


<b>352 S MAPLE DR</b>	Open	11-2	<b>NEW</b>
<b>\$12,900</b>	5+5	MEDITERRANEAN	




**STUNNING 5 BEDROOM LEASE ON MAPLE DRIVE, BH**

Wonderful 2 story entry in this specular newer Mediterranean home on one of the best streets in Beverly Hills. Sweeping staircase and soaring ceilings, gorgeous hardwood floors throughout first floor, kitchen a delight with new top of the line stainless appliances and granite counters, center island, 2 ovens, double sinks, 2 dishwashers, separate dining room, den, upstairs 4 large bedrooms with balconies. 2 car garage and 1 car parking off street, move in today!!

**MLS#16-100506**  
Lind/Schulsinger 3103444667  
**RODEO REALTY - BEVER**

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

<b>131 S MAPLE DR</b>	Lunch	11-2	<b>rev</b>
<b>\$3,750</b>	1+1		



**IN-N-OUT FOOD TRUCK**

Welcome to Beverly Hills Luxury Living at its best! Luxury High End 1 bathroom 1 bedroom unit. Top of the line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee. Please Email agent for all showings.

**MLS#15-935305**  
Nicole Contreras 310-614-4952  
**NOURMAND&ASSOCIATES**

3% Commission

<b>9743 ELDERIDGE DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,688,000</b>	2+4	2sty-CONTEMPORARY	




**SEE FULL PAGE AD**

This sophisticated and elegant Contemporary estate is newly remodeled and ready for move-in. The showroom worthy interiors include a spacious living room, formal dining room and sleek kitchen with top-of-the-line appliances. This property has the look and feel of a 5-star boutique hotel and is a wonderful alternative to condo living or the perfect pied-a-terre for the most discriminating buyer. Ideally located within minutes from downtown Beverly Hills.

**Parnes/Harris** 310-733-8038  
**THE AGENCY**

Magical grounds. Outdoor dining pavilion.

<b>12753 MULHOLLAND DR</b>	Refresh.	11-2	562E7	<b>red</b>
<b>\$12,800,000</b>	7+10	VILLA		



**BEVERLY HILLS TUSCAN VILLA**

Exquisite Beverly Hills Tennis Court Villa set behind private gates & perched on 3 acres with commanding views. Renovated in 2000, home features a voluminous formal living room with floor to ceiling windows, majestic dining room & chef's kitchen. 2 en-suite guest rooms, a master wing with dual walk-in closets/bathrooms. 2nd master suite with dual bathrooms and 3 additional guest bedrooms. A rare vintner's 1500-bottle wine cellar, Championship tennis court, 3-car garage & lush park-like grounds.

**MLS#15-965293**  
May Winston Umansky 310-492-0735  
**AGENCY/HILTON HYLAND**

**02 Beverly Hills Post Office**

Single Family

<b>13319 MULHOLLAND DRIVE</b>	Open	11-2	<b>NEW</b>
<b>\$8,950,000</b>	5+6	2sty-MEDITERRANEAN	




**SPECTACULAR MEDITERRANEAN ESTATE WITH VIEWS!**

The home is extremely sophisticated with incredible scale, dramatic design and open floor plan. The property consists of 5 bedrooms and 6.5 bathrooms with over 8,000 square feet and features high ceilings, light open spaces and walls of glass throughout. No detail has been spared including the romantic fountains placed throughout the home to create the ultimate peaceful setting while the enormous rooftop deck allows for the 360 degree city views to complete this gorgeous estate.

**MLS#SR16017926CN**  
Rochelle Maize 310-968-8828  
**NOURMAND & ASSOCIATE**

www.13319Mulholland.com

<b>2539 BENEDICT CANYON DR</b>	Open	12-2	592B2	<b>rev</b>
<b>\$5,395,000</b>	5+7	ARCHITECTURAL		



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**  
Valerie Fitzgerald 310-285-7515  
**COLDWELL BANKER RESI**

Blt-Ins,Dshwshr,Elvtr,Grbg Disp

**03 Sunset Strip - Hollywood Hills West**

Single Family

<b>1460 DONHILL DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,850,000</b>	3+2.5	1sty-MID-CENTURY	



**TRUST SALE. MID CENTURY ON PRIME BHPO CUL-DE-SAC W/VIEWS!**

Great 3 bedroom + 2.5 bathroom, mid-century modern home in hills above the Beverly Hills Hotel. Expansive city & canyon views and in an area that is exploding with new developments. Opportunity is everything from a light remodel to a complete re build to become an uber sophisticated modern gem. Endless possibilities!

**Doug Sandler** 424.230.3700  
**THE AGENCY**

Trust Sale, Mid Century w/VIEWS!

<b>1895 RISING GLEN RD</b>	Open	11-2	<b>NEW</b>
<b>\$19,750,000</b>	5+7.5		



**STUNNING CONTEMPORARY PERCHED IN THE HOLLYWOOD HILLS**

Please visit 1895RisingGlen.com for more information.

**J Nash & S Resnick** 424.230.6088  
**HILTON & HYLAND**

www.1895RisingGlen.com

<b>2060 N BEVERLY DR</b>	Open	11-2	592/D3	<b>NEW</b>
<b>\$2,860,000</b>	4+4	MID-CENTURY		




**CHIC & STYLISH MID- CENTURY MODERN**

Remodeled & reinvented by award winning designer in 2009. Published in CA Home+ Design. Private, meticulously maintained property fully enclosed w/ direct entry from garage. Grassy yard, high ceilings, flooded w/ natural light and wonderful indoor/outdoor flow perfect for entertaining. Open chef's kitchen w/ double pantry & Viking appliances including steamer. So many amazing no-expense spared features this is a must see! Three BR + office downstairs. Guest suite & additional LR upstairs.

**MEG OSTROW** 310.497.7199  
**KELLER WILLIAMS-BH**

MLS 16-100194

<b>8952 ST IVES DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,395,000</b>	3+4		



**FRANK GEHRY'S ST. IVES RESIDENCE**


This modern retreat is hidden down a long gated drive on a rare street-to-street lot among the coveted bird streets, just above the Sunset Strip. The captivating architecture boasts extraordinary light and scale throughout. A very special offering and rare opportunity.

**Jonah Wilson** 310.858.5465  
**HILTON & HYLAND**

www.jonahwilson.com



<b>7212 MULHOLLAND DR</b>	Open	11-2	593D1
<b>\$3,199,000</b>	5+8	MEDITERRANEAN	




**BEST DEAL IN TOWN!**

ESTATE WITH MIND-BLOWING WIDE HEAD-ON CITY TO OCEAN VIEWS. THIS IS THE BEST VALUE FOR THE PERSON THAT NEEDS MASSIVE SQ FT IN AN IDEAL LOCATION FOR A CONSTRUCTION PROJECT. HUGE ROOMS WITH EXCELLENT INDOOR/OUTDOOR FLOW. SUPERB KITCHEN THAT OPENS TO A GRAND FAMILY RM LEADING OUT TO AN ENORMOUS TERRACE. GIGANTIC MASTER SUITE W HUGE WALK-IN CLOSET. THE 3RD LEVEL HAS ITS OWN KITCHEN IDEAL FOR IN-LAWS AND GUESTS PLUS A TREMENDOUS BONUS ROOM. SEPARATE GYM/OFFICE/STUDIO LEADING OUT TO A SPACIOUS FLAT YRD

**MLS#16-980455**  
Neal Baddin  
COLDWELL BANKER RESI

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

<b>1416 BELFAST DR</b>	Refresh.	11-2
<b>\$2,075,000</b>	3+3	2sty-TRADITIONAL



**GORGEOUS TRADITIONAL OFF SUNSET PLAZA**

Timeless and elegant two-story property on one of the most coveted cul-de-sacs in the lower Sunset Plaza area. The bright and vaulted master suite flows out onto a large, beautifully landscaped hillside backyard featuring a spa pool and city views. Other attractions include fireplace in the living room, open kitchen with spacious breakfast area, and side patio for dining al fresco. Close to all the best shops and restaurants. Perfect for entertaining. California living at its best!

**MLS#16-982359**  
Paul Margolis  
COMPASS

(310) 413-5955

<b>9029 HOLLYWOOD HILLS RD</b>	Refresh.	11-2
<b>\$2,500,000</b>	2+2	1sty-ARCHITECTURAL



**VOTED BEST OF LAUREL CANYON FEB 2016**


The Thorgusen Residence, 1953. Designed by Robert Thorgusen and landscaped by Garrett Eckbo "The Forrest". This mid-century work of art has been meticulously restored with some reinterpretation. Sitting on a secluded lot, the home's walls of glass and unique folded-plate, roof-line are hidden from street view. The private master suite with fireplace and the office/gym open to the garden. Dining room overlooks the pool. Large Living room. Large family room opens to an indoor/outdoor koi pond.

**MLS#16-984089**  
Thomas O'Rourke  
BERKSHIRE HATHAWAY H

310.770.0221

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

<b>1642 QUEENS RD</b>	Open	11-2
<b>\$999,000</b>	2+2	COTTAGE



**COTTAGE IN THE HOLLYWOOD HILLS**


Above Sunset in Hollywood Hills, sits this charming 1950's Cottage Byrd-esque house. This character home with boundless potential will make you instantly nostalgic. Street to street lot from Queens Road to Franklin Ave - add on to the existing floor plan, build another house on Franklin Ave, or just move in. Cozy open floor plan. Two story home has ensuite Bedroom & full bathroom on each level. Two car attached garage w/direct entrance. Amazing price for the hills w/large lot. Seller has plans.

**MLS#16-982359**  
Luisa Ferrante  
KELLER WILLIAMS RLTY

323-574-3780

Dshwshr,Rng/Ovn,Fridg

<b>1452 QUEENS RD</b>	Open	11-2
<b>\$2,495,000</b>	4+5	SPANISH



**SUPERB HILLSIDE VILLA ABOVE THE SUNSET STRIP**

Sited above the Iconic Sunset Strip, this sun drenched Spanish home exudes warmth and style.Originally built in 1925, now lovingly restored & updated. Wndrful LR leads to an inviting library; French doors & windows open to private terraced patios & gardens. Mstr Ste w/city views + 2 add'l bedroom Suites;lower level includes office w/sep entrance. Truly special.

**MLS#16-979819**  
A Comora/P Lester  
THE AGENCY

424-230-3746

Blt-Ins

<b>9279 SIERRA MAR DR</b>	Open	11-2
<b>\$16,995,000</b>	7+7	TRADITIONAL



**DEVELOPMENT OPPORTUNITY WITH PANORAMIC CITY & OCEAN VIEWS!!**

DEVELOPMENT OPPORTUNITY ON 2 LOTS! The purchase includes two parcels (9279 SIERRA MAR and 9301 SIERRA MAR). Sited on a unique promontory in the highly coveted "BIRD STREETS" with explosive jetliner views from downtown to the ocean sits an unparalleled development or owner/user opportunity. Total buildable area is over 17,000 square feet between the two lots with 320' of street frontage, no HOA height limits or CC & R's. (Geo, soils & survey have been completed) This is a MUST SEE!

**MLS#15-962149**  
Helbling / Perry  
BERKSHIRE HATHAWAY

310-849-2485

<b>2020 WATTLES DR</b>	Lunch	11-2
<b>\$2,245,000</b>	3+3	ARCHITECTURAL



**A MARMOL RADZINER ARCHITECTURAL GREEN HOME**


Created in the spirit of the post war case study program built w/steel, glass & concrete, it is a timeless masterpiece for the 21st century designed with sustainability in mind. Gold Leed certified, this house is on a gated street facing Runyon Canyon & close Hollywood. Registered with the U.S. Green building council the house is constructed mindfully respecting the environment without compromising in design using non toxic materials including denim insulation, radiant heat & solar panels.

**MLS#16-982529**  
Jason Oppenheim  
THE OPPENHEIM GROUP

310-990-6656

www.ogroup.com

<b>9233 SWALLOW DR</b>	Open	11-2	592H4
<b>\$16,495,000</b>	5+8	ARCHITECTURAL	



**MAJOR REDUCTION - PRICED TO SELL**

From inception to completion in 2015, this completely custom, couture home has been designed to perfection for luxury living by Bradley Bayou. Every detail of this property was created using the most sophisticated design, materials and unparalleled craftsmanship. Indoor/outdoor living has been optimized, retractable walls of glass framing city light views, infinity pool and spa, expansive outdoor entertainment areas and secure privacy.

**MLS#15-951419**  
David Yocum  
HILTON & HYLAND

310.560.6164

www.hiltonhyland.com

<b>8501 HOLLYWOOD BLV</b>	Open	11-2
<b>\$2,149,000</b>	4+5	CONTEMPORARY



**NEW LISTING! HOLLYWOOD HILLS CONTEMPORARY ENTERTAINER**

Masterfully reimagined & rebuilt in 2011, this gated Sunset Strip contemporary entertainer's home features 4 beds, 4.5 baths, detached guesthouse, landscaped terrace & city lights views. Beautiful oversized master suite w/ walk-in closet, spa bath & 2 private balconies overlooking the city. 2 jr master suites, guest room & detached guest unit with private bathroom. Open floor plan for effortless indoor & outdoor flow w/ beautiful views. Conveniently located from Sunset Plaza & Chateau Marmont.

**MLS#15-819677**  
Heather Bilyeu  
DOUGLAS ELLIMAN

310.924.4664

www.TheAltmanBrothers.com

<b>9006 THRASHER AVE</b>	Open	11-2	592H5
<b>\$13,950,000</b>	3+3	OTHER	



**PRICELESS DEVELOPMENT OPPORTUNITY**

Priceless Development opportunity to build a one-of-a-kind estate on the front row of Thrasher Avenue. One of the last opportunities to create a multi-level, landmark home in the bird streets with expansive views spanning downtown Los Angeles to the ocean. Minutes to Sunset with access from both Doheny Drive and Rising Glen to Sunset Plaza. Easy to show and under the same ownership for over 50 years.

**MLS#15-819677**  
Jeffrey Hyland  
HILTON & HYLAND

310.278.3311

www.hiltonhyland.com



<b>1514 BLUE JAY WAY</b>	Open	11-2	<b>rev</b>
<b>\$7,995,000</b>	4+4	CONTEMPORARY	




**SHOVEL READY FOR NEW CONSTRUCTION**

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

**MLS#15-921727**  
J Hyland, A Hughes 310.278.3311  
HILTON & HYLAND

www.hiltonhyland.com

<b>7262 MULHOLLAND DR</b>	Open	11-2	593C1	<b>rev</b>
<b>\$3,995,000</b>	3+4	MODERN		



**NEWER CONSTRUCTION WITH DOWNTOWN VIEWS**

Beautiful modern architectural property with spectacular city views. The main living area features a light, bright, open plan layout on the ground level with direct access to the pool/spa. The top floor master includes a luxurious steam shower & soaking tub with stunning views. Two more bedrooms and a bathroom are on the middle level, and a studio with bathroom has a separate entrance off the driveway. Gated access from the street with a two-car garage and additional driveway parking.

**MLS#16-972171**  
Tom Tostengard 323-872-4710  
BERKSHIRE HATHAWAY

See the video at 7262Mulholland.com

<b>1803 BLUE HEIGHTS DR</b>	Open	11-2	<b>rev</b>
<b>\$3,395,000</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>7346 PACIFIC VIEW DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,195,000</b>	4+5	ARCHITECTURAL	




An exciting blend of contemporary state of the art finishes with soaring ceilings and open floor plan make this one of the finest architectural homes in this price range. Fantastic Studio/Guest quarters on the first floor. Spacious and updated above Outpost Estates off of world famous Mulholland Dr. with HEAD-ON spectacular views from all rooms. Hardwood throughout. Fireplaces in X-large Master and living room. Great for entertaining. Large yard w/ fountain.

