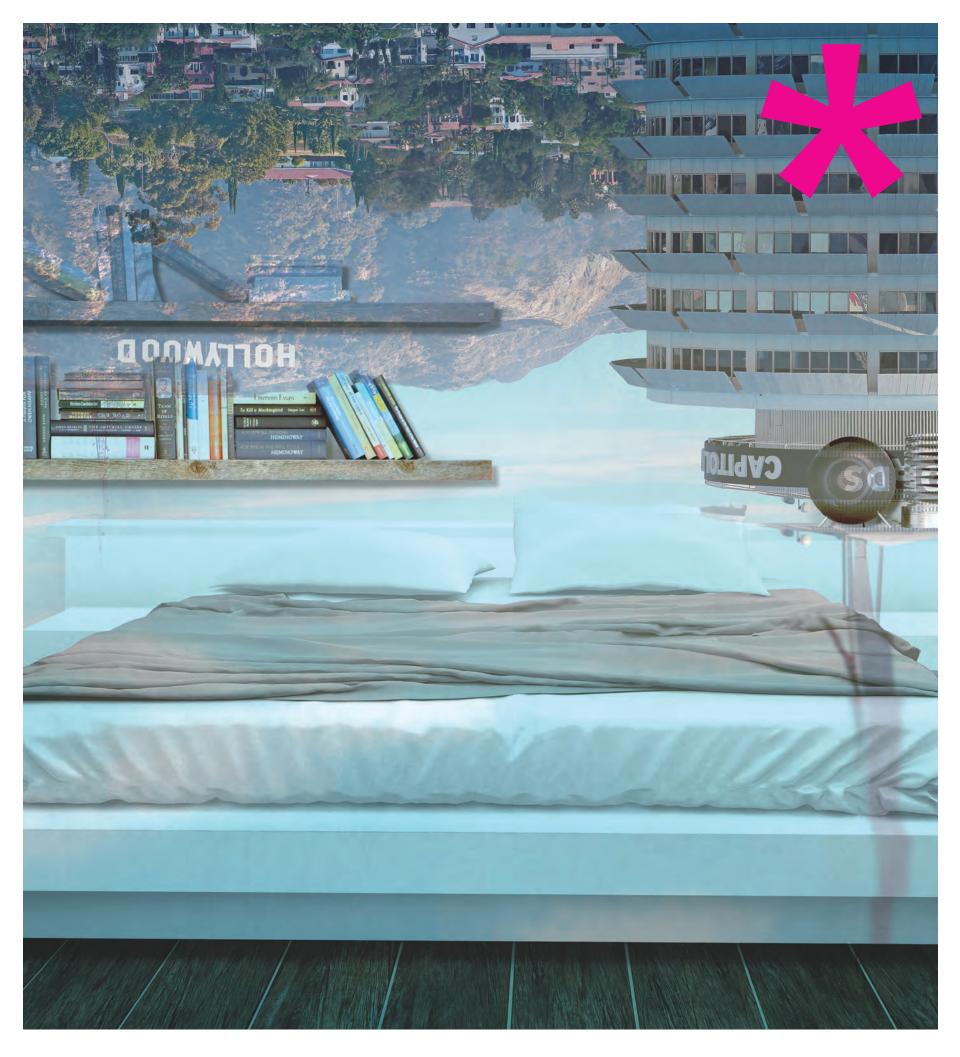
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Century

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REVIEWS

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BEVERLY HILLS | \$19,975,000 Represented by STEVE FRANKEL (310) 281-3981

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ANAHEIM | \$565,000 Newly renovated, turn key home in the prestigious Colony Historic District built in 1925. ROMAN BRUNO (310) 666-7569



BEVERLY HILLS | \$8,000,000 Incredible flat, fully usable 20,286 SF lot. Build new/ renovate. 2 story with pool. CHRYS STAMATIS (310) 571-1323



BEVERLY HILLS ADJ | \$3,750/MONTH For Lease | 1418 Cardiff Ave | Romantic 2+1 CA bungalow in great, close-to-Pico location. LORI PORET (310) 210-5154



BEVERLYWOOD | \$2,799,000 This property would make a terrific large family compound. 2 separate houses on large lot. ANNE AUSTIN (323) 860-4260



LA CAÑADA FLINTRIDGE | \$1,395,000 4803 Hill Street. 4BD | 2BA. Single story house. Complete remodel. La Cañada Schools.