**MLS#16-978825**  
Andrew Yalcin 310-871-3833  
COLDWELL BANKER RESI

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

<b>3427 IONE DR</b>	Open	11-2	<b>bom</b>
<b>\$1,045,000</b>	3+2	TRADITIONAL	



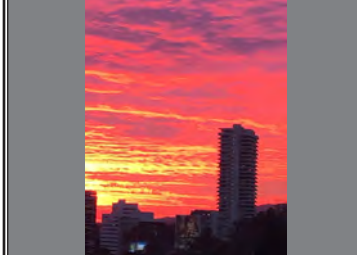
Back on market as of February 19, 2016! Charming gated and fenced Hollywood Hills Traditional situated on a corner lot set back from the street. Enchanting large useable front yard and rolling side yard as well as back patio area. Two car garage plus additional gated driveway parking allows for ample off street parking. Hardwood floors, large brick fireplace and upstairs balcony add to the romance. Central a/c and heat. Property can be sold furnished.

**MLS#16-977357**  
Mark S Rosenberg 310-285-1533  
THE ROSENBERG CO.

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

<b>03 Sunset Strip - Hollywood Hills West</b>	Condo / Co-op	
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<b>9255 DOHENY RD, UNIT 1706</b>	Open	11-2	<b>NEW</b>
<b>\$4,200,000</b>	3+2.5	31sty-MID-CENTURY	



**EXCEPTIONAL S/E CORNER AT SIERRA TOWERS**

Welcome to the Internationally acclaimed Sierra Towers! In this covetable 17th floor, south/east corner location, the exquisiteness of the city twinkles below you. Seamless floor to ceiling windows and an ample balcony off the living area and the master bedroom; sunrises and sunsets from Downtown to the ocean. Handsome master bedroom with sizeable walk-in closet, spacious guest bedroom with bath, powder room for company, and a pantry with laundry room just off the kitchen.

Enzo Ricciardelli 310-255-5467  
SOTHEY'S INT'L RLTY

<b>6732 HILLPARK DR, UNIT 405</b>	Open	11-2	<b>NEW</b>
<b>\$499,000</b>	2+2	CONTEMPORARY	



**SPACIOUS UPDATED 2+2 CONDO IN THE HOLLYWOOD HILLS!**

Resort like living at the "Highlands"! Tucked away in the Hollywood Hills but moments from uber-hot Hollywood & Studio City, this tranquil nature setting has pools, gym, saunas, tennis courts, on-site manager team, security, EQ insurance, and lush grounds. Huge 2 bed 2 bath unit extensively renovated w/ updated kitchen & bath, washer/dryer inside, central AC, balcony, amazing closet/storage space, some hardwood floors, & 2 side by side parking spaces. Also open Sunday March 6th from 1pm-4pm.

Jimmy Martinez 323-377-0548  
PARTNERS TRUST BH

www.HousesinLA.com

<b>1745 CAMINO PALMERO ST #104</b>	Open	11-2	<b>NEW</b>
<b>\$489,000</b>	2+2	CONTEMPORARY	



**LOOK NO FURTHER! BEST 2+2 CONDO IN SUNSET STRIP OR HOLLYWOOD**

Updated touches throughout. Built-in dry bar and gas fireplace in LR. Sliding glass doors lead to tranquil patio. Kitchen features maple cabinetry and granite counter tops. Dark hardwood flooring in public spaces. Master features dual closets and beautiful Bath w double sinks and custom cabinetry. Crown molding throughout. 2 tandem Pkng. Runyon Canyon adjacent in the Hollywood Hills foothills. Minutes from Hollywood & Highland attractions and Metro Red Line Subway. Best value in hip Hollywood!

**MLS#16-100034**  
P. Kellogg/P. Dougherty 310-777-6307  
COLDWELL BANKER BHN

www.1745CPalmero104.com

<b>6712 HILLPARK DR #208</b>	Open	11-2	<b>NEW</b>
<b>\$465,000</b>	1+1	1sty-UNKNOWN	



**COME CHECK IT OUT**

Best kept secret in the Hollywood Hills. Nestled above the Hollywood Bowl, on a cul de sac is a fabulous resort like, vintage complex, full of pine trees, 2 beautiful pools, tennis court, renovated gym, sauna and gorgeous rec room. This beautiful one bedroom condo has no shared walls and a huge huge private patio to add to your living space! Peaceful yet so close to all that is the new Hollywood!

**MLS#16-984369**  
Cynthia DeFatta (760) 703-3877  
COLDWELL BANKER HPN

Dshwshr,Grbg Disp,Rng/Ovn

**THE MLS**  
.COM

**Property Website  
& Virtual Tour**



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



03 Sunset Strip - Hollywood Hills West Lease

7443 WOODROW WILSON DR


Open 12-2

\$30,000

6+6

CRAFTSMAN

NEW



MLS#16-983079

Zach Goldsmith 310.908.6860

HILTON & HYLAND

www.zachgoldsmith.com

A PRIVATE & SERENE CELEBRITY COMPOUND

Through security gates down a private tree-lined driveway to the residences, on over an acre of rolling greens & gardens in an extraordinary setting. Main house with 3 bedrooms upstairs including master w/fireplace, balcony & spectacular views. Pool w/Jacuzzi, BBQ/kitchen, fire pit & seating area with city & canyon views. A private & serene 5-star retreat just minutes from the heart of the city below.

1285 SUNSET PLAZA DR


Open 11-2

\$19,500

3+4

1sty-TRADITIONAL

NEW



MLS#16-973187

Brent Watson 310.600.9119

COMPASS

www.1285sunsetplaza.com

TREMENDOUS LEASE OFFERING ON LOWER SUNSET PLAZA

This gorgeous traditional has been totally updated, is fully furnished and available immediately. Includes a new professionally equipped chef's kitchen, den/library/office with wet-bar, 3 bedroom suites each with their own baths - gorgeous master suite with double walk-in closets and spacious en-suite bath complete with huge spa shower and jet stream soaking tub. Exterior features a sun-drenched pool & spa, outdoor dining pergola, garage or convertible gym/studio & beautiful lawn and gardens.

04 Bel Air - Holmby Hills Single Family

457 CUESTA WAY


Refresh. 11-2

\$15,888,888

6+7

TRADITIONAL

NEW



MLS#16-984085

MyraNourmand/EricSmilay 310-888-3333

NOURMAND&ASSOCIATES

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

Spectacular 1.3 acre estate w/long driveway at the end of a cul-de-sac in prime Bel Air location w/sensational views from city to ocean. 6B+7B home w/9,250sqft rebuilt by famed architect Jann Williams. Seller has approved plans for remodel & addition to 11,250sqft. Expansive lot offering the possibility for development w/approved zoning & completion of plans for park-like grounds w/pool, guest house, underground garage & secondary entrance from Bel Air Rd.


11001 W SUNSET BLV

Open 11-2

\$2,600,000

4+5

NEW



Nancy Sanborn 310-777-2858

BEVERLY HILLS

www.SanbornTeam.com

TRUST SALE

Nicely perched above Sunset with panoramic city light view, this celebrity estate is full of rich history. The late Truman Capote & Joanne Carson (along with many other celebrity friends) enjoyed this one of kind Bel Air property. On the market for the first time since 1972, this 1950's 1 Story Mid Century home offers a wonderful opportunity to renovate or develop. Currently 4 BR, 5 BA + den/library & a nicely positioned pool. Rare opportunity not to be missed. Trust sale, no court confirmation.

14342 MULHOLLAND DR


Open 11-2

\$3,895,000

5+4

OTHER

rev



MLS#16-974653

Joseph Babajian 310-623-8800

RODEO REALTY - BH

www.14342MulhollandDrive.com

AMAZING OPPORTUNITY LOCATED ON PRIVATE PROMONTORY

Located on private road/cul-de-sac off Mulholland, promontory overlooks stunning views of city lights, valley & ocean. Access to Beverly Glen Circle shopping center & is close to Valley & Westside. Open floor plan & abundance of natural light. 4 bdrms on lower level. Master bdrm is on 2nd level & opens to patio w/ views from every window. 2-car garage, parking for up to 8 cars in driveway. Situated on over 1/2 an acre w/ large portion of flat land, amazing development or owner user opportunity.

1661 N BEVERLY GLEN


Open 11-2

\$1,499,000

4+4

CONTEMPORARY

NEW



MLS#16-984185

David Pinkham 310-435-8616

PINKHAM ESTATES REAL

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

STUNNING CONTEMPORARY HOME!

Absolutely stunning bright and airy contemporary home with architectural flair. This newly built home 2013 boasts 2,460 sq. ft. of modern luxuries w/amazing finishes, three bedrooms up and 1 down, 3 custom designed bathrooms, multiple balconies w/ gorgeous canyon views. The open floor plan flows effortlessly from the gourmet custom kitchen, w/ stainless steel appliances, skylights, custom counter tops. Downstairs can be used as guest unit and/or rental.

10480 SANDALL LN


Open 11-2

\$1,395,000

4+2

2sty-MID-CENTURY

NEW



Neyshia K. Go/A. Kirman 310.882.8357

JOHN AAROE GROUP

MID-CENTURY DEVELOPMENT OPPORTUNITY WITH EXPANSIVE FLAT PAD

Situated at the end of a private, quiet street off Bel Air Road, this charming Mid-Century ranch home features floor to ceiling windows, expansive backyard with huge flat pad, finished 1st level en-suite bedroom/rec space and breathtaking canyon views. This is an extraordinary development opportunity with great bones that await your finishing touches or expansion, set amongst multimillion dollar homes in prime Bel Air.

1910 N BEVERLY GLEN BLVD


Refresh. 11-2 592A4

\$1,849,000

1949000 4+4

MODERN

red



MLS#15-939231

Josie Tong Daniel Fan 310-779-8776

SOTHEBY'S INTERNATIO

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

Sitting behind gates in a resort-like setting is this sophisticated and chic architectural on a street-to-street double lot with open floor plans, beautiful landscape and tranquil scenery outside every window. It is perfect for relaxation and entertaining. The amazing master suite with its modern fireplace, sitting area, walk-in closet & a covered porch is your perfect sanctuary. This urban oasis offers easy access to freeways and the area's best public and private schools.

11782 SOUTHAMPTON CT


Open 11-2

\$13,975,000

8+12

MEDITERRANEAN

rev



MLS#15-959621

Susan Smith 310.415.5175

HILTON & HYLAND

www.susansmithrealty.com

CONTEMPORARY MEDITERRANEAN ESTATE - 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.

14342 MULHOLLAND DR


Open 11-2

\$3,895,000

5+4

OTHER

rev



MLS#16-974653

Joseph Babajian 310-623-8800

RODEO REALTY - BH

www.14342MulhollandDrive.com

AMAZING OPPORTUNITY LOCATED ON PRIVATE PROMONTORY

Located on private road/cul-de-sac off Mulholland, promontory overlooks stunning views of city lights, valley & ocean. Access to Beverly Glen Circle shopping center & is close to Valley & Westside. Open floor plan & abundance of natural light. 4 bdrms on lower level. Master bdrm is on 2nd level & opens to patio w/ views from every window. 2-car garage, parking for up to 8 cars in driveway. Situated on over 1/2 an acre w/ large portion of flat land, amazing development or owner user opportunity.

TUESDAY



## 04 Bel Air - Holmby Hills

Condo / Co-op

✕ **2311 ROSCOMARE RD, UNIT 14** Lunch 11-2 591/H2  
**\$1,299,000** 3+3 2sty-TRADITIONAL

**NEW**

### PREMIER VILLA WITH SWEEPING CANYON, MOUNTAIN & OCEAN VIEWS

Premier Villa nestled at the back of the complex. Feels like a home w/ complete privacy. Step down LR w/ fp, high ceilings w/ staircase leading to powder room, dining & breakfast areas & good sized bright kitchen. Amenities include pedestrian & auto security gates w/ intercom, pool, spa, fountain and abundant guest parking. Attached double garage w/ cabinetry & storage room. Roscomare Road School. Highly desirable, upper Bel Air location has easy access to both the Westside and the Valley.

Jim Muske 310-281-3901  
 COLDWELL BANKER

www.2311roscomare.com

## 04 Bel Air - Holmby Hills

Lease

**880 STONE CANYON RD** Open 11-2  
**\$12,995** 4+4 2sty-TRADITIONAL

**NEW**

### GREAT LEASE JUST STEPS FROM HOTEL BEL-AIR!

Charming 1930's Georgian Manor style home features a living room plus den, dining room, cooks kitchen, master suite plus two guest rooms, private backyard with lush landscaping and a fantastic pool. An interlocking room alongside the master suite could serve as an office or playroom. Spacious downstairs annex could provide addtl work space or maid/nanny accommodations. Home is available UNFURNISHED for \$12,995/month or owner will consider leasing furnished at a higher rate. See private remarks.

MLS#16-100308  
 Rochelle M/Lucinda B 310-968-8828  
 NOURMAND & ASSOCIATE

A must see!

## 05 Westwood - Century City

Single Family

**10204 CENTURY WOODS DRIVE** Open 10-3  
**\$5,995,000** 4+6 3sty-VILLA

**NEW**

### TEN MASTERFULLY CRAFTED RESIDENCES, ONE PRESTIGIOUS ENCLAVE

The Enclave at Century Woods is a limited collection of ten distinct residences offering an incomparable lifestyle experience within the gates of Century City's most coveted address. Four and five-bedroom villas showcasing an exquisite blend of timeless Mediterranean architecture and sophisticated contemporary design, offer 5,700 to 6,700-square feet of living space situated around a charming central courtyard. Nestled within the ultra-private, tree-lined setting of Century Woods.

MLS#16-983243  
 Arana/Umansky 424-231-2400  
 THE AGENCY

**10538 EDGELEY PL** Open 11-2  
**\$4,095,000** 5+4.5 SPANISH

**NEW**

### ELEGANT LITTLE HOLMBY SPANISH

This cul-de-sac Spanish home has been expanded and updated yet retains all of its original old world character. The home features tile/hardwood floors, step down formal living room with open beam ceiling, formal dining room, cozy study with fireplace, cooks kitchen with stainless appliances opening to family room with views to verdant yard, pool and guest house. There are 4 family bedrooms up including spacious master suite, sitting area, dual closets and sumptuous master bath. Warner School

Jim Bremner 310-622-7445  
 GIBSON INTL

www.10538edgeley.com

<b>10727 LE CONTE AVE</b>		Refresh. 11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+4	ARCHITECTURAL	
		<b>ULTIMATE CURB APPEAL IN LITTLE HOLMBY</b> This romantic one story English Cottage is filled with authentic details including leaded and stained glass windows, 5 fireplaces, hardwood floors, handsome built-in shelving, high beamed ceilings and charming grounds with stunning rose garden. This 1932 residence was designed by Percy Parke Lewis, architect of the Fox Westwood Village Theatre. The fully enclosed property includes a magnificent living room, formal dining room, family room, library, eat-in kitchen, and 3 BR and 3 1/2 BA.	
MLS#16-983675			
Shirley Bilfield 310-285-7552			
COLDWELL BANKER RESI		Rng/Ovn,Fridg	

<b>2030 FOX HILLS DR</b>		Open 11-2	<b>NEW</b>
<b>\$1,799,000</b>	4+3	TRADITIONAL	
A GREAT FAMILY HOME IN ONE OF THE BEST SCHOOL SYSTEM .WALKING DISTANCE TO NEW MALL.3 BEDROOMS UPSTAIRS WITH 2 BATH. ONE BEDRM/OFFICE W/ ITS OWN BA AND PRIVATE ENTRANCE DOWN STAIRS			
MLS#16-980979		Blt-Ins,Dshwshr,Rng/Ovn,Fridg	
Afa Shafa 310-748-8050		JOHN AAROE GROUP	

<b>1946 GREENFIELD AVE</b>		Refresh. 11-2	<b>NEW</b>
<b>\$1,348,000</b>	3+3	TRADITIONAL	
		A wonderful opportunity to expand a traditional single-level home in Westwood. The home includes 3 bedrooms, 2.5 baths, and an expansive backyard with enough room for a pool. The long driveway stretches all the way to the back of the lot, which offers a one car garage and an attached club house/rec room. This healthy lot size of approximately 6739 offers a great opportunity for a family or developer to expand. First time on market in over twenty years, loved and well maintained.	
MLS#16-982509			
Diane Forbes Halliburton 3103390804			
GIBSON INTERNATIONAL			

<b>1954 COMSTOCK AVE</b>		Open 11-2	<b>NEW</b>
<b>\$1,295,000</b>	2+2	TRADITIONAL	
		<b>TRANSITIONAL STYLE HOME IN WESTWOOD</b> This transitional style home has character and charm and is perfect for someone who just wants inspiration and a great living environment. True California lifestyle with blurred indoor/outdoor boundaries. Total orientation to the most charming and private backyard. Vaulted ceilings throughout with recessed lighting. Upgraded electrical. Central heat and air. 2 bed/2 bath. Fireplace in living room, formal dining room. Kitchen has Viking four burner gas range, built in dishwasher and fridge.	
MLS#16-100602			
Ron Wynn 310-621-1772			
COLDWELL BANKER RESI		Dshwshr,Hood Fan,Rng/Ovn,Fridg	

<b>2210 SELBY AVE</b>		Open 11-2	<b>rev</b>
<b>\$2,885,000</b>	5+5.5	CONTEMP MED	
		<b>NEW 2015 MEDITERRANEAN CONSTRUCTED CUSTOM 5 BED/5.5 BATH</b> Incredible open floor plan including formal entry & entertainers bar area opening to great rm w/ stone finished fireplace & inviting bi-fold dr opening to blt-in BBQ & paver tiled patio. Stunning gourmet kitchen w/ Calcutta Quartz countertops, stone backsplash, high end appliances, large island, custom pantry closet & sunny bfast area overlooking bkdy. Butler's pantry open to FDR w/sliding door to side yd. Tranquil master ste w/ walkin & wardrobe closets, balcony overlooking Century City views.	
MLS#16-980317			
Chad Lund 424-202-3295			
TELES PROPERTIES		2210SelbyAvenue.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.