ELLIE YOON (310) 601-0953



MALIBU | \$1,550,000 Ocean view remodel w/3 beds & 2 baths on an appx 18,654 SF lot. www. 4341OceanViewDr.com LYDIA SIMON & ROSE MAYHEW (310) 317-8383



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neighborhood w/rarely available tri-level plan.

MONTECITO | \$8,495,000 "Hacienda de Piedras," panoramic mtn/ocean views on 9.94 ac

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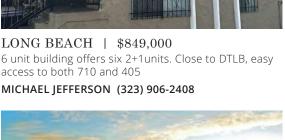
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MALIBU | \$2,089,000 Spacious ocean view home in Sunset Mesa



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CALABASAS | \$2,258,000

beds, 4.5 baths, pool, spa and VIEWS!



PASADENA | \$3,980,000 5BR | 4BA two story English tudor styled property updated in 2014.

SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



SAN PEDRO | \$745,000 3BR/2BA | 1802 SF, 8102 SF lot, built in 1926. Tudor style in the Averill Park area.

SUSAN SMELTZER (310) 308-7396



PASADENA | \$1,899,000 Recently remodeled single story, 5BR/4BA hm on 18,578SF lot located in Old Mill District. RONALD CHANG (626) 318-6746



SANTA MONICA | \$1,568,000 2 BR/2.5 BA + loft w/ cathedral ceilings, gourmet kitchen, fireplace & hardwood floors. DEAN JUBAS (310) 458-0091



PASADENA | \$1,149,000 2925 Thorndike Rd. This single story home is located on a quiet cul de sac. Open Sun 2-4pm KAY WETZEL LEAVENS (626) 665-6032



STUDIO CITY | \$1,595,000 Great 4 Bedroom 4 Bath on huge private 21,738 sq.ft. grounds with Views and room for Pool. STEVEN WALKER (310) 717-4750



SUNSET STRIP | \$25,000,000 Panoramic modern view home on famous Blue Jay Way. Downtown to Century City to Ocean views CRAIG SHAPIRO (310) 739-4887



VENTURA | \$1,175,000 Mid-century modern 4+3 home incl. separate guest house. Newly remodeled kitchen + bathroom MICHAEL DELGADO 805-985-4444 X353



THOUSAND OAKS | \$1,187,000 Remodeled Smart Home beauty filled with natural light. 4+3 w/wet bar, 2 frplcs & BBQ ctr. KRISTINE KOPLAN (805) 495-1048



WEST HOLLYWOOD | \$1,399,000 Renovated corner unit condo w/ chef's kitchen, Caesarstone countertops & expansive views. ELISA BARAN (631) 926-6671



VENICE | \$1,795,000 Rare opportunity to own this Grand Estate located in gated Lafayette Square. PHILIP BORODA (818) 995-2424



WESTCHESTER | \$1,375,000 Unique 4BR 3BA designed and built by the owner/ builder. Open beam ceilings,rich wood flrs. LAURA & JACK DAVIS (310) 490-0274

 Pacific Palisades
 (310)
 454-1111

 Palos Verdes
 (310)
 378-5201

 Pasadena
 (626)
 584-0050

 Playa Vista
 (310)
 862-5777

San Marino (626) 449-5222 Santa Barbara (805) 682-2477 Santa Monica Montana (310) 458-0091 Santa Monica Wilshire (310) 829-3939
 Sherman Oaks
 (818)
 995-2424

 Studio City
 (818)
 788-5400

 Sunset Strip
 (310)
 278-9470

 Venice
 (424)
 280-7400

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



RESIDENTIAL BROKERAGE



MY HIGH RESALE VALUE VIEW

With Interior Designer Shelley Star by Bret Parsons



The elusive qualities of peace, harmony and beauty draw people into homes which translate into others desiring and purchasing those sensibilities. Today's buyers are savvy as to what real quality entails and instinctively sense integrity verses design

tricks. For example, a properly spaced-planned home, cohesive and genuinely functional, always wins value points. For appliances, there's no particular high-quality brand that creates more value. However, it's important to incorporate what's most effective, and, emulates the style and quality of the residence. I also strongly recommend beautiful landscaping as it conveys the first impression. This aspect alone often "sells" buyers before they have even toured the property completely. Finally, maintaining a property is critical. Future buyers take immediate notice of meticulous attention to maintenance which translates into higher sales prices. The bottom line for extraordinary resale value? Know the maximum financial return based upon a home's location prior to approving the budget. Of course some clients are willing to spend more on the home of their dreams as they may desire to stay awhile. Even so, every home will eventually be sold and this is where timeless design contributes lasting and significant value. www.ShelleyStarDesign.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: SHUBIN + DONALDSON