<b>2030 MANNING AVE</b>	Open	11-2	632C4
<b>\$1,525,000</b>	3+2	SPANISH	



**BLOCKS FROM WESTWOOD CHARTER!**

This 3 bedroom, 2 bath Spanish has been completely modernized yet retains its original character throughout - no detail has been spared. Don't miss the "Man's Cave" downstairs not included in the listed square footage of the home. Features include gleaming HW floors, archways, upgraded plumbing and electrical, security system, central air, spa hot tub, new windows and detached two car garage. Offers due today!

**MLS#16-982943**  
Lynn B Whitaker 310-622-7404  
GIBSON INTERNATIONAL

www.2030Manning.com

<b>2131 CENTURY PARK LN #110</b>	Open	11-2
<b>\$949,000</b>	2+2	CONTEMP MED



**AN INCREDIBLE LOCATION IN THE HEART OF CENTURY CITY.**

Rarely offered & coveted floor plan. This west facing 2 + den feels like a house, opening onto a jaw dropping private outdoor area, accessible from the living room, den & both bedrooms. The living & dining areas w/ hardwood floors, flow beautifully into one another and outside, offering unlimited possibilities for enjoyment and entertainment. The versatile den lends itself to use as an office, home theater, or just about anything, w/ a sliding door to the private outside area.


**MLS#16-983965**  
Kris Mooney/Debra Ziven 310-722-8084  
TELES PROPERTIES

Cbl,Dshwshr,Elvtr,Grbg Disp,Rng/Ovn

TUESDAY

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

<b>10375 WILSHIRE #14BD</b>	Open	11-2
<b>\$2,195,000</b>	3+4	ARCHITECTURAL




**DAZZLING BY DAY, BREATHTAKING BY NIGHT**

Ocean Views & Ocean breezes on the prestigious Wilshire Corridor. The amazing amenities include 24 hour full service: valet parking, doorman, concierge & switchboard service plus an exercise room, swimming pool, spa, conference room, hair salon, garden area & extra storage. Luxurious surfaces of Travertine, Hardwood & Carpet. New York style Terrace has slate. This top floor corner unit has Sweeping Ocean & Mountain facing views. HOD include all utilities.

**MLS#16-981299**  
Thomas Marvich 310-702-9015  
BERKSHIRE HATHAWAY

wilshireterrace.com

<b>1430 S BENTLEY AVE #402</b>	Refresh.	11-2
<b>\$849,000</b>	2+2	4sty-CONTEMPORARY



**PENTHOUSE @ WESTWOOD!**

Stunning Private penthouse with 3 Balconies, Elegant & Bright with Plantation Shutters Throughout with Granite Kitchen counter top, Breakfast area with laundry inside, Walking closet & Spa tub in the master. Building is on a Cul-de-sac & centrally located for easy access to the 405 Free way, Westwood shops & UCLA. Easy to show!

**MLS#16-100330**  
Yar Meshkaty 310-666-6394  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp

<b>2179 CENTURY HL</b>	Open	11-2
<b>\$1,249,000</b>	2+4	CONTEMPORARY



**PRESTIGIOUS CENTURY HILL SINGLE LEVEL CONDO**

Stunning and sophisticated designer style in this 2 bedroom and den condo with exquisitely finished details. Open floor plan includes large living room, spacious dining room & den ideal for entertaining. Updated kitchen with custom cabinetry & breakfast area open to inviting patio for additional dining & relaxing. Generous master suite with custom built-ins, dual baths & patio. 2nd bed suite with office area & patio. Century Hill offers a guard gated community in the heart of Century City!

**MLS#16-984463**  
Laura Barton/ Nancy Ross 310-500-3985  
PT BEVERLY HILLS

www.2179centuryhill.com

<b>10750 WILSHIRE #204</b>	Open	11-2
<b>\$832,900</b>	2+2	MODERN



**LUXURY CONDO ON WILSHIRE CORRIDOR!**

Updated 2bd/2ba condo w/ designer finishes throughout. Floor to ceiling glass sliders allow for optimum morning sunlight! Large balcony w/ tree top views of Westwood suburbs. Custom kitchen cabinets w/ granite counter tops, SS tile back splash & top of the line appliances. Custom closets & laundry room in unit. Full service building w/ 24 hour valet/concierge & club house, gym, pool & spa. Ideal location: steps to Westwood Village & easy access to Brentwood/Santa Monica/Beverly Hills.

**MLS#16-100562**  
Timothy Di Prizio 310-888-3365  
NOURMAND & ASSOCIATE

Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

<b>10350 WILSHIRE BLV, UNIT 1102</b>	Open	11-2
<b>\$1,195,000</b>	2+2.5	CONTEMPORARY



**STUNNING VIEWS FROM THE WILSHIRE CORRIDOR**

Lovely unit in the famed Diplomat building on the World Famous Wilshire Corridor. 2 en-suite bedrooms 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#16-984463**  
Melinda and Scott Tamkin 310-493-4141  
COMPASS

www.Diplomat1102.com

<b>10433 WILSHIRE BLV, UNIT 207</b>	Refresh.	11-2
<b>\$739,000</b>	2+2	CONTEMPORARY



**WILSHIRE HOLMBY DREAM**

Luxurious Condominium in the heart of Wilshire corridor between Westwood and Beverly Hills adjacent to Century City. Full service building with HOA that includes 24hr valet, concierge, doorman, premium cable, insurance, water, electric, gym, social room, sparkling pool and storage. Open floor plan with large balcony great for entertaining with tree top and northern Holmby Hills views. Enjoy the Westwood Lifestyle.

**MLS#16-984463**  
Vangelis Korasidis 310-247-1500  
COLDWELL BANKER

Wilshire Holmby

<b>2122 CENTURY PARK LN, UNIT 208</b>	Open	11-2
<b>\$1,150,000</b>	3+2.5	CONTEMP MED



**PARK PLACE CENTURY PARKLANE.COM**

Premium Location. 24-hour guard gated resort community in a park-like setting, located in the Heart of Century City. Large 1903 sq ft condo with 3 br, 2.5 ba, 2 side-by-side parking + guest parking + storage. This outstanding complex offers 3 pools, 3 spas, a gym, clubhouse, lushly landscaped grounds and tennis court. Perfect as a full time residence or second getaway. Entrance to the complex is 10101 Galaxy Way

**MLS#16-984463**  
Natalie Cadoch 310-854-9974  
TELES PROPERTIES

NatalieCadoch@gmail.com

<b>10727 WILSHIRE BLVD #406</b>	Open	11-2
<b>\$1,599,000</b>	2+3	CONTEMPORARY



**FABULOUS NEW PRICE!**

Sophisticated 2 bdrm & 2.5 bth condo in The Remington, one of the most prestigious full-service buildings on the Wilshire Corridor. South-facing unit offering a fabulous open floor plan, hardwood floors, & walls of glass throughout overlooking wonderful city views. Private elevator access opens directly into formal entry leading into the open living room, dining area, & renovated kitchen. Master suite with gorgeous master bath. Guest suite, powder & laundry rooms. Also for lease at \$7,000/mo.

**MLS#15-942165**  
Jade Mills 310-285-7508  
COLDWELL BANKER

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

NEW

NEW

NEW

NEW

NEW

NEW

red



<b>10375 WILSHIRE #6B</b>	Open	11-2	<b>red</b>
<b>\$899,000</b>	925000	2+3	




**WILSHIRE TERRACE IN NEED OF TLC!**

This southwest facing condo features a generous 2400 sq. ft floor plan with bright light-filled 2 bedrooms and 2.5 bathrooms. The foyer opens into a light-filled living room with expansive windows that lead to a large terrace for entertaining. Both bedrooms are bright, well-proportioned with generous closet space where city and ocean views can be enjoyed. The full-service building features a pool/spa, gym, salon, 24 hr valet/concierge, dog park & gardens.

**MLS#16-976799**  
 Rochelle Maize 310-926-7078  
 NOURMAND & ASSOCIATE

www.WilshireTerraceView.com

<b>10350 WILSHIRE #804</b>	Open	11-2	<b>rev</b>
<b>\$1,450,000</b>	2+2.5	CONTEMPORARY	



**THE DIPLOMAT SOUTH FACING 2BED.+DEN W/ SENSATIONAL VIEWS!**

Rare & Unique South facing Condominium Residence in the exclusive Diplomat, a highly reputable high-rise w/ full services & amenities on Wilshire Corridor. A highly sought-after 2Bed. + Separate Den/ Potential 3rd Bed. unit, in extremely desirable SW corner of the building w/ sensational city & ocean views. Formal entrance, bright & spacious Living & Dining rooms w/ balcony, great custom remodeled kitchen, large master suite with his/hers walk-in closets, 2nd. en suite bed./bth.

**MLS#16-980153**  
 Mazda Hoghoughi 310-271-4040  
 ELITE PROPERTIES REA

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

<b>2371 CENTURY HILL HL</b>	Lunch	11-2	<b>rev</b>
<b>\$1,325,000</b>	2+3	ARCHITECTURAL	



**PROGRESSIVE LUNCH AT 3 GREAT PROPERTIES**

Stunning townhouse with double door lobby entrance. Feels like your own private oasis. 2 bedrooms, 3 baths, lots of closet space, designer kitchen with gas stove (unusual for the complex), Breakfast area, wood floors, fireplace in living room, private patio, large laundry room, spacious master suite with custom stunning bath. 3 Spaces for parking in garage, close to pool and all amenities.

**MLS#15-939837**  
 Leah Steuer 310-729-3999  
 JOHN AAROE GROUP

Cbl, Dshwshr, Dryer, Elvtr, Grbg Disp, Other

<b>1710 MALCOLM AVE #305</b>	Open	11-1	632C4	<b>rev</b>
<b>\$718,000</b>	2+2	1sty-TRADITIONAL		



**DON'T MISS THIS OPPORTUNITY - OPEN TUESDAY 11AM-1PM**

Gorgeous top flr condo, updated w/ designer touches, and No Common Walls. Prime Westwood neighborhood near UCLA, restaurants & shopping. Open floor plan is perfect for entertaining. Cook's kitchen w/ custom cabinetry, breakfast bar & lots of storage. Lg master ste. w/ walk-in closet, and designer bath w/ dual sinks & custom tub/shower combo. Office alcove off LR. Recently painted, new carpet. LR w/ FP & balcony. Tandem parking in gated garage. Bldg has EQ insurance. Fairburn Elementary.

**MLS#16-978255**  
 Melissa Alt 424-202-3232  
 TELES PROPERTIES

Refrigerator, Dishwasher, Stove/Oven

**06 Brentwood**

Single Family

<b>12026 SALT AIR PL</b>	Open	11-2	631-G3	<b>NEW</b>
<b>\$3,150,000</b>	3+2	1sty-TRADITIONAL		



**CHARMING TRADITIONAL ON QUIET CUL-DE-SAC**

Trust Sale! Charming traditional 3 bedroom and 2 bathroom home located on a quiet cul-de-sac. This choice 8,915 sqft flat lot is in one of Brentwood's prime locations and gives you the opportunity to remodel or build your dream house. Great sized rooms include a living room, family room and dining room. Close to shopping, restaurants, and the farmers market.

**Mary Beth Woods 310-571-1358**  
 COLDWELL BANKER

www.12026saltair.com

<b>231 N KENTER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,095,000</b>	5+6	TRADITIONAL	




**FABULOUS TRADITIONAL ON LARGE LOT IN BRENTWOOD**

Wful 2 sty Trad home on just under 12k sq ft flat lot (per assr map) w/ mature trees & full privacy. This warm, inviting home offers a perfect floor plan & lg, very pvt, sun-filled, west-facing yd. French doors in fam rm lead to incredible backyd w/ lg trellis-covered patio that can accommodate seating for 30+, full outdoor kitch, lg lawn, & pl w/ fire pit set at rear of property. Rare opportunity to remodel, expand or create a magnificent estate w/ lovely grounds. Avail for 1st time in 40 years!

**MLS#16-100666**  
 David Offer 310-820-9341  
 BERKSHIRE HATHAWAY

www.231northkenter.com

<b>1383 JONESBORO DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	3+3	RANCH	



**CHARMING HOME IN HISTORIC BRENTWOOD POLO FIELDS!**

Charming 3 bedroom and 3 bath house in historic Brentwood Polo Fields. Close to Santa Monica beach, enjoy coastal climate all year long. Completely renovated in 2002 with oak hardwood floors throughout, impressive master suite, custom cabinetry in kitchen and master bath. Beautifully landscaped and gated front yard, private backyard with flagstone patio. This is a golfer's dream just a street away from prestigious Riviera Golf and Tennis Country Club.

**MLS#16-100228**  
 Charles Pence 310-458-4024  
 PARTNERS TRUST SM

Built-ins

<b>153 5TH ANITA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,300,000</b>	3+2	2sty-MID-CENTURY	




**SEE FULL PAGE AD**

Stunning 3 bedroom, 2 bath home located in the most desirable area of Brentwood, between San Vicente and Sunset. Relax while enjoying the private backyard patio or host a party on the large rooftop deck. This amazing condo alternative is 1,940 square feet and features a large gourmet kitchen, Carrara marble countertops, stainless steel Viking appliances and ample storage. The master bedroom includes a gas fireplace, remodeled marble bath and dual closets. There are two additional bedrooms an

**MLS#16-984351**  
 Martz/Parnes/Harris 310-343-8411  
 THE AGENCY

Rng/Ovn

<b>13167 BOCA DE CANON LN</b>	Open	11-2	<b>rev</b>
<b>\$11,995,000</b>	5+6.5	2sty-TRADITIONAL	



**PRIVATE COMPOUND PERFECTLY POISED IN IDYLIC CANYON SETTING**

This exquisitely designed home has contemporary flair w/ clean lines & refined appointments. Dramatic entry, beamed ceiling LR, grand patios w/outdoor kitchen +dining areas, flat grassy yard & cyn views. Below is pool/spa +gst hse w/ bath. Gourmet kitch w/brkfst area & large pantry. Formal DR, butler pantry, media rm, playrm/FR, utility rm, powder, & gst suite dwnstrs. Up is master ste w/tree views & gorg bath. Library/office, gst wing w/3 suites +2nd laundry rm.

**MLS#16-975879**  
 Susan Stark / Joan Capli 310.345.7450  
 GIBSON / CB BW

MandevilleCanyonHomes.com

<b>400 N BRISTOL AVE</b>	Open	11-2	631E3	<b>rev</b>
<b>\$9,495,000</b>	5+7	CAPE COD		



**EAST COAST TRADITIONAL | PRIVATE COMPOUND**


This super private retreat is located in a prime Brentwood Park location, situated on a spacious corner lot. There are 5 bedrooms, 6.5 bathrooms plus a spacious guest-house with maid's quarters and a guest suite. This home has the perfect floor plan with a grand master, dual closets & dual bathrooms plus a children's wing with 2 additional bedrooms and en-suite bathrooms upstairs. Secluded garden, swimmer's pool, and guest house with a gym and living room/playroom, plus sports court and deck.