BEL AIR | \$32,000,000 Fully engineered plans; 29,500+SF estate + GH w/sep address, 2.6+acres, ocean/city views.

J. Rey/C. Damon/A. Damon (310) 285-7529

ARCHITECT: H.B. LEYDON FROST



SANTA MONICA | \$4,150,000 2-story light-filled Rustic Canyon home on a coveted street near great dining & the beach.

Mary Beth Woods (310) 571-1358

ARCHITECT: ASSEMBLEDGE+ ARCHITECTS



LOS ANGELES | \$698,000 Modern Loft Style Townhome designed by award winning Assembledge+ Architects. 2bd & 2.5bth.

Mike Chapman (323) 210-2412



TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT **BRET@BRETPARSONS.COM** OR **(310) 497-5832** FOR A SUPERB ARCHITECTURAL SPECIALIST. BRET PARSONS DIRECTOR, ARCHITECTURAL DIVISION



RESIDENTIAL BROKERAGE

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FABULOUS NEW PRICE! Sophisticated Condominium in The Remington 10727 Wilshire Blvd #406, Wilshire Corridor \$1,599,000 or \$7,000/month lease Open Tuesday 11-2 www.TheRemington406.com



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

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COLDWEL

PREVIEW

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11

CHARMING COTTAGE



930 ROSCOMARE AVENUE Open Tuesday 11am - 2pm Mary Lu Tuthill

IN BEL AIR

Charming country retreat, located on a large, 56,000 Sq Ft sun-drenched lot. Hardwood floors, crown moldings, classic décor. Enchanting living room with large brick fireplace. Quaint kitchen with eat-in alcove. Adorable den with beamed ceiling opens to expansive gardens with sparkling pool and very large entertainment terrace. Experience the calm tranquility and happy energy of this hard-to-find one story home. \$1,695,000.

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Open House Dates: Tuesday March 1st and 8th from 11-2 Lunch Served & Twilight 4:30-6:30 with refreshments





Nestled at the back of the complex, Villa number fourteen is without a doubt the premier unit in this community. It feels like a home with complete privacy, sweeping Bel Air Canyon, mountain and some ocean views. Inviting front patio, perfect for entertaining offers tranquility and retreat. Entry with beautiful hardwood floors leads to the step down living room with fireplace, high ceilings with staircase leading to the powder room, dining area, breakfast area and good sized bright kitchen. There are three bedrooms, two bathrooms and laundry on the second level. The spacious master bedroom with fireplace, huge walk in closet has its own balcony looking over Bel Air Canyon to the West & South. Community amenities include pedestrian and auto security gates with intercom, pool, spa, fountain and abundant guest parking. Attached oversized double garage with extensive cabinetry and separate storage room has direct access to the residence. Amazing views, spectacular sunsets. Extremely quiet, secluded, serene setting offers total privacy and escape. Coveted Roscomare Road School. Highly desirable, prestigious upper Bel Air location has easy access to both the Westside and the Valley. Too many upgrades and designer touches to list here, contact agent for more details.

\$1,299,000

James Muske 310.281.3901 www.jimmuske.com calBRE # 00758095

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RESIDENTIAL BROKERAGE

ULTRA-LUXURY 3 BEDROOM CONDOMINIUM PENTHOUSE IN BOUTIQUE CONTEMPORARY BUILDING

1304 SOUTH ROXBURY DRIVE, #303 | OPEN TUESDAY 11 - 2 \$1,495,000



1.1

JOYCE REY EXECUTIVE DIRECTOR (310) 285-7529 | Joyce@JoyceRey.com www.JoyceRey.com | CalBRE #00465013 ARLENE RUTENBERG JOYCE REY TEAM (310) 345-3331 | Arlene.Rutenberg@coldwellbanker.com www.ArleneRutenberg.com | calBRE #01249501