**MLS#15-942739**  
 Juliette Hohnen 323.422.7147  
 DOUGLAS ELLIMAN

www.400nbristol.com



<b>11808 KEARSARGE ST</b>	Open	11-2	<b>rev</b>
<b>\$5,395,000</b>	4+5	ARCHITECTURAL	



**MID-CENTURY MODERN :: HARALAMB GEORGESCU & KURT KRUEGER**

A gated pristine compound overlooking a forested arroyo. Originally designed by Haralamb Georgescu and totally rebuilt and renovated by architect Kurt Krueger. 2-story living room. Kitchen & family room w direct access to a dining terrace which steps to a yard-sized deck embracing a pool, spa and covered lounge. Master suite lies on the second level. Standing apart from the main house is a new guest house w/ bathroom and kitchenette.

**MLS#15-911029**  
Mike Deasy 310-275-1000  
**DEASY PENNER & PARTN**

BBQ,Blt-Ins,Dshwshr,Rng/Ovn,Fridg

**06 Brentwood** *Condo / Co-op*

<b>11921 DOROTHY ST, UNIT PH1</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+2.5	3sty-CONTEMP MED	



**PHENOMENAL UNIT**

Premier building and designer penthouse! This chic and elegant unit is beautifully appointed. Abundant light, open floor plan and fantastic views surround this three bedroom, two and a half bathroom unit. Perfectly situated in one of the best buildings in Brentwood! Master has spacious walk-in closet, huge master bathroom, den with custom built-ins (can be converted back to bedroom) Great-room, Custom ?hardwood flooring,lighting, stainless appliances, sound system in living room & more! ?

**Carrie Rollings Meynet 310.650.3075**  
**GIBSON INTERNATIONAL**

[www.11921dorothyph1.com](http://www.11921dorothyph1.com)

<b>453 S BARRINGTON AVE #PH405</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,250,000</b>	2+3	CONTEMP MED	



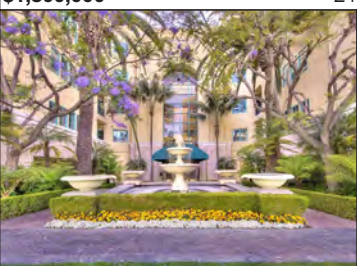
**SPECTACULAR REMODELED PH W/ AMAZING VIEWS! PARKING & LUNCH!**

Spectacular Remodeled PH w/Amazing Views! Extremely bright South facing 2 bd + 2.5 ba quiet corner end unit. LR w/high ceiling, FP, crown mldg. & access to balcony. Sunny DR w/coffered ceilings. Stunning remold eat-in kit w/quartz counters, SS appl, Italian cabinetry. Spacs mstr ste w/walk-in closet, spa tub, balcony. Second Bd ste on opposite side of the LR, w/walk-in closet, balcony & remold ba. SxS prkg & extra storage. Gated, entry w/security cameras & guest prkg, HOA includes EQ ins.

**MLS#16-100138**  
Elyse Arbour 310.893.9388  
**RODEO REALTY- BRNTWD**

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

<b>11500 SAN VICENTE #522</b>	Open	11-2	<b>rev</b>
<b>\$1,800,000</b>	2+3	1sty-CONTEMP MED	



**RARE TOP FLOOR PENTHOUSE IN "THE BRENTWOOD"**

RARE! TOP FLOOR, FRONT facing, single level "Penthouse" in "The Brentwood"! Double door entry into grand entry hall w marble floors & skylight leads to open floor plan w views. Unobstructed 180 degree city views from two story window makes this unit a rare find. Nighttime views are jaw dropping! Chef's light filled eat-in kitchen w granite counters, all new top of the line, stainless appliances incl Viking, Bosch, Sub Zero and wine cooler. Custom over sized walk-in closet. Rooftop pool /spa.

**MLS#16-976829**  
Sandy Strick 310-993-0555  
**COLDWELL BANKER BHN**

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

<b>11937 W SUNSET #2</b>	Open	11-2	<b>rev</b>
<b>\$1,789,000</b>	4+4	TRADITIONAL	



Quietly nestled away from the infamous Sunset Blvd. This Santa Barbara architectural retreat is conveniently located in the heart of Brentwood. The newly constructed townhouse has 4 bedrooms, 3.5 bathrooms, 3 private balconies and an over sized patio coming off the dining and living room space and over 2,800 sqft.

**MLS#16-978703**  
Trevor Levin 310-300-3392  
**NOURMAND & ASSOCIATE**

BBQ,Cing Fan,Dshwshr,Grbg Disp,Hood Fan

**06 Brentwood** *Lease*

<b>1000 LINDENWOOD LN</b>	Open	11-2	<b>NEW</b>
<b>\$14,900</b>	4+4	ARCHITECTURAL	



Completely remodeled Architectural home in the hills of Brentwood. This home boasts stunning views of the city, mountains, and ocean. This stylish modern home features 4 bedrooms, 4 bathrooms a wonderful open floor plan, high ceilings, brand new modern kitchen with top of the line appliances and family room opens to the back yard with a pool and many fruit trees.

**MLS#16-981221**  
Flora Aston 310.480.3585  
**COLDWELL BANKER RESI**

Dshwshr,Grbg Disp,Rng/Ovn

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

<b>11540 ROCHESTER AVE #PH3</b>	Open	11-2	<b>NEW</b>
<b>\$969,000</b>	3+3	CONTEMP MED	



**PRISTINE PENTHOUSE IN PRIME WEST LA**

3 Bed, 2.5 bath. Large open living, dining room & den with wood floors, fireplace & balcony with views. Gourmet kitchen with granite counters, travertine floors, Viking appliances & custom Italian cabinets. Large master suite with walk-in closet & fireplace. Large, elegant master bath with dual sinks and separate tub & shower. 2 additional spacious bedrooms. Crown moldings. Security system. Rooftop sundeck. Gated parking with guest spaces. Short distance to Brentwood & trendy San Vicente Blvd.

**MLS#16-984165**  
Gavin Fleminger 310-850-8053  
**NOURMAND & ASSOC**

Dshwshr,Grbg Disp,Hood Fan,Intrcm,Micro.

<b>1606 S BARRINGTON AVE #6</b>	Refresh.	11-2	<b>NEW</b>
<b>\$590,000</b>	2+2	CONTEMPORARY	



**QUIET, REMODELED REAR UNIT - 2 BED / 2BA 'SMART HOME' CONDO!**

QUIET, REMODELED REAR UNIT w/ PRIVATE ENTRANCE. Come home to this inviting, bright, 2 bed/2 bath, South-facing 'smart condo' in the trendy Sawtelle/Japantown neighborhood in West LA! Fashionably renovated just 2 yrs ago with grey engineered hardwood floors and new paint. Unit features smart technology. Kitchen upgraded with quartz countertops, subway tile and SS appliances. Baths feature modern vanities and cermanic mosaic tiles. 2 gated parking spaces, W/D hookups.

**MLS#16-982711**  
Tiffany Chin 323.762.2531  
**KW LARCHMONT**

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

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

<b>10312 LORENZO DR</b>	Open	11-2	<b>red</b>
<b>\$3,499,999</b>	3725000	6+5.5	



**STUNNING CAPE COD TRADITIONAL IN HIGHLY REVERED OLD CHEVIOT!**

Crafted in 2015 with the finest of finishes, this timeless architectural style combines sophistication with the warmth of everyday comfort. Featuring a spacious open floor plan, soaring ceilings and abundant windows flooding the home with natural light. A state-of-the-art chef's kitchen features Wolf, Subzero and Bosch appliances, marble countertops, custom cabinetry and large center island which leads to a spacious dining area.

**MLS#16-971113**  
Rory PosinKristian Bonk 310-839-8500  
**RE/MAX BEVERLY HILLS**

[www.RoryPosin.com](http://www.RoryPosin.com)

**THE MLS™**

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

TUESDAY



09 Beverlywood Vicinity Single Family

3013 S BEVERLY DR

Open 11-2

\$1,375,000

3+2.5

TRADITIONAL



Benjamin S. Lee

310-858-5489

COLDWELL BANKER RES

NEW

**COMPLETELY REMODELED 3 BEDROOM IN CASTLE HEIGHTS DISTRICT**

Open and inviting 3 BR/2.5 BA home has been meticulously updated with a great room that extends to the chef's kitchen with stainless steel appliances. The great room has a wall of glass doors that open up to the yard. The master boasts a wall of closets, a walk-in plus a beautifully designed bath complete with a marble shower. The other BRs are joined by a Jack & Jill BA. This CALgreen certified home is located in the award winning Castle Heights school district!

Stove, Fridge, Dishwasher, Washer/Dryer

09 Beverlywood Vicinity Condo / Co-op


1304 ROXBURY DR #303

Open 11-2

\$1,495,000

3+3

MODERN



MLS#16-983241

Joyce Rey

310-285-7529

COLDWELL BANKER RESI

NEW

**1304 ROXBURY DR #303**

The Roxbury Modern is an extraordinary luxurious 3 bedroom penthouse featuring gourmet stainless steel kitchen, custom tiled bathrooms, hardwood flooring, gas fireplace in the living room, high ceilings, inside laundry, dual paned windows, French doors leading to an expansive outdoor balcony, designer touches throughout. Plenty of closet space, 2 walk-in wardrobes. Expansive landscaped rooftop lounge area with city views, BBQ, elevator access & tandem parking.

Dshwshr, Dryer, Grbg Disp, Micro, Wshr


1115 S ELM DR, UNIT PH9

Open 11-2

\$469,900

1+2

1sty-CONTEMPORARY



Sara Deskins

3104679927

COLDWELL BANKER

NEW

**REMODELED TOP FLOOR CORNER UNIT! ONLY SHARES 1 WALL.**

What a deal, last penthouse unit closed for \$495,000! Beautifully redone Penthouse in Beverly Towers! Cooks kitchen with Maple cabinets and granite counters. Upgraded baths. H/W floors, crown moulding, high - smooth ceilings, recessed lighting and large balcony with downtown views. Central heat/air. This is an end unit and only shares 1 wall. Great building with swimming pool/spa, rec room, exercise room and security. Beverly Hills is across the street-Great location!

Microwave, refrigerator, stove/oven

10 West Hollywood Vicinity Single Family

424 N LA JOLLA AVE

Open 11-2

\$3,595,000

4+4.5

2sty-CONTEMPORARY



Omega Group-Ron Keinan

310.779.5348

KELLER WILLIAMS

NEW

**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. SPECIAL TWILIGHT SHOWING ON TUES 5:30-7:30 PM

www.OmegaGroup.LA

OPEN HOUSE STATUS

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

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market


544 HUNTLEY DR

Open 11-2

\$2,100,000

3+2.5

1sty-CONTEMPORARY



Eric Purcell

310.980.3742

DOUGLAS ELLIMAN

NEW

**PRIVATE ENTERTAINER'S GEM**

Meticulous 3 bed, 2.5 baths & ample living space all packaged in a contemporary gated gem. Spacious kitchen connected to the generous living room w/hardwood floors & fireplace. Master suite has a spa like master bath w/ marble tile throughout & a jetted tub w/shower. Private backyard sanctuary awaits you through French Doors off of the master & guest rooms. Beautifully landscaped yard, pool spa & waterfall offer a peaceful tropical paradise to relax or entertain w/the well appointed BBQ area.


1236 GREENACRE AVE

Open 11-2

\$1,395,000

2+3

CONTEMPORARY



Nicole Nash

323.428.6398

RODEO REALTY

NEW

**GORGEOUS REMODEL IN PRIME WEHO**

The best house on the street--this remodeled gem at the end of a cul-de-sac is not to be missed! 2 bdrm suites w/french doors, sexy baths & custom closets. Recessed lighting throughout, \$25k audio system, Open kitchen w/european appliances, Orig built-in bookcases in Liv Rm, Gorgeous sun-filled courtyard, Lush bkyd, Gated & Hedged front yard, Garage converted to media room w/add't full bath. Endless possibilities for this flexible space.

www.1236Greenacre.com


9045 ELEVADO ST

Refresh. 11-2

\$1,350,000

3+2

COUNTRY ENGLISH



The Kostrey Collection

310-621-4341

KW LARCHMONT

NEW

**ENCHANTING COUNTRY ENGLISH TREASURE IN PRIMO NORMA TRIANGLE!**

Mature privacy hedge beckons you behind the auto. wrought-iron driveway gate into a charming brick front patio area. Gorgeous front door ushers you into a formal entry area & open living/dining area. Hwd floors throughout lead you into an elegant eat-in kitchen w/dark-wood cabinetry & SS appliances. 3 equally apportioned BR's & 2BA. Detached guesthouse/studio in backyard -Walking dist. to SM & Sunset Blvds.& BH. Rare opportunity to break into wonderful West Hollywood on a sensational street!

Fridge, Range, Dishwasher

1121 N OLIVE DR, UNIT 211

Open 11-2

\$699,000

2+2



R Schwartz, Z Sklar

310.383.5949

HILTON & HYLAND

NEW

**PRIME WEST HOLLYWOOD CONDO AT THE BRISTOL**

Large 2 bedroom/2 bathroom condo with completely remodeled gourmet designer kitchen with custom cabinets, granite counter tops, & stainless steel appliances. Plantation shutters throughout. Designer wet bar. New carpets in the bedrooms. Extra large Master Bedroom with area for office and two walk in closets with custom built-ins. Newer HVAC system. Private balcony. Secure luxury building with comfortable common area and pool. Walking distance to shops, restaurants & the West Hollywood nightlife.

www.1121nOliveDr211.com

10 West Hollywood Vicinity Condo / Co-op

812 N CROFT AVE #302

Lunch 11-2

\$1,520,000

3+4

2sty-CONTEMPORARY



Chase Campen

323-788-4663

KELLER WILLIAMS

NEW

**WWW.812NORTHCROFT302.COM**

Contemporary masterpiece just steps from Melrose Place. Private, top floor, townhouse style in small 6-unit bldg. Spacious living/dining rooms & open gourmet kitchen w/ center-island open out to a large deck looking out to the City. First floor has powder room, laundry room & en-suite bedroom. Upstairs are 2 add'l en-suite bedrooms including a well-appointed master. Both rooms have City views & peer out to a 2nd 281 sf deck. Some of the best restaurants and shopping are right out the door.

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



<b>1100 ALTA LOMA RD #1503</b>	Open	11-2	592/J6
<b>\$1,188,000</b>	2+1.75	MID-CENTURY	



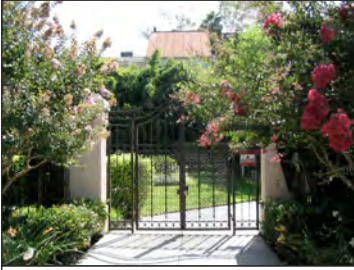
**RARE OPPORTUNITY AT EMPIRE WEST**

High floor in one of finest full service buildings steps from Sunset Plaza. Mostly original unit w/ great potential offers open floor plan flows onto balcony w/ views of Sunset Strip, hills & city lights. Master w/ balcony, walk-in, bath w/ shower & spa tub. 2nd BR/den opens to balcony. Amenities: roof top pool w/ 360 degree views; community room; refurbished hallways; TC; updated gym; dog run; doorman; on sight mgmt. Add own design elements & live a lifestyle of luxury in the heart of WeHo.

**MLS#16-983711**  
Darrell Wallace 310-435-3690  
JOHN AAROE GROUP

Cbl,Dshw,Grbg Dis,Hood Fan,Rng/Ovn,Other

<b>950 N KINGS RD, UNIT 21</b>	Open	11-2	
<b>\$324,900</b>	0+0	CONTEMPORARY	



**COURTYARD'S CHARMER**

Prime location in the Courtyards of West Hollywood! West facing end first floor studio with easy garage access, close to pool, spa and building amenities. On site management office, bldg eq insur, evening security and cameras, pool, spa., gym, rec room, saunas. Dues include water and gas. No showings until broker's open on March 1, no exceptions. Will be loaded on MLS Feb 29 with additional pics.