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 Realtor® I BRE# 01440670

 mobile
 323.578.8298

 office
 323.988.3500

 fax
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 email
 james@laluxre.com

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8787 Shoreham Drive #1206, West Hollywood, CA 90069 1 Bed, 1.5 Baths I Offered at \$1,179,000

The most amazing one bedroom condo in the full service Shoreham Towers! Remodeled to the highest standard and finished with the finest materials, walls were moved to create a masterpiece of seamless indoor outdoor flow to maximize the EXPLOSIVE panoramic City to Ocean views. Feel like an eagle perched high above the heavens, your vision hovering over the Los Angeles basin, like a master of the universe who has achieved the pinnacle of success. Experience it for yourself on a daily basis!



IT'S ALL ABOUT THE VIEW



2220 AVENUE OF THE STARS #2205 | TUES 3/1 2-3PM BY APPT ONLY

Simply stated....one of a kind luxury living at its finest! 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. The spacious 2nd bedroom is positioned to take advantage of the views stretching all the way to Catalina, in a separate wing for ultimate privacy. Sunny and bright, the unit's daytime views are sensational while the nighttime views are both explosive and spectacular. The full service Century Towers is the ultimate in luxury living with valet parking, concierge, swimmers' pool, tennis courts, and a fitness center in a premiere Century City location.

Proudly Offered at \$3,100,000 www.2220AveStars2205.com



Andrea Best

andrea@andreabest.net www.andreabest.net cell: 310.888.3307 bre #: 00710086

Rochelle Maize

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Sotheby's

THE COLDWATER COMPOUND STUDIO CITY HILLS

CATERED BROKER OPEN LUNCH: TUESDAY 11AM -2PM







STUDIO CITY HILLS | 3415 Coldwater Canyon Road Lot: 2+ acres (approx.) | Interior: 5,432 sq. ft (approx.) 6bd, 5ba, 2powder | Offered at \$4,995,000 www.3415ColdwaterCanyon.com

BRENTWOOD BROKERAGE | 310.713.4492 11911 San Vicente Boulevard, Suite 200 | Los Angeles, CA 90049 sothebyshomes.com/losangeles ONLYWITHUS.COM

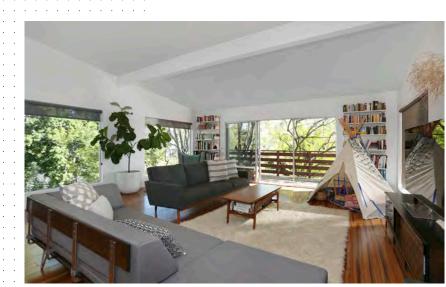
Majestically positioned on a private 2 acre knoll, atop a long driveway you will find this truly unparalleled 5,432 sqft estate-compound (with guest house) offering 6 bedrooms, 5 bathroom, as well as 2 powder rooms. Re-imagined from the ground up by top designers and painstakingly realized with the efforts of the best in their respective trades, this modern interpretation of luxurious living must be experienced firsthand to be truly appreciated. Designed to surpass the standards of the most discriminating buyer, this contemporary construction is fitted and finished with the likes of Shaws original farm sinks, Wolf professional double range with custom stainless-steel tile backsplash, Tiger-wood floors, Kohler bathtubs, Toto Neorest automatic toilets and a complete Kagan Water System, just to name a few. Architecturally designed to be light, bright, open and airy, this home boasts a central great-room with 24 foot wood paneled ceilings and exposed industrial steel cross beams. Generously proportioned custom windows and multiple glass doors beautifully frame views of the surrounding lushly landscaped grounds, refreshing lagoon-style pool w/spa, breathtaking panoramas of inspiring mountains, as well as the sparkling lights of the valley below. This all-encompassing, private park-like Shangri-La will impress!