**MLS#16-983711**  
Mark S. Rosenberg 310-285-1533  
THE ROSENBERG CO.

<b>818 N DOHENY DR, UNIT 507</b>	Open	11-2	
<b>\$1,100,000</b>	2+2	CONTEMPORARY	




**BEST END UNIT LOCATION WITH EXPLOSIVE VIEWS AT DOHENY PLAZA**

Set high above the street in the iconic and sought after Doheny Plaza, this updated condo offers spectacular views from the Sunset Strip to the Griffith Park Observatory and beyond. The coveted corner location on the far-from-Doheny end of the building shares only one common wall (living room). Every window floods the rooms with natural light and showcases explosive views looking out. Open and flexible living spaces with updated kitchen, baths and floors create a warm and modern environment.

**MLS#16-983711**  
Darrian Robin 310-963-9471  
THE AGENCY

Refrig, stove, oven, garbage disposal

<b>8787 SHOREHAM DR #104</b>	Open	11-2	592H5
<b>\$1,395,000</b>	2+2	CONTEMPORARY	



**rev**

Stunning & sophisticated above the Sunset Strip! Rare opportunity for secure environment w/ feel of a private home. Walls of glass & floor to ceiling sliders opens to private expansive outdoor terrace, lush & verdant. Fabulous for indoor/outdoor living & entertaining. Open & airy w/ high ceilings. Pristine & elegant -a rarity for WEHO high rise. Low HOA includes all utilities, basic cable, 24hr concierge & valet. Pool & gym. Steps to Sunset Plaza. Home of former musical director to the stars.

**MLS#16-975213**  
Tanya Stawski  
SOTHEBY'S INTERNATIO

Blt-Ins,Cbl,Dshwshr,Elvtr,Other

<b>1050 N EDINBURGH AVE #305</b>	Open	11-2	
<b>\$1,089,000</b>	3+2.5	2sty-CONTEMP MED	



**STUNNING WEHO PENTHOUSE**  
**WWW.1050EDINBURGH305.COM**

Beautiful top floor sunny townhouse style penthouse with great views! Built new in 2005 this Mediterranean Villa Courtyard Style property is in move-in ready condition featuring a huge gourmet kitchen with ss appliances, granite counters and huge center island that opens to a cozy adjacent family room area. Gleaming hardwood floors & custom finishes throughout. Separate living room with fireplace & French doors open onto a large entertainer's sun deck with city lights & Hollywood Hills views.

**MLS#16-100028**  
Omega Group-Josh Hill 213.840.0572  
KELLER WILLIAMS

www.OmegaGroup.LA

<b>1140 N FORMOSA AVE #6</b>	Open	11-2	
<b>\$995,000</b>	2+2.5	ARCHITECTURAL	



**rev**

**SPACIOUS, ARCHITECTURAL 2BD+2.5BA + PATIO TOWNHOUSE**

Rare & modern townhouse in award-winning Lorcan O'Herlihy 11-unit architectural building. The This rear corner 2BD+2.5BA+1,700SF showcase home features a dramatic loft-like two-level environment w/ high ceilings, metal & wood staircase, & spectacular downstairs open floor plan w/ windows that frame exterior greenspaces to bring light into the living & dining area, chef's kitchen & office/den. 2 bedroom suites + private outdoor terrace. Side x side parking, in unit laundry.

**MLS#16-973883**  
ST.JAMES + CANTER 310.704.4248  
BERKSHIRE HATHAWAY

WWW.1140FORMOSA6.COM

<b>8121 NORTON AVE #301</b>	Open	11-2	
<b>\$995,000</b>	2+3	1sty-CONTEMPORARY	



**NEW**


**LARGE MODERN CORNER UNIT AT THE NORTON VILLAS WEHO!**

A sleek-modern luxury 2BR + 2.5BA architectural style condo. A fabulous 3rd floor, front facing corner view unit with an open floor plan, 9' high ceilings and a large garden patio-terrace. Super high-end designer amenities include Sub-Zero & Bosch appliances, Caesarstone counters, bamboo floors and sleek Italian-Modern kitchens & baths. Large Master Suite with walk-in closet, Italian glass sinks and free standing tub. Washer/Dryer in unit. On a tree-lined "walking" avenue in West Hollywood.

**MLS#16-983149**  
Gregory J Moesser 310-770-9014  
SOTHEBY'S BH

Light Filled Corner Unit w/ City Views!

<b>818 N DOHENY DR #203</b>	Refresh.	12-2	
<b>\$900,000</b>	2+2	1sty-MODERN	



**rev**


**A MUST SEE FOR WEHO 2+2 UNDER \$1M AT \$900K PRIME LOCATION!**

Exceptional Value with open entertaining living/dining space leading to the large balcony with views of the Sunset Strip in one of the finest full service buildings around with extraordinary amenities from luxurious recently remodeled light and bright SW facing pool area with regency lounge chairs and lounge areas, 24 hour front desk person, Valet, 3 tastefully and recently remodeled guest rooms for family and friends to stay for \$120 per night and more! Listed at below a recent 1 bedroom sale.

**MLS#16-983171**  
Jeffrey Hobgood 310-305-7653  
SOTHEBY'S BH

POOL, VALET, GUEST ROOMS, FRONT RECEPTN

<b>8535 W WEST KNOLL DR #321</b>	Open	11-2	
<b>\$785,000</b>	2+2	OTHER	



**NEW**

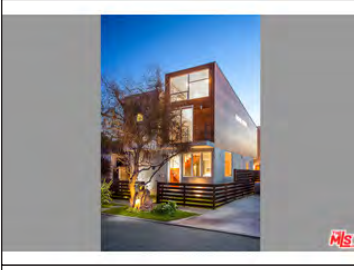
**RARE WEST HOLLYWOOD CONDO**

This sophisticated condo is perched just above Santa Monica Blvd in the heart of West Hollywood. Features an open floor plan w/ views to downtown. There is a fireplace, wood floors & a terrace. High ceilings, lrg windows & sliding glass doors provide lots of natural light. Kitchen features limestone countertops, stainless steel appliances & breakfast bar. This pristine condo has a mstr berm w/ an en suite & walk-in closet. There is a guest bdrm w/ large walk in closet & bathroom adjacent.

**MLS#16-983905**  
Kennon Earl 310-432-6492  
RARE PROPERTIES

Cling Fan,Dshwshr,Hood Fan,Rng/Ovn,Fridg

<b>2345 BEACH AVE</b>	Lunch	11-2	
<b>\$2,295,000</b>	3+3.5	ARCHITECTURAL	



**NEW**

**PINNACLE OF DESIGN IN THE SILVER TRIANGLE**


Architectural gem in the Silver Triangle with indoor-outdoor living. Natural light throughout with large, floor plan featuring polished concrete floors, built-in cabinetry, and infused with natural light from wall-to-wall sliding doors. Kitchen has Wolf appliances, dining area a grand banquette. Upstairs master suite has built-in dressers, automated skylight- plus a walk-in-closet and spa-style bathroom. The second bedroom suite features a private balcony, built-in closets and en-suite bath.

**MLS#16-983905**  
Tami Pardee 310-907-6517  
PARDEE PROPERTIES




TUESDAY


X 911 SUPERBA AVE		Lunch	11-2	NEW
\$1,850,000		3+2	1sty-SPANISH	
		MODERN STYLE & SPACE IN VENICE		
Charming updated bungalow 3 bed, 2 bath, 1,100+ sq ft with smart storage built-ins. Sizable windows & French patio doors let in sunlight. Lovely chandelier and elegant fixtures brighten kitchen and dining areas. Stainless steel appliances highlight brand-new marble counters (also feat. in the bathroom). Three patios with room for plants & rinsing in surfer shower. Detached garage for additional space. This house allows for fabulous Venice living & creates the perfect backdrop for entertaining!				
Tamra Pardee PARDEE PROPERTIES		310-907-6517 Refrigerator, stove, oven, dishwasher		

1308 VIENNA WAY		Open	11-2	NEW
\$1,749,000		3+2		
		FULLY UPGRADED AND PERFECTLY PRICED		
This home w/its wonderful open floor plan, hardwood floors & attention to detail will impress you the minute you pass through the door. French doors in the dining area & LR add to the light infused space. A real master suite w/ample closets makes a nice retreat. There's no lack of storage w/ finished garage & pull down attic. The fireplace in the LR adds warmth when the breeze from Venice Beach rolls in. If you've been looking for a pristine home that's in move in condition then look no further.				
Sherri Noel KELLER WILLIAMS - SM		310-994-8721		

X 2435 WALNUT AVE		Lunch	11-2	NEW
\$1,625,000		3+3.5	2sty-CONTEMPORARY	
		GLAMOUR GREETES YOU AT THIS LUXURIOUS VENICE HOME		
Close to the beach & shops of Abbot Kinney. Polished concrete & French Oak flooring highlight the wide staircase, hand crafted railings. Airy floor plan credits high ceilings, over-sized windows & floor-to-ceiling glass door. Spacious patio has a large fireplace. Kitchen island has generous storage space among Bosch appliances. Master suite amenities: balcony, blissful bathroom, fireplace, walk in closet. Plus 2 car garage, yard, & bonus room with 1/2 bath.				
Tami Pardee PARDEE PROPERTIES		(310) 907-6517 Range, stove, dishwasher, refrigerator		

1046 OAKWOOD AVE		Refresh.	11-2	NEW
\$1,498,000		3+2	CALIFORNIA BUNGALOW	
		HAPPY VENICE BUNGALOW		
Looking for a sunny modern bungalow in the heart of Venice? This warm, welcoming home has a nifty open plan w/abundant windows, skylights & sea breezes. There's a friendly Venice vibe - fun, beachy & bohemian. Indoors flow outdoors to a spacious deck/patio -perfect for dinner parties & year-round barbecues. With 3 comfy BR, a den/family room & small detached garage - ideal as office or studio. Great location "on-the-park." Moments from Abbot Kinney & Rose Ave. Bike, blade & board everywhere!				
Jerry Jaffe TELES PROPERTIES		MLS#16-978493 310-403-4925		

555 SAN JUAN AVE		Refresh.	11-2	red
\$4,488,000		4+5	2sty-ARCHITECTURAL	
		EYE CATCHING ARCHITECTURE		
Eye catching architecture at this 4 bedroom, 4 bathroom dwelling near the beach presents an intriguing facade. Inside, sturdy, stone walls and modern accents throughout emphasize the geometric design. Large sliding doors create a nearly seamless transition from the kitchen and dining area to the hedge-scaped backyard. An open concept kitchen with center island cook top also features a sleek bartop. Full size windows create natural lighting. A must, must see!				
Tamra (Tami) Pardee PARDEE PROPERTIES,		MLS#15-963429 310-907-6517 Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

2013 LOUELLA AVE		Refresh.	11-2	rev
\$3,395,000		4+5	ARCHITECTURAL	
		ELEGANT MASTERPIECE		
Thoughtful design from award-winning architectural firm Marmol Radziner. This beautiful Venice home combines the flexibility of the large old Venice artist lofts with refinement and understated elegance of today's creative lifestyle. The ground floor features an open plan with 10-foot ceilings & a wall of sliding glass doors to the garden. Finishes include dark stained oak cabinetry and polished concrete floors. Kitchen features Arabescato marble counters & Miele appliances.				
Tamra (Tami) Pardee PARDEE PROPERTIES,		MLS#16-980199 310-907-6517 Blt-Ins,Dshwshr,Rng/Ovn,Fridg		

11 Venice Condo / Co-op

1046 PRINCETON DR #205		Open	11-2	672A6	rev
\$1,895,000		0+1	ARCHITECTURAL		
		SELLER FINANCING AVAILABLE WORK/LIVE LOFT			
1 Loft left,BANK or SELLER FINANCING Available with as little as 10% down payment,Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, SS Appliances,Italian Cabinets,Marble Counter Tops,9'-20' Bow Truss Ceilings,Large Windows & Doors,Skylights,Steel Beams,Large Balcony. Final CoFO issued 2010,rentable sf includes the int & ext space. Pictures are of Model units, Marina Del Rey post office					
Lee Johnson SOTHEY'S INTERNATIO		MLS#16-968229 310-892-2244 Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth			

11 Venice Income

X 1782 WASHINGTON WAY		Lunch	11-2	NEW
\$1,985,000		Duplex	1sty-SPANISH	
		NEW LISTING - CHARMING SPANISH DUPLEX STEPS TO ABBOT KINNEY		
Charming Duplex steps from Abbot Kinney & Venice Beach! Perfect for an owner/occupier. Original hardwood floors and built-ins featured throughout these two, 1/1 units that are flooded with natural light. Detached garage is ideal alternate living space or home office with carriage doors that allow for the perfect SoCal indoor/outdoor living. The large back yard is an amazing sanctuary complete with lush landscaping, mature fruit trees, & koi pond. This home is built for entertaining!				
Tami Pardee PARDEE PROPERTIES		310-614-1198		

12 Marina Del Rey Condo / Co-op

25 NORTHSTAR ST #2		Open	12-2	701J1	NEW
\$1,250,000		3+3	CONTEMPORARY		
		COASTAL LIVING, MARINA STYLE			
Spacious 3 bedroom, 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. Garage with two car, tandem parking has additional space for storage. HOA dues include earthquake insurance. All this, plus the lowest price per square foot on the Peninsula, combine to give you an exceptional value.					
Abe Sassoon BULLDOG REALTORS, IN		MLS#16-100474 310-795-4367 Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg			

Questions? Need Assistance?  
Contact our Help Desk Department!

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




4338 REDWOOD AVE #B-209

Open11-2

\$895,000

2+2CAPE COD

NEW



MLS#16-100618

Richard M Chernock213-9242575

KELLER WILLIAMS RLTY

FANTASTIC MARINA CONDO

Approx 1886 sq ft 2bdrm + 2bth Condo—all on One level – Gorgeous 2nd floor Corner unit overlooking the Pond in the Guard Gated Community, Villa Marina East #5, with windows on the side and front. Marina living at its best. Large Living Room w/ Bar, Din Rm & kitchen w/ brpool, spa, sauna, walking paths with stream, waterfall, and 4 tennis courts. Conveniently located in Marina with a short walk to the new Marina Mall with theaters, Equinox Gym, Restaurants and shopping. Will not last long

Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp


10737 NATIONAL PL

Open11-2

\$1,695,000

5+4.5MEDITERRANEAN

NEW



MLS#16-100038

Sherri Noel310-994-8721

KELLER WILLIAMS - SM

IMPRESSIVE CUSTOM HOME

Tired of the cold modern & boring traditional homes out there? Come see this warm Mediterranean style property that is perched high off the street. You'll be seduced the minute you walk through the first door into the romantic courtyard entrance. Live on a grand scale & enjoy high ceilings, rich surfaces & an master suite w/fireplace, sitting area & his/her closets. French doors open to a well-manicured backyard. A direct access garage w/plenty of storage are also nice features.

Fridge,Dshwshr,Oven,


5205 OCEAN FRONT #301

Open11-2

\$3,195,000

2+3CONTEMPORARY

red



MLS#15-963601

Lindsay Rae Galbraith213-453-2020

SOTHEY'S INTERNATIO

OCEAN FRONT PENTHOUSE

Rare, spacious, ocean front penthouse on the beautiful Marina Del Rey Peninsula. Brand new solid oak floors accent the 25-ft high ceilings. Massive private roof deck ideal for entertaining large or intimate dinner parties. 2700 sq.ft (approx) open floor plan has 2 bedroom 3 bathrooms features a large loft with head on ocean views.

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

4582 ALLA RD

Open11-2

\$1,499,000

3+3OTHER

NEW



MLS#16-100038

Sherri Noel3109948721

KELLER WILLIAMS-SM

COMPLETELY RE-BUILT CALIFORNIA GREEN HOME

This 3+2.5 home is located in the heart of Del Rey & is the perfect combo of form & function. High quality finishes complement the well thought out design found in every room & on the exterior. The fully retractable Panoramic Door system allows you to enjoy the indoor/outdoor lifestyle. The audio system integrates w/your iPad for the interior rooms & outdoor speakers at the back patio.

Dshwshr,Dryer,Micro,Fridg,Wshr

13Palms - Mar Vista

Single Family

3297 KEESHEN DR

Open11-2

\$3,495,000

5+72sty-CONTEMPORARY

NEW



MLS#16-982485

Ron Wynn310-621-1772

COLDWELL BANKER RESI

CONTEMPORARY MASTERPIECE IN MAR VISTA

Modern/contemporary home in Mar Vista. 5 bed's, 5 bath's, 2 powder rooms. 1st level; formal living, dining area, family room, custom kitchen, backyard w/ pool, spa, built-in BBQ. Custom kitchen include Wolf & Miele appliances. The 2nd level; 4 large beds, walk-in closets. Large master bed has mini bar & fireplace. Master-bath, frameless backlit mirror, floating vanities, and a custom walk-in-closet. 2000Sf rooftop deck with fire-pit, BBQ area, seating area. Full smart home system.

BBQ, Firepit, Pool, Fully Smart Home


3513 CORINTH AVE

Open11-2

\$1,995,000

4+4CONTEMPORARY

rev



MLS#16-982485

Ron Wynn310-621-1772

COLDWELL BANKER RESI

CONTEMPORARY MAR VISTA HOME

The pride of Westdale. Just completed! Sunshine bright transitional contemporary with loads of windows and tree-top views. This house has the most unbelievable feeling! Walking into an entry with high ceilings with all public rooms facing a fantastic large grassy backyard. Tremendous volume throughout. Downstairs is your living space including living room, dining area, and kitchen all open floor plan and flowing to the yard.

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

3297 KEESHEN DR

Open5:30-7:30

\$3,495,000

5+72sty-CONTEMPORARY

NEW



MLS#16-982485

Ron Wynn310-621-1772

COLDWELL BANKER RESI

CONTEMPORARY MASTERPIECE IN MAR VISTA UNDO

Modern/contemporary home in Mar Vista. 5 bed's, 5 bath's, 2 powder rooms. 1st level; formal living, dining area, family room, custom kitchen, backyard w/ pool, spa, built-in BBQ. Custom kitchen include Wolf & Miele appliances. The 2nd level; 4 large beds, walk-in closets. Large master bed has mini bar & fireplace. Master-bath, frameless backlit mirror, floating vanities, and a custom walk-in-closet. 2000Sf rooftop deck with fire-pit, BBQ area, seating area. Full smart home system.

BBQ, Firepit, Pool, Fully Smart Home

3166 S SEPULVEDA BLV, UNIT 9

Open11-2672/D1

\$299,000

1+11sty-TRADITIONAL

NEW



MLS#16-982485

Ron Wynn310-621-1772

COLDWELL BANKER RESI

AGGRESSIVELY PRICED CO-OP

A modern, quiet first-floor unit chock-full of charm! Open floor plan accents glistening hardwood floors. Humongous patio located off LR, ideal for entertaining. Upgraded kitchen features granite countertops and stainless steel appliances. Master is equipped w/ walk-in closet. Tons of natural light throughout w/ pool just steps away. Tucked into a quiet area of the building, away from bustling Sepulveda. Centrally located w/ easy access to the 10, 405, and Metro. A well-rounded gem of a find!

Dishwasher, Range/Oven, Hood fan

3043 GREENFIELD AVE

Open11-2

\$2,350,000

5+62sty-TRADITIONAL

NEW



MLS#16-982485

Ron Wynn310-621-1772

COLDWELL BANKER

EXCEPTIONAL, REFINED NEW EAST COAST TRADITIONAL

Exceptionally crafted, artful East Hamptons build. Major ground up construction with dramatic 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. Inspired master bath. Three additional bedrooms up, all with ensuite baths. Grassy backyard for play and dining al fresco. A singular, wonderfully designed oasis on a serene, tree-lined Westside Village street.

www.3043Greenfield.com

Do RIGHT by Your Sellers

Put their Property in the MLS

Listings in the MLS Get More Exposure

More Offers & More Money

TUESDAY



## 14 Santa Monica

Single Family

<b>1020 PALISADES BEACH RD</b>	Open	11-2	<b>NEW</b>
<b>\$16,500,000</b>	7+6	SPANISH	



**CLASSIC JOHN BYERS' OCEANFRONT ESTATE**

See full page advertisement. Ample Free Parking Available at 1018 Palisades Beach Rd.

David / Anna Solomon  
THE AGENCY 424.400.5905

www.1020PalisadesBeach.com

<b>425 11TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$4,699,000</b>	5+7	CONTEMP MED	



**ELEGANT HOME NORTH OF MONTANA**

Blocks from Santa Monica's shops & restaurants on Montana Ave lies this elegant 6,072 sq ft home with 5 beds + office & 7 baths on 7,500 sq ft lot. Formal living space with fireplaces & spiral staircase. Down the hall is a dining room, guest suite, kitchen, family room, & backyard with pool. The master features sitting area balcony, steam shower, & his-&-her closets & baths. Basement with wine cellar, gym, bath, bar, & family room. Entire home & pool run on solar panels. This home is a must see!


MLS#16-979847  
Anthony Marguleas 310-663-4606  
AMALFI ESTATES

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

## 14 Santa Monica

Condo / Co-op

<b>370 20TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$6,949,000</b>	5+5	TRADITIONAL	



**BEAUTIFULLY RENOVATED IN 2016**

Beautifully Renovated 5BR, 4.BA home in Gillett Regent Square, Franklin School District. This special home offers a California lifestyle w/indoor & outdoor living. Grand sized Living room w/FP & French doors that open to a lrg front patio. Chef's kit w/top-of-the line Wolf appliances. Cozy Fam rm w/FP one main BR down. Up entails sitting area & brand new master wing w/FP & sit area. Private lrg grassy yard w/rm for pool. Three car garage.

MLS#16-981367  
Susan Kastner 310-382-8555  
PARTNERS TRUST SANTA

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>515 OCEAN AVE #501-N</b>	Open	11-2	<b>NEW</b>
<b>\$2,999,500</b>	2+3	MODERN	



**HEAD ON OCEAN VIEWS**

Rare offering on Ocean Avenue in the Park Plaza. Head on ocean views. 1865 sf. Unit is bright, has separate den, lots of closets, powder room and more. Concierge, valet, pool, spa, gym, sauna.

MLS#16-982995  
Kaaren Kurtzman 310-741-4010  
JOHN AAROE GROUP

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

<b>421 23RD ST</b>	Open	11-2	<b>NEW</b>
<b>\$6,495,000</b>	5+6	3sty-OTHER	



**SUPERIOR CRAFTSMANSHIP & MATERIALS - 3 LEVEL EAST COAST HOME**

Superior craftsmanship & materials. 3 level East Coast home, 5bd+6ba, over 6,500 sf. Ideal layout & perf for entertainment. Main level w/ study/library, step down living rm w/brick frplce, spacious FDR, cozy outdoor patio, Chef's kitchen w/all Viking appliances. Enormous lower level w/ media/game rm, gym & powder rm. The large master suite on upper level features high vaulted ceil, balcony overlooking sparkling pool, spa & green bckyrd w/lux master bath. Top notch fixtures all throughout.

MLS#16-100524  
Ava Domanowski 310-458-4024  
PARTNERS TRUST SM

Built-ins

<b>535 OCEAN AVE, UNIT 2C</b>	Open	11-2	<b>NEW</b>
<b>\$1,585,000</b>	2+2	CONTEMPORARY	



**CALIFORNIA LIVING AT IT'S BEST**

Located on Ocean Avenue in the prestigious Oceanaire building designed by world-renowned architect A. Quincy Jones. This condo features an open floor plan with walls of glass, lots of natural light, expansive balcony perfect for California living and views of the beautiful Zen garden. The building boasts an elegant lobby, fitness facility, conference room, tranquil Zen garden with water features, and 24-hour doorman service. Located close to all the best Santa Monica has to offer.

Chris Hicks 310.980.7980  
BERKSHIRE HATHAWAY

www.535ocean2C.com

<b>1702 ALTA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,195,000</b>	6+7	VILLA	




**WELCOME HOME**

Approachable, thoughtful villa on a sun drenched corner lot. The grounds provide a sweet oasis w/pool spa & a challenging putting green that is enveloped w/mature foliage. The main level hosts a grand lr, dining room, family area & separate office. The upstairs has 3 en-suite bds & a compelling master suite & lounging area w/two balconies, walk in closets, spa tub, separate shower. The lower level hosts a creative entertainment area & a wine room. Welcome home.

MLS#16-100094  
Smith | Berg 310.500.3931  
PARTNERS TRUST BH

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

<b>911 7TH ST #D</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,568,000</b>	2+3	MEDITERRANEAN	



**ENTERTAINERS DREAM**

Dramatic light-filled tri-level townhome in prime Santa Monica. 2 bdms, 2.5 bths w/spacious loft will delight as you feel at home.Enter the great room where natural light engulfs. Soaring cathedral ceilings give living spaces one of a kind ambiance Gourmet kitchen w/granite counters & maple cabinets opens to spacious dining area that flows to warm & inviting living room w/travertine wrapped wood-burning fireplace w/ hardwood throughout - entertainers dream. Spiral staircase to grand loft

MLS#16-983641  
Dean Jubas 3104150005  
COLDWELL BANKER

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Intercom

<b>603 25TH ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$5,695,000</b>	5+6.5	2sty-MEDITERRANEAN	



**ELEGANT MEDITERRANEAN OPEN 11-2 & TWILIGHT 5-7PM**

The main floor of this 5 bed, 6.5 bath home built in 2008 features a sophisticated formal living & dining room, gourmet kitchen, butler's pantry, breakfast area, & large family room. French doors open onto a salt water pool/spa & entertaining area w/BBQ. The gracious staircase leads you up to the master suite w/luxurious bath, & office loft. Third floor boasts an opulent sun filled library overlooking the lower levels. Close to local shops, restaurants, & schools. The ideal California lifestyle!

E.Schneeman & J. Mulberg 310.230.3731  
BERKSHIRE & KW

stove, hood, dishwasher, fridge

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



**LUXURY CONDO AT THE SEYCHELLE**

Only unit at The Seychelle available under 3 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



<b>515 SAN VICENTE BLV, UNIT 515C</b> Open 11-2		<b>NEW</b>
<b>\$799,000</b>	3+1.5 1sty-TRADITIONAL	



**SUNNY & SPACIOUS SM CHARMER**


Super, sunny, Santa Monica charmer just blocks from the ocean. Lovely top corner unit in small complex offering terrific sunlight and sunsets. 3 spacious beds, or 2 beds plus den. Warm hardwood flooring throughout the open floorplan. Newer appliances in kitchen. Formal dining room. Private laundry room just for this unit. Plentiful closet space, central air conditioning, attic for storage, and additional garage storage. 1 car garage space off alley. Great opportunity on this sweet, beachy condo!

Robin Walpert  
SOTHEBY'S INT REALTY

310-480-4980

www.515SanVicente.com

<b>16678 VIA LA COSTA</b> Lunch 11-2		<b>NEW</b>
<b>\$4,975,000</b>	5+7.5 MEDITERRANEAN	



**GRACIOUS HIGHLANDS ESTATE**

Sited on an approx one half acre lot within the exclusive guard gated Enclave, this 5bd/7.5ba Mediterranean estate boasts exceptional 180 degree ocn & mtn vus. The stunning master suite enjoys exceptional ocn vus, priv balc, his & hers baths & 2 walk-in closets. The large backyard is the ultimate resort retreat w/ panoramic ocn vus, flat grassy yard, pool/spa, built in bbq, outdoor dining & separate pool bath. 3 car garage. Membership in Summit Club including use of pool, tennis courts and gym.

Dan Urbach  
BERKSHIRE HATHAWAY

310.230.3757

www.EnclaveEstate.com

<b>446 SAN VICENTE BLVD #203</b> Open 11-2		<b>NEW</b>
<b>\$549,000</b>	1+1 MEDITERRANEAN	



**JUST 1 BLOCK TO THE BEACH! READY FOR A MAKE OVER\*\***

Prime location fixer upper in a controlled-access building on the beautiful tree-lined San Vicente with tons of potential !! Just one block to Ocean Avenue, Santa Monica Stairs, and the beach. Light and Bright 2nd story 1 bed 1 bath unit in a quiet, secure building. Unit boasts open living room and kitchen, large balcony and plenty of closet space. Building also has roof top sun deck & gated garage parking space with extra room for storage. Low HOA dues include EQ insurance.

MLS#16-984227

Ryan Sokolowski  
BERKSHIRE HATHAWAY

310-344-0898

Prime Location & Priced to Sell

<b>646 LAS LOMAS AVE</b> Open 11-2		<b>NEW</b>
<b>\$4,799,000</b>	5+6 2sty-MODERN	



**STUNNING NEW CONSTRUCTION CALIFORNIA CONTEMPORARY UNDO**


New construction California Contemporary nestled in the heart of the Palisades. As you step into the entry you are greeted with vast walls of glass that flood the home with light. Downstairs offers a living room, dining room, open kitchen & family room, guest quarters & home office. Great indoor/ outdoor living with plenty of room for entertaining. Upstairs you will find 4 bedroom suites, and master suite with his & hers walk-in closets, views looking out to the mountains and private balcony.

MLS#16-980731

Arana / Grauman  
THE AGENCY

310-403-6477

<b>1320 PRINCETON ST #107</b> Open 11-2		<b>red</b>
<b>\$998,000</b>	3+2	



Bright and spacious, this elegant town home style feels like a single family residence. The unit has two levels with Maple hardwood floors featured throughout. The first level has an open living/dining rm. floor plan and an updated kitchen with caesarstone counter tops and upgraded stainless range and dishwasher, powder rm. All bed rms. on second level, Laundry hook up inside. The building has been new exterior, roof, COME and SEE You will love it. Price Change HUGE \$ 100,000. READY for SELL

MLS#16-982819

Eun H Choi  
CALIFORNIA REALTY &

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

<b>646 LAS LOMAS AVE</b> Open 11-2		<b>NEW</b>
<b>\$4,799,000</b>	5+6 2sty-MODERN	



**STUNNING NEW CONSTRUCTION CALIFORNIA CONTEMPORARY UNDO**


New construction California Contemporary nestled in the heart of the Palisades. As you step into the entry you are greeted with vast walls of glass that flood the home with light. Downstairs offers a living room, dining room, open kitchen & family room, guest quarters & home office. Great indoor/ outdoor living with plenty of room for entertaining. Upstairs you will find 4 bedroom suites, and master suite with his & hers walk-in closets, views looking out to the mountains and private balcony.

MLS#16-980731

Arana / Grauman  
THE AGENCY

310-403-6477

<b>938 LINCOLN #7</b> Open 11-2		<b>rev</b>
<b>\$1,995,000</b>	2+3 CONTEMPORARY	



**INCREDIBLE PRICE REDUCTION!** Clean/contemporary space with natural light built 2001. This 2 bed + 2.5 bath plus loft/mezzanine, is in pristine condition and boasts two lushly landscaped patios along with private rooftop deck. Unit features maple floors, high ceilings, and wood-burning fireplace. Cook's kitchen with stainless steel appliances, granite countertops, and separate dining area. 2 car private garage with direct access. Fabulous north of Wilshire location, close to Montana and Promenade.

MLS#16-969329

Spencer Payson  
KELLER WILLIAMS BEVE

310-486-8039

BBQ, BltIns, Dshwshr, Dryer, Grbg Disp, Other

**15 Pacific Palisades** Single Family

<b>16421 PACIFIC COAST HWY</b> Open 11-2		<b>NEW</b>
<b>\$25,000,000</b>	3+2	



**LARGEST RESIDENTIAL PROPERTY SOUTH OF SUNSET BLVD**

Must RSVP to Rodrigo@hiltonhyland.com | Must be on the list to enter | Allow 20 Minutes to Tour | 33 Acres Zoned Residential/Agricultural | 3BD 2BA | 8 Horse Stalls and Pastures | Approximately 600ft Frontage on Will Rogers Beach | 16 Lots

R Iglesias, H Deeds  
HILTON & HYLAND

310.699.3435

www.hiltonhyland.com

<b>16781 BOLLINGER DR</b> Open 11-2 630G6		<b>NEW</b>
<b>\$2,295,000</b>	1sty-TRADITIONAL	



**GORGEOUS REMODELED HOME WITH GUESTHOUSE!**

Gorgeous, charming redone home with guest house over garage. This 3 bedroom and family room home has been totally redone. Gourmet kitchen with island, Carrera marble and stainless steel appliances open to great room with French doors to deck and yard. Master suite with gorgeous bath and fireplace opens to lovely pool and patio. 2 children bedrooms, bath and playroom. The house is light and bright and has a great flow for entertaining. The guest house over the garage has a bath and frpl.