SHAMON SHAMONKI CalBRE: 01455034 310.713.4492 shamon.shamonki@sothebyshomes.com

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Open Tuesday March 1, 11am-2pm

2776 Rinconia Drive

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Tori Horowitz Estate Director

323.646.0334 torih@compass.com







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QUALITYAGENTS



\$13,995,000 | 5515 Dixon Trail Road, Hidden Hills | 7BD/9BA Rory & Marc Shevin | 818.251.2476/818.251.2456



\$5,495,000 | 3901 Valley Meadow Road, Encino | 5BD/9BA Jim Pearson | 818.599.0178



\$3,100,000 | 3848 Sunswept Drive, Studio City | 3BD/3½BA Matt Epstein | 818.789.7408



\$2,995,000 | 745 Lachman Lane, Pacific Palisades | 4BD/4¾BA Jody Fine | 310.230.3770



\$2,495,000 | 14764 Round Valley Dr, Sherman Oaks | 3BD/3BA Jim Pearson | 818.599.0178



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EXTRAORDINARYRESULTS



\$3,495,000 | 8825 Hollywood Boulevard, Sunset Strip | 3BD/3BA Ronald Goldhammer | 310.276.6601



\$13,750,000 | 1892 Rising Glen Rd, Sunset Strip | 5BD/6BA G. Salazar/M. Canter | 310.400.6756/310.704.4248



\$2,095,000 | 1629 N Crescent Heights Bl, Sunset Strip | 3BD/3½BA Richard Burt | 818.203.9797



\$1,750,000 | 483 Mariposa Drive, Ventura | 3BD/2BA Kogevinas/Groves | 805.315.1555



\$1,585,000 | 535 Ocean Ave #2C, Santa Monica | 2BD/2BA Chris Hicks | 310.980.7980