MLS#16-100064


Lisa Chorna  
COLDWELL BANKER RESI

310-721-5386

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



<b>16488 EL HITO CT</b>	Open 11-2	<b>NEW</b>
<b>\$1,895,000</b>	2sty-CONTEMPORARY	



**3% CSO - NAPA IN THE PALISADES**

Set on a cul-de-sac w/a sense of privacy & tranquility. Entry opens to living and dining with access to outdoor spaces. Beautifully updated kitchen offers stainless steel Wolf & Sub-Zero appliances, stone countertops and modern cabinetry. Family room w/wall-to-wall built-ins opens to the yard. Three upstairs bedrooms w/wood-beam ceilings + 2 baths. The rustic wrap-around yard enjoys several areas that are ideal for daily living & entertaining, and is landscaped with all native California flora.

Michael Edlen CB, PAC PAL	310-230-7373	Refrigerator, dishwasher, range/oven
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<b>952 LAS LOMAS AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,795,000</b>	3+2 CONTEMPORARY	




**GOOD STARTER HOME WITH EXCELLENT POTENTIAL**

First time on the market in over 40 years. Large lot set on a flag lot just two blocks north of Sunset. Large living room with vaulted wood ceiling and fireplace. Dining off eat-in kitchen. Three spacious bedrooms. Two separate yards. A few blocks from hiking trail access.

Michael Edlen CB, PAC PAL	310-230-7373	Range, Oven, Dishwasher
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<b>3644 MALIBU VISTA DR</b>	Open 11-2	<b>red</b>
<b>\$2,898,000</b>	2898000 4+2 1sty-RANCH	



**BEST VIEWS UNDER 3MM**

Reduced over 100k. Wont find a better view at this price. Priced to Sell. Enjoy unobstructed, whitewater and panoramic ocean views in this turn-key modern ranch style home with an open floor plan that seamlessly flows from indoors to out. Huge, gourmet kitchen with custom cabinets, Carrera marble countertops, and massive center island. Completely private backyard with captivating ocean views perfect for dining and entertaining. Beautifully landscaped with countless trees and succulents.

MLS#16-977111	310-930-8180	Blt-Ins
Ryan Walczuk THE AGENCY		

<b>728 EL MEDIO AVE</b>	Open 11-2	<b>rev</b>
<b>\$5,895,000</b>	6+8 NEW PROJECT	

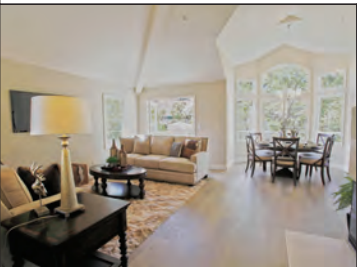


Thoughtfully designed, meticulously hand-crafted, technology driven and Green Point Rated. Brand new, uniquely custom, California Coastal home that was built to exceed all expectations. Six, en-suite bedrooms and eight bathrooms on three levels of approximately 6,643 square feet, the property encourages an indoor-outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabaña and a sun drenched entertainment level that walks out to the lushly landscaped backyard.

MLS#16-973633	310-990-9641	Unique, Uncompromising, Unparalleled.
Neil Smith HERITAGE		

## 15 Pacific Palisades Condo / Co-op

<b>614 PALISADES DR</b>	Open 11-2	<b>NEW</b>
<b>\$1,499,000</b>	3+3 CONTEMP MED	




**STUNNING TOWNHOUSE IN THE SEA RIDGE GATED COMMUNITY**

This light & bright Townhouse has just been completely remodeled & beautifully updated throughout including premium hardwood flooring! Main level features high vaulted ceilings, a stone fireplace, Caesarsstone kitchen countertops & stainless steel appliances. Breakfast area opens to a patio with multiple seating areas, mountain views, & ocean breeze. Large laundry room located on the same level as the 2 main bedrooms has 2 adjacent over-sized storage rooms. Desirable community includes a pool.

MLS#16-983587	310-755-8615	Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn
Lindsey Santeort COLDWELL BANKER RESI		

<b>15515 W SUNSET BLV, UNIT 207</b>	Open 11-2	<b>NEW</b>
<b>\$649,000</b>	2+2 1sty-CONTEMPORARY	




**SUPER TUESDAY! SUPER LOCATION! SUPER CONDO!!**

Charming, bright 2 bedroom + 2 bathroom unit in the heart of the beautiful Palisades Village. Full of character, this pristine unit has new carpet, updates throughout and a peek of ocean. Hardwood floors, beautiful fireplace, lovely balcony, 2-car tandem parking plus personal storage and guest parking in the garage. Convenient to restaurants, shopping, Temescal Canyon Park and Sunday Farmer's Market. Building has sparkling pool, gym and rec facilities.

Mimi and Jon Torp GIBSON INTERNATIONAL	310-622-7496	15515Sunset.com
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## 16 Mid Los Angeles Income

<b>1422 CARMONA AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,050,000</b>	1sty-SPANISH	



**SPANISH DUPLEX W/ CLASSIC CHARM IN HEART OF PICFAIR VILLAGE!**

Fully hedged for privacy + situated on beautiful tree-lined street of single family homes. BOTH UNITS HAVE THEIR OWN PRIVATE GRASSY YARDS. Units boast many upgrades & character details: Remodeled Kitchens and Bathrooms, refinished oak hardwood floors + french doors + barreled cove ceilings + skylights + beautiful arch picture window + stainless steel appl + Character Galore!! Central A/C & Heat + Copper plumbing + updated electrical on separate meters. Oversized garage for add'l living space.

MLS#16-100202	424.242.8856	www.jerryandrachel.com
Jerry & Rachel Hsieh KW LOS FELIZ		

## 18 Hancock Park-Wilshire Single Family

<b>327 N GOWER ST</b>	Open 11-2	<b>NEW</b>
<b>\$1,745,000</b>	4+4 CALIFORNIA BUNGALOW	



**UPDATED 4 + 4 CRAFTSMAN STEPS TO LARCHMONT VILLAGE**

Steps away from Larchmont is this wonderfully upgraded California Bungalow. With four bedrooms and four full baths. Upgraded kitchen & baths, inlaid hardwood floors and quality wood finishes everywhere. Master bedroom and guest bedroom, both downstairs, feature ensuite baths. Two upstairs bedrooms share a bath. Perfect for entertaining with open kitchen and floorplan and the landscaped back yard, featuring custom firetable essentially adding another room to the house.

MLS#16-984457	2138411317	Dshwshr, Wshr Dryer,Grbg Disp,A/C
Timothy Meinelschmidt KELLER WILLIAMS LARC		

## 18 Hancock Park-Wilshire Lease

<b>449 N HIGHLAND AVE</b>	Open 11-2	<b>red</b>
<b>\$7,950</b>	8500 4+4 2sty-SPANISH	

Beautifully renovated Spanish, featuring step down LR, adjoining family room, sunny formal DR & gourmet kitchen w/built-ins & breakfast room. Lovely covered veranda overlooks the yard w/heated pool.

MLS#16-974361	Blt-Ins,Dshwshr,Wshr/Dryer,Frzr,Hood Fan,
L.Brenner/N.Hartman	323.860.4245 COLDWELL BANKER

## 19 Beverly Center-Miracle Mile Single Family

<b>538 N FULLER AVE</b>	Refresh. 11-2	<b>NEW</b>
<b>\$3,495,000</b>	5+5 MODERN	



**NEW CONSTRUCTION ARCHITECTURAL MASTERPIECE**

Architectural masterpiece that distinguishes itself from the competition. Situated on a large private lot, boasting all of the amenities today's most picky buyer has come to expect. Elegant & tasteful front landscaping leads into dwarfing high ceilings, where it is apparent no expense has been spared. Delve into this perfectly executed open floor plan, highlighted by Venetian plastered walls, Italian kitchen, & Fleetwood pocket doors. Stunning pool & cabana, w/ outdoor bathroom and built-in BBQ.

MLS#16-100042	323-577-4201
Tomer Fedida FEDIDA PROPERTIES, I	



✕ 152 S LAUREL AVE


Lunch 11-2

\$3,350,000

4+5

ARCHITECTURAL

NEW



MLS#16-983943

Ambra Bisconti 310.498.2151

HILTON & HYLAND

www.ambrabisconti.com

ARCHITECTURAL STUNNER - CATERED LUNCH SERVED

Architectural Stunner, setting the tone for what a work of art home looks like. This is a one of a kind modern "Smart House". Everything from pool, lights, alarm, camera, air is all controlled by the touch of a pad. This builder used only top of the line finishes on this home. A true beauty not to miss!

451 N HARPER AVE


Open 11-2

\$3,195,000

4+6

MODERN

rev



MLS#16-968923

The Sunset Team 310.274.3900

KW HOLLYWOOD HILLS

www.451Harper.com

STYLISH NEW MODERN

Stylish modern new construction home featuring 4 bedrooms (plus upstairs flex space), 5.5 bathrooms, pool, spa, 3 fireplaces, and 2-car garage. Custom designer kitchen is outfitted with Miele and Thermador appliances, and features a gorgeous stone slab backsplash. A well-thought out design provides a most-functional use of space, and allows natural light to flood the home on both levels.

531 N STANLEY AVE


Open 11-2

\$1,299,999

3+2

SPANISH

rev



MLS#16-980777

Michael Tsvilik 310-652-0314

RE/MAX ESTATE PROPER

Dshwshr,Grbg Disp,Hood Fan

DO NOT MISS THE OPPORTUNITY.

3+2 Spanish-style house in one of the most desirable areas of LA. The house includes a large living room with a w/ burning fireplace, a formal dining room, open floor plan. Lots of closets! The house also includes a long driveway, with a detached garage that includes a guest suite that surrounds a large back yard. The property is walking distance to Melrose, the Grove and Farmer's market, parks, schools and restaurants. The house needs TLC. Subject to probate sale with court confirmation.

20 HollywoodSingle Family

1207 N LAS PALMAS AVE

Open 11-2

\$1,199,900

3+4

ARCHITECTURAL

NEW



MLS#16-981057

Michael Codori 310-721-5520

ARRIVVA,INC.

www.1207NLASPALMAS.COM

ARCHITECTURAL BEAUTY SEEKS NEW OWNER WWW.1207NLASPALMAS.COM

This Stunning, Detached-Single Family Home in the Heart of the Hollywood Arts District, has 3 bedrooms, 3.5 bath, 2 car garage. A Gorgeous Designer Kitchen with custom Ceaserstone Counters, stainless steel appliances , 10-Foot Ceilings with Floor To Ceiling Windows for lots of gorgeous light. The Living Area offers a Large Open Floor Plan. Entertain and relax in one of the Two separate Rooftop Patios, providing Breathtaking Panoramic Views including the Hollywood Sign and Downtown LA.

20 HollywoodCondo / Co-op

1523 GORDON ST #10


Open 11-2

\$799,000

1+2

ARCHITECTURAL

NEW



MLS#16-970421

Jay Martinez/Gil Dirige 323-377-8332

JOHN AAROE GROUP

www.1523GordonStreet10.com

JUST REDUCED \$50K! BEAUTIFULLY UPGRADED LOFT WITH VIEWS

BEST DEAL ON MARKET FOR UPGRADED LOFT IN HOLLYWOOD! Seller spent over 100K in upgrades! Tri-level architectural loft by award winning architect featuring 24' ceilings, skylight, floating staircases, polished concrete and solid maple floors and a floor to ceiling door. The kitchen boasts stainless steel counters and tempered glass backsplash. The top floor master features 12' ceilings, high-end cabinetry and sliding wood panel doors that open up to a balcony with skyline views of Hollywood.

855 WILCOX AVE #401


Open 11-2

\$725,000

3+2

1sty-CONTEMP MED

NEW



MLS#16-100412

Omega Group-Mirella 818.693.1957

KELLER WILLIAMS

www.OmegaGroup.LA

GORGEOUS HOLLYWOOD PENTHOUSE CONDO WWW.855WILCOX401.COM

Bright and spacious PENTHOUSE unit in contemporary Mediterranean Courtyard Style building with beautiful city & Hollywood Hills views. Designer 3 bedroom, 2 bath luxury condo with open floor plan, gourmet kit, decorative fpl, hwood floors, crown moldings, high ceilings, ss appliances, wet bar & many upgrades. Master bedroom retreat with large closet, designer bath with dual sinks, custom finishes. Inside laundry. Abundant storage. 2 tandem parking spaces in a secured underground gated garage.

21 Silver Lake - Echo ParkSingle Family

✕ 2614 LAKE VIEW TER


Lunch 11-2

\$1,850,000

5+3

2sty-SPANISH

NEW



MLS#16-980777

Michael Tsvilik 310-652-0314

RE/MAX ESTATE PROPER

Dshwshr,Grbg Disp,Hood Fan

STUNNING SILVER LAKE SPANISH

Spectacular gated 1937 Spanish beauty on a street to street lot in fabulous Silver Lake location. Perched above the street with incredible views of the Silver Lake Reservoir, Griffith Observatory, and the Hollywood sign. 3 bdrms + 2 baths on the main level plus 2 additional bdrms + 1 bath downstairs. Beautiful, original details throughout this light-filled, spacious home. Walking distance to the Silver Lake Reservoir. Located in the coveted Ivanhoe Elementary School district. A true sanctuary.

1401 MCCOLLUM ST


Open 11-2

\$895,000

4+3

SPANISH

NEW



MLS#16-981057

Michael Codori 310-721-5520

ARRIVVA,INC.

www.1207NLASPALMAS.COM

A DAMSEL IN DISTRESS!

Enter up the front steps to this magnificent 4 bedroom 3 bath Spanish home that features living room with fireplace, barreled ceiling and gorgeous views. Large formal dining room, lovely rounded breakfast room with high ceiling, large laundry room, spacious basement and three car detached garage. Probate sale, court confirmation required.

REMINDER

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

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

TUESDAY



## 22 Los Feliz

Single Family

<b>2310 N EDMONT ST</b>	Open 11-2	<b>NEW</b>
<b>\$3,295,000</b>	4+4.5 COUNTRY ENGLISH	

**THE HARRY C. DRUM HOUSE, ARLOS R. SEDGLEY ARCHITECT, 1942**

1st time on the mkt. in 29 yrs, this charming, gtd 40's Eng. mini-estate is situated up a long driveway on a serene & VERY pvt ½ acre+ w/ lush grounds, pool, spa & city light views. Vaulted ceilings, hwd flrs, Fr. doors & casement windows are just some of the elements this home offers. A large bottom flr bonus/rec rm, w/ Fr. doors leads out to the pool. Off st. parking for apx 5 cars including a det. 2-car garage & carport. Close to the Village & Griff Pk. Move-in, re-model, expand, or develop.

**MLS#16-100528**  
Michael Tunick 323-646-3893  
BERKSHIRE HATHAWAY

2310edmont.com - SEE FULL PG B&W AD

<b>1978 N VAN NESS AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,365,000</b>	3+3 1sty-SPANISH	

**CHARMING TURN KEY SPANISH**

Done to perfection, this renovated Spanish style home sits on a beautiful corner lot at the base of the Los Feliz Oaks. Flooded w/ natural light, this open floor plan features 9ft. ceilings, a chef's kitchen, formal dining area, & more. This stunning home offers big bedrooms and 3 beautifully sized bathrooms. The modern charm of this home continues outside w/ a private, grassy front yard leading to a wonderful backyard + pool w/ a built-in BBQ. Enjoy a slice of heaven in this Los Feliz oasis!