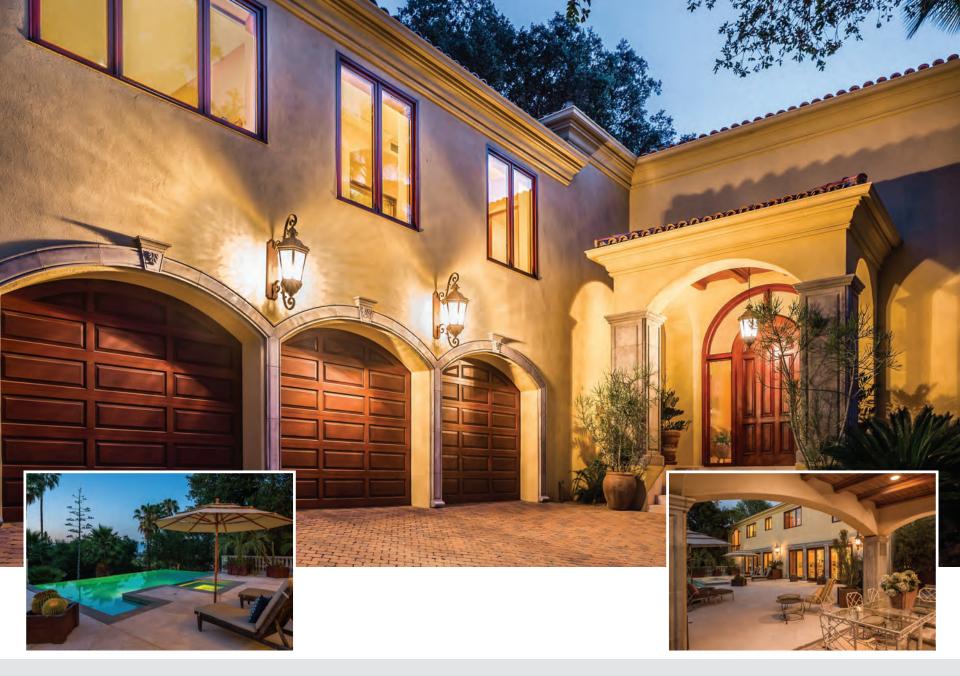


 $2^{2}ZA$

,350,000 | 12903 Stanwood Drive, Mar Vista | 4BD/2½B Keith Endow | 310.722.2562

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

BERKSHIRE HATHAWAY | California Properties HomeServices



4415 WOODLEY AVENUE, ENCINO OPEN TUESDAY MARCH 1ST 11:00 TO 1:30

\$3,650,000

Enter through the copper clad gates to this beautiful Tuscan Estate that features 7 Bedrooms 6 Bathrooms on almost an acre of scenic and private grounds surrounded by grand oak trees. The majestic front door reveals a 21 foot high entry, glass balustrade stairway and opens to the Living Room and Formal Dining Area with wood burning fireplace. The Kitchen with the maple birds-eye cabinetry is an epicurean pleasure with a 6 burner Wolf range, Dacor double ovens, two Dacor warming drawers, two Bosch dishwashers and Sub Zero refrigerator. The Kitchen, Breakfast Area and Family Room all overlook and open to the entertainers yard with infinity pool and beautiful views. One can use the grand stairway or the elevator to ascend to the second floor. The Master Bedroom Suite features views of the valley and a sensation of nesting amongst the oak trees as well as a spa like Master Bathroom. It is a delight to cherish. The 2 Bedroom Guest Suite could also be the perfect in home office with its own entrance. This truly stunning estate is located South of the Boulevard and is close to the many shops and restaurants of the area and Westside.

Gary Davis

818.606.9805 gary.davis@bhhscal.com CalBRE # 00891275 LUXURY PROPERTIES

BERKSHIRE HATHAWAY HomeServices

Steve Shanks

Luxury Properties Specialist

818.817.4215 steve@steveshanks.com www.SteveShanks.com CalBRE # 01029330

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WWW.1629NCRESCENTHEIGHTS.COM

OPEN TUESDAY 11-2



Stunning 3BD/3.5BA Traditional with treetop & skyline views. The light filled home features a large, barreled ceiling living room with fireplace, formal dining, eat-in gourmet kitchen & an open den with vaulted ceilings. The large master suite also features vaulted ceilings, luxurious bath & 2 walk-in closets with built-ins. Additional features: room-controlled speakers, recessed lighting, skylights & custom wood trim accent throughout. Beautifully landscaped with outdoor spaces for dining, lounging & entertaining. A 2-car, detached garage & large basement area.

1629 N Crescent Heights | Sunset Strip

Offered at \$2,095,000





RICHARD**BURT**

818.203.9797 RichardPBurt@me.com CalBRE# 01344361

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THE MLS BROKER CARAVAN™





Stunning ultra-modern home and pool house sit on an acre of land with commanding views of the southland Designed by the renown architects James Meyer, Lean Arch Architecture 2822 Colt Drive, Rancho Palos Verdes | Represented by James Sanders | Offered for \$6,995,000



The ultimate indoor/outdoor residence currently available for pre-completion purchase. Main home and pool house share magnificent views. Pool home has full kitchen. 5 bedrooms | 7.5 bathrooms | 7,500 sf living

Represented by The Sanders Team, James Sanders. James can be reached in the Malaga Cove office or direct at (310) 722-9494. Santa Monica • Venice • West LA/Westwood • Marina del Rey • Abbot Kinney • Beverly Hills • El Segundo • Manhattan Beach • Downtown Manhattan Beach • Hermosa Beach • Malaga Cove • Redondo Beach • Torrance • Rolling Hills Estates • Rancho Palos Verdes • San Pedro • www.RealEstateLosAngeles.com •

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\$3,995,000 NEW LISTING BY

APPOINTMENT ONLY

2 вd 2.5 ва

1 W. CENTURY DRIVE UNIT 25D | LOS ANGELES WWW.THECENTURY25D.COM

- Stunning north and west facing views throughout
- Numerous custom upgrades in the largest "D" floor plan with two beds and two baths
- Open kitchen with top-of-the-line appliances
- Stunning landscaped grounds with outdoor dining, 75' pool and fitness center
- Full-service luxurious oasis in premier location

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ROSS * BARTON

LAURA BARTON

Associate Partner 310.500.3985 | laura@rossandbarton.com



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2016 Modern Marvel



8071Oakwood Ave • Beverly Grove Offered at \$3,890,000



- Elevator
- Fully equipped cabana with barbeque fridge and full bathroom
- Scavalini kitchen with 20 ft island
- Rooftop with spa, bar, fire pit & eye-popping views
- Pool, spa with incredible water works
- Smart home with Lutron, Nest and mini Savant system including 3 flat TV's, 5 iPad's

Near Fred Segal, The Grove, CSMC, LACMA & many fine restaurants & boutiques

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A MARMOL RADZINER ARCHITECTURAL GREEN HOME

Created in the spirit of the post war case study program built with steel, glass and concrete, it is a timeless and durable masterpiece for the 21st century designed with sustainability, health and efficiency in mind. Gold Leed certified, this three bedroom house is sited on the brow of a privately gated street facing the serene greenery of Runyon Canyon and immediate proximity of Hollywood.



HOLLYWOOD HILLS 2020 WATTLES DR. \$2,245,000 | 3^{BED} 3^{BTH} 2,637_{SQ.FT.}

OPEN TUESDAY 11-2PM

2020WATTLES.COM

CATERED BY:



OGROUP.COM

JASON OPPENHEIM, ESQ. BROKER/PRESIDENT -



Five Knolls redefines Santa Clarita living. Six stylishly affordable neighborhoods, miles of trails, a resort-style club, a community park and five signature knolls create the ultimate invitation to explore.

six stylish neighborhoods

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

EVERETT by Meritage Homes Approx. 2,724 – 3,131 Sq. Ft. 3 – 5 Bedrooms | 2.5 – 4.5 Baths From the High \$500,000s 27304 Ellery Place | 877.222.0568 MONTERRA by Christopher Homes Gated Neighborhood Approx. 3,583 – 3,858 Sq. Ft. 5 – 7 Bedrooms | 4.5 – 6 Baths From the \$700,000s 27679 Camellia Drive | 661,434,4808

GRAYSON by TRI Pointe Homes Approx. 2,121 – 2,470 Sq. Ft. 3 – 5 Bedrooms | 2.5 – 3 Baths From the \$500,000s 27300 Leighton Lane | 855.815.9100 **BRIGHTON** by Brookfield Residential Gated Neighborhood Approx. 3,116 – 3,470 Sq. Ft. 4 – 6 Bedrooms 1 3.5 – 4.5 Baths From the \$700,000s 20532 Arden Place 1 800.603.1831

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

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FiveKnolls.com **f**

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18918 La Montana Place, Tarzana New price \$4,900,000 | 18918 lamontana.com



AARON KIRMAN

John Aaroe Group 424.249.7162 aaronkirman.com

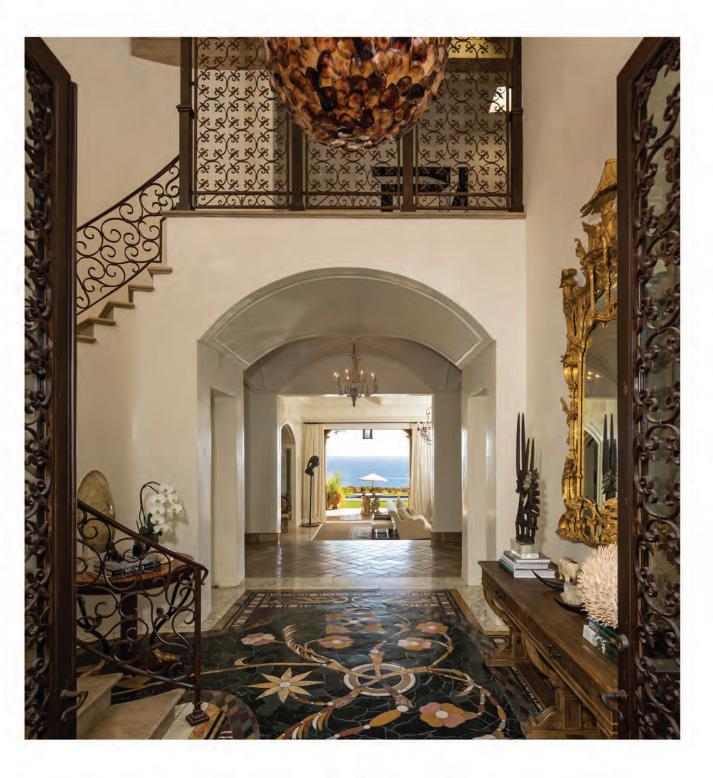
ANDREA KORCHEK

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THE ITALIAN RIVERIA ON THE PACIFIC COAST

LA VILLA CONTENTA, MALIBU New price \$53,800,000

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Coldwell Banker 310.589.2472 chriscortazzo.com