**MLS#16-100442**  
S. Jones/L. Sockolov 3106917888  
JOHN AAROE GROUP

www.1978vanness.com

## 27 Topanga

Single Family

<b>2373 TUNA CANYON RD</b>	Refresh. 11-2	<b>NEW</b>
<b>\$2,195,000</b>	4+4 CONTEMP MED	

**GORGEOUS HOME ON 2.5 ACRES W/ VIEWS & RECORDING STUDIO**

Nestled in the gorgeous hills of Topanga Canyon, this gated 2.5 acre, 4BR/ 3.5BA home is a true sanctuary. Soaring ceilings showcase handhewn beams, hardwood floors, travertine tile, marble counters, & Venetian walls. Private views from arched windows. Enviably indoor/outdoor flow w/ koi pond, stone walls, outdoor chandelier, custom BBQ. New A/C/humidifier & 3 fireplaces provide comfort. Professional recording studio addition features kitchen, half bath, & mixing/live recording rooms

**MLS#16-100608**  
Isbell & Isbell 310.259.7450  
GIBSON INTERNATIONAL

Gated, BBQ, LG Decks, Privacy, Koi Pond

## 28 Culver City

Single Family

<b>4327 VINTON AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,349,000</b>	3+2 MID-CENTURY	

**WWW.4327VINTON.COM**

Gorgeous Mid-Century Home in Carlson Park! Incredible location in Culver City's most prestigious neighborhood! Remodeled kitchen with wood cabinets, breakfast nook, inside laundry and pantry cabinets. Family room/Great room with pool table, corner bar, wood-beamed ceiling, cedar paneled walls and a huge brick fireplace. Remodeled bathrooms with granite counters, central heat with new ducting, newer roof, updated windows and new sewerline.

**MLS#16-984143**  
Todd Miller 3109235353  
KELLER WILLIAMS SM

Open Sunday 1-4 pm & Tues 11-2 pm

## 28 Culver City

Condo / Co-op

<b>4820 HOLLOW CORNER RD #165</b>	Open 11-2	<b>NEW</b>
<b>\$530,000</b>	3+2 CONTEMPORARY	

Hard to find 3 bd condo in popular, centrally located Culver City complex. As of the listing date this is the only 3 bd condo for sale in CC...Hurry! 2 car covered parking. Master has attached bath. Tara Hills is a centrally located condo complex that features 2 pools, one of which is a large, resort-like enclosure that has a spa, lounge chairs, tables, umbrellas. Large laundry facilities, gym, clubhouse, 24-hr manned security entry. HOA fees cover basic cable, earthquake insurance, water & gas.

**MLS#16-100126**  
Martin Feinberg 310-729-6573  
KELLER WILLIAMS-SANT

Rng/Ovn,Fridg

<b>6225 CANTERBURY DR #108</b>	Open 11-2	<b>NEW</b>
<b>\$399,999</b>	2+2 1sty-CONTEMPORARY	

**COURTYARD FACING UNIT IN CULVER CITY**

Fabulous light and bright courtyard facing condo in the highly desired Camelot building complex. Ground floor unit facing the pool area, this unit is a piece of paradise. Upgraded light and bright kitchen, with newer tiles, sink, cooktop and range oven combo. Custom tiling and newer paint throughout with brand new vanity in bathroom. This unit has an additional 40 Sq.Ft. of enclosed patio space which was approved by the HOA.

**MLS#16-984363**  
Alex "Zan" Sacker 310-560-1622  
KW- SACKERLOVELL.COM

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

## 29 Westchester

Condo / Co-op

<b>7037 LA TIJERA BLV, UNIT B201</b>	Open 11-2	<b>NEW</b>
<b>\$479,000</b>	2+2 2sty-CONTEMP MED	

**SPACIOUS TOP FLOOR 2-BDRM W/ DEN**

Light and bright top-floor condo with soaring ceilings and tons of great living space. Two large bedrooms, plus a sprawling den that's wired for surround sound but could easily be a 3rd bedroom. Gourmet kitchen, formal dining area, living room with towering windows, 3 fireplaces, private balcony, and in-unit laundry. Spacious master suite has vaulted ceilings, fireplace, en suite bath, and 3 closets. Centrally located to the beach, LAX, and tons of shopping, dining, and entertainment options!

**Jeff & Dave Kaptain 310-432-6508**  
KELLER WILLIAMS BH

3 fireplaces, in-unit laundry, balcony

## 30 Hollywood Hills East

Single Family

<b>3055 N BEACHWOOD DR</b>	Open 11-2	<b>NEW</b>
<b>\$1,597,000</b>	3+2.5 2sty-TUDOR	

**HAMPTONS IN THE HILLS**

Style and comfort blend seamlessly in this vintage remodeled English Tudor with grand living room, formal dining room, and updated kitchen with granite counters, center island and breakfast area. Cozy library could be 3rd bedroom. Two Master suites with sitting areas, baths & walk-in closets. Vintage details include beveled glass windows, light fixtures, and Dormer and Gambrel ceilings. Built on a street-to-street lot surrounded by mature sycamore trees, lush fern beds and outdoor patios.

**Rose Ware 213-369-9171**  
BHHS-BH

Dshwsh,Grb Dsp,Fridge,Hood Fn,Ov/Rng

## Why Advertise? Large Distribution Area

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





6111 MULHOLLAND HWY

Open11-2

\$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 Ware213-369-9171

BHHS-BH

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

31 Playa Del Rey

Single Family

7008 RINDGE AVE

Open12-2

\$2,195,000

3+3

702

2sty-MODERN

NEW



Ocean View Dream House! Sitting on the coveted northwest bluff of Playa del Rey just blocks to the beach, this ultra luxe, redone designer home has breathtaking ocean views from Malibu to Catalina.

Jacuzzi spa, best appliances, rooftopdeck

Alice Plato310-704-4188

COLDWELL BANKER

31 Playa Del Rey

Condo / Co-op

8650 GULANA AVE #L1181

Open11-2

\$299,000

1+1

702C3

1sty-CONTEMPORARY

NEW



PLAYA DEL REY GEM

Intimate, secure, natural lighting, corner unit ready for your clients to move in. Centrally located to schools, stores, restaurants, and travel. This complex has a club house, racket courts, swimming pools. Lots of room for entertaining. The unit has an open floor plan and a private patio.

MLS#16-983263

Amy Chang310-702-8398

GIBSON INTERNATIONAL

Microwave, Refrigerator, Stove

60 Tarzana

Single Family

18200 KAREN DR

Refresh.11-2

\$1,799,000

4+4

MID-CENTURY

NEW



REDUCED! BRING ALL REASONABLE OFFERS!

Madmen Revisited. Re-imagined modern w/ 50's vibe & stunning San Fernando Valley views. 4 BD+3.75 BA; 3300 sq. ft. Great room w/ open floor plan; hardwood floors; formal dining area; breakfast area; L/R w/ wood-beamed ceiling, skylight & river rock FPL. Gourmet kitchen w/ center island; granite & quartz counters; new appliances; walk-in laundry. Master suite w/ free-standing tub & oversized shower. 17,559 sq. ft. lot w/ pool & deck. New systems thruout. 3 Garage Spaces. A Truly Unique Property!

MLS#16-973093

John Steiner310-666-1454

KELLER WILLIAMS BEVE

Dshwshr,Frzr,Grbg Disp,Hood Fan,Rng/Ovn

62 Encino

Single Family

5226 SHOSHONE AVE

Open11-2

\$2,995,000

6+8.5

2sty-TRADITIONAL

rev



WONDERFUL TRADITIONAL TENNIS COURT ESTATE

Amazing Tennis Court Estate in fabulous Amestoy set on a quiet cul-de-sac. Gated and set on an over 23,000 grassy lot this beautifully updated home offers a grand living room with vaulted ceilings, formal dining room, eat-in gourmet kitchen, huge family room with fireplace, a game room, and paneled office. Features include high wood beamed ceilings, hardwood floors, walls of French doors, high end finishes throughout and 3-car garage. There are 6 bedrooms and 8 1/2 baths including the guesthouse.

MLS#15-946429

Jana Jones & Fred Holley310-612-0831

COLDWELL BANKER BH-S

BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

72 Sherman Oaks

Single Family

4626 SUNNYSLOPE AVE


Open11-2

\$1,150,000

3+2

OTHER

NEW



BEAUTIFUL UPDATED SHERMAN OAKS HOME !

Incredibly open, spacious and inviting, this stunning remodeled Sherman Oaks home is in a sought after area close to all. The interior of the home has been completely updated to include stylish new finishes and amenities - quartz counter tops in the kitchen, a center island, white shaker cabinets and a custom tile back splash. All new engineered wood floors have been installed in the living areas as well as new carpet in the bedrooms. The front landscaping is Desert drought tolerant.

MLS#16-977915

Dawn Marie MacLeod

TDC/ PACIFIC PROPERT

72 Sherman Oaks

Condo / Co-op

15039 DICKENS ST, UNIT 104

Open11-2

\$849,000

3+4

561-J4

3sty-CONTEMPORARY

NEW



UNIQUE 2291 SQ.FT. HIGHLY UPGRADED TOWNHOUSE SO.OF VENTURA

3 level twnhse with direct access 2 car sxs garage.High ceilings, plantation shutters,recessed lighting,hwd. firs and many more fabulous features.Lg.Private Master suite on entire upper level has vaulted ceiling, w/rooftop deck,to relax on or entertain w/ mountain views.Gourmet kitchen w/breakfast bar.Pre wired for audio/video system and includes all flat screen TV's and equipment thru-out.Prime Sherman Oaks location,walking community,w/easy access to shopping,restaurants and fwys. Outstanding

MLS#16-977915

Gerri Spira310 463-4403

GESP REALTY

Built-ins,ceiling fan,SS appliances,w/d

15167 MAGNOLIA BLV, UNIT D

Open11-2


\$499,000

3+3

561H2

3sty-CONTEMPORARY

NEW



ALMOST 1600SQFT TOWNHOUSE W/ RESORT STYLE LIVING IN OAKPOINT

OAKPOINTE-Tri-level townhouse.Direct access garage with side/side parking, large storage rm & laundry hook ups. 2 story LivRm w/ decorative FP & patio. Main level w/ DR, wet bar, kitchen & smaller bedroom w/ bath, closet & storage. Upstairs bed & bath. Gigantic Master w/ sliding closet & walk in, duel sink, & large tub overlooking Greenbelt. \$355 HOA dues include: basic cable, water, EQ insurance, trash. The resort-like complex includes great grounds. pools, spas, tennis courts, & park.

MLS#16-977915

JORY BURTON310-860-4515

SOTHEBY'S BH

www.15167Magnolia.com

73 Studio City

Single Family

3415 COLDWATER CANYON AVE

Lunch11-2

\$4,995,000

6+7

562E7

2sty-CONTEMPORARY

NEW



CATERED BROKER LUNCH @ THE COLDWATER COMPOUND

Majestically positioned on a 2acre knoll up a long driveway is this exceptional estate-compound w/guest house. This contemporary renovation is finished with the highest level of quality to surpass the standards of the most discriminating buyer. Bright & airy, this home boasts a great-room w/24ft ceilings, steel beams w/glass doors leading to landscaped grounds, lagoon pool & panoramas of the hills & sparkling lights of the valley. This all-inclusive, private park-like Shangri-La will impress.

MLS#16-982389

Shamon Shamonki3107134492

SOTHEBYS INTL REALTY

Pool/Spa,BBQ,Blt-In,Detached Guest House

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>2971 LAUREL CANYON</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,880,000</b>	5+6	TRADITIONAL	




**BEST PRICED IN STUDIO CITY!  
STUNNING NEW CONSTRUCTION**

Brand New Construction in Studio city, 5 bedrooms, 5.5 baths & approximately 4,800sf. Gorgeous formal living area with coffered ceilings, beautiful wood floors, custom details throughout, LED lighting, open chef's kitchen, over-sized bedrooms, an extra office nook/den area, amazing master suite with spa-like bath and a huge flex space/game room with views. Pre-wired Control 4 Entertainment system, pool/spa & off street parking for 6. Located in the much sought after Carpenter school district.

**MLS#16-983991**  
Milstein/Silver 310.867.5598  
KW BEVERLY HILLS

[www.2971LaurelCanyon.com](http://www.2971LaurelCanyon.com)

<b>11231 DONA ISABEL DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,795,000</b>	4+3.5	MODERN	



**SPECTACULAR DEPARTURE FROM THE ORDINARY**

Visual excitement of dramatic 2 story entry draws you into boldly designed residence incorporating ease & comfort of living. Brilliant modern aesthetic compliments gallery-like walls. Kitchen inspires family & guests to happily linger. Numerous glass doors lead to luxurious swimming pool & spa private oasis. Architectural staircase ascends to beautifully positioned master suite & 3 bedroom wing. Nested in enclave of its contemporaries, this residence is styled to celebrate modern, easy living!

**Clinton and Todd Team** 310-924-2484  
**JOHN AAROE GROUP**

## 75 Valley Village Single Family

<b>11739 HESBY ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,275,000</b>	4+3	1sty-CONTEMPORARY	



**SEE FULL PAGE AD**


Located in wonderful Valley Village, this spacious 4bedroom 3bathroom completely remodeled home features Oak Wood flooring, open kitchen with large farm sink, vaulted ceiling with beautiful lighting, vast living room, dining room, family room, and large backyard with generous pool space for outdoor furniture and a grill. Ample parking with a 2-car garage and a long driveway. The master has private access to the backyard and beautiful en-suite bathroom. Easy access many amenities.

**MLS#16-984397**  
Martz/Parnes/Harris 310-343-8411  
**THE AGENCY**

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

## 76 North Hollywood Condo / Co-op

<b>5100 RIVERTON AVE #2</b>	Open	11-2	<b>rev</b>
<b>\$549,000</b>	3+3	3sty-CONTEMP MED	



**FABULOUS 3+3+DEN TRI-LEVEL TOWNHOUSE!**


Fabulous Townhouse in Trendy NoHo Arts District! Foyer w/8 ft door & guest closet, LR w/fpl & patio, step-up FDR w/wet-bar, brite Kit + sunny Brkft Rm, Master Suite w/vaulted ceilings, huge walk-in closet + 2 more BdRms + large Office/Den/Bonus Rm, inside Laundry & attached 2-Car Garage. Wd floors, recessed lites, 2 skylights, 2 patios, central H&A, tons of storage, pool & spa. Truly an X'lent opportunity to own a Townhm in small complex w/the ambience of a SFR. OPEN SUN 3/6, 2 until 4 PM!

**MLS#16-967857**  
Deborah Justice (310) 901-6062  
**JUSTICE RAY REALTY**

Mstr Suite + 2 BdRms + Den/Off + Att Gar

## 84 La Canada Flintridge Single Family

<b>5350 JESSEN DR</b>	Open	10-2	<b>NEW</b>
<b>\$3,895,000</b>	5+7	MEDITERRANEAN	



**MEDITERRANEAN STYLE VILLA CLOAKED IN PRIVACY**

Majestically sited on over 1 rolling acre, this Mediterranean style villa is cloaked in privacy. Generously proportioned, this home is perfect for casual living, as well as grand scale entertaining. The great room is warmed by a fireplace and opens to the veranda overlooking the pool, spa and private backyard. Constructed to enjoy indoor/outdoor living.

**MLS#16-984297**  
Aren Afsharian 310.200.9323  
**HILTON & HYLAND**

[www.hiltonhyland.com](http://www.hiltonhyland.com)

## 85 Altadena Single Family

<b>570 SUNSET DR</b>	Open	11-2	536-A4	<b>NEW</b>
<b>\$499,000</b>	2+1	1sty-RANCH		



**OH! IF THESE WALLS COULD TALK!  
UPSTAIRS YOU'LL HEAR HAPPY**

signing beside the grand piano placed just so to capture sunset glow thru the liv rm picture window or lively conversation from the welcoming enclosed porch. Downstairs---Studio? Rebuilding that hobby car? Quiet yoga or meditation repose? Today's possibilities are limited only by the depth of the lucky new owners energy & imagination....how will this sweet 40's ranch inspire you? And while you're dreaming, whip up some guacamole from the 2 avocados trees or pluck a glorious fig...

**Liz Johnson** 323-397-6041  
**COMPASS - PASADENA**

Fruit Trees! Mountain Views!



**homesnap PRO**  
**The Power of The MLS™**  
**Right in Your Hands**

**Now Available!** A New Way to Run Your Business Away from Your Desk!  
Stay Connected with Your Colleagues and Clients While You're on the Go!



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