MAYA HAZEN MANSHEL

John Aaroe Group 424.249.7173 mayamanshel.com

AARON KIRMAN

John Aaroe Group 424.249.7162 aaronkirman.com

STUDIO PALI FEKETE ARCHITECTS











STUNNING CITY-TO-OCEAN VIEWS FROM THE BIRD STREETS

1633 BLUE JAY WAY, SUNSET STRIP \$12,495,000 | 1633bluejay.com *Turnkey available for \$35m.*

BLAIR CHANG The Agency 310.230.3703 | bchang@theagencyre.com MAYA HAZEN MANSHEL John Aaroe Group 424.249.7173 | mayamanshel.com AARON KIRMAN John Aaroe Group 424.249.7162 | aaronkirman.com

<u>Fully Rebuílt Estate Property</u>



1644 GRANDVIEW AVE, GLENDALE \$3,750,000

Tranquil 2009-built Halcyon House is a stately, detail-rich, modern yet classic gated retreat positioned on one of NW Glendale's finest estate streets. No expense has been spared in this sophisticated home. On the main floor of the house, the handsome formal Living and Dining Rooms beckon chic gatherings while the more casual Kitchen/Family Room accommodates the energy of the everyday. A versatile entertainer's grand covered outdoor Living Room, a Powder Room, Study, Bedroom and Bathroom finish off a very contemporary flowing main floor plan. The second level, which can also be reached by a back staircase, consists of 4 en suite Bedrooms, including a spacious yet intimately refined Master, also features a Den, Laundry, Terraces and views of the foothills. Taking advantage of our Mediterranean climate, this expansive lush property with tennis court, pool, and outdoor kitchen, invites casual gatherings, grand entertaining, or peaceful meditation in a magnificent setting. Studio close

5 Bedrooms, 6 Bathrooms 5,602 sf on a 29,514 sf lot per assr.



Gerri Cragnotti Broker/Owner (818)244-5400

GerriCrag@me.com www.GerriCragnotti.com CalBRE: #00346376



The Biggest Small Company In Town

Chris Cragnotti Broker Associate (818)244-5499 ChrisCragnotti@mac.com www.ChrisCragnotti.com CalBRE: #01401809



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<u>www.Character-Homes.com</u>

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The Diplomat

10350 Wilshire Blvd. #804, Los Angeles, CA

Rare and unique South facing Condominium Residence in the Exclusive Diplomat, a highly reputable high rise w/ full service amenities and 24 hour Security on the Wilshire Corridor. An exceptional sought-after 2 Bed. + Sep. Den/Potential 3rd Bed. unit, in extremely desirable SW corner of the building w/ sensational city and ocean views. Formal entrance, bright and spacious Living & Dining Rooms leading to a large balcony, great custom remodeled kitchen w/ breakfast area, grand master suite w/ his & her's walk-in closets, 2nd En suite Bed/Bath, separate powder room & laundry area. Superb Layout.

Offered at \$1,450,000



MAZDA HOGHOUGHI

Vice President, Elite Properties Realty, Inc. www.mazdahcollection.com mazda@eliteproperty.com (310) 210-2225 Mobile (310) 271-4040 Ext. 123 BRE# 00987571

Elite Properties Realty does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public record or other sources.



1452 QUEENS ROAD

4 BEDROOMS | 4.5 BATHROOMS | 3,106 SQ. FT.

Sited above the Iconic Sunset Strip, this sun drenched Spanish home exudes warmth and style. Originally built in 1925, now lovingly restored & updated. Wonderful living room leads to an inviting library; French doors & windows open to private terraced patios & gardens. Master suite with city views plus two additional bedroom suites; lower level includes office with separate entrance. Truly special.

AILEEN COMORA 424.230.3746

PAUL LESTER 310.488.5962





OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$2,495,000





15467 MILLDALE DRIVE

5 BEDROOMS | 6 BATHROOMS | 4,100 SQ. FT. | 19,433 SQ. FT. LOT

Located on a cul-de-sac in Upper Bel Air, this completely renovated 4,100 sq. ft. home with open floor plan features formal dining room, spacious office/guest quarters, and kitchen open to the family room. Great room with floor-to-ceiling french doors leads to large backyard with swimming pool, BBQ, and dining area. Also, a Master retreat and three additional guest bedrooms with en suite baths. Tons of natural light, crown moldings, builtins, wood paneling, and Viking appliances.

MAURICIO UMANSKY 424.230.3701 FARRAH ALDJUFRIE 424.230.3712

EDUARDO UMANSKY 424.230.3715



OFFERED AT \$4,150,000