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Hedges Place
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Estates, Architecture & Historic Properties



Arthur & Alfred Heineman, Architects

Pasadena

\$ 4,780,000

MLS# 316008730T

Contact Agent Stephen Skuris 323.791.7999



Ted Criley Jr, Architect

MLS# 316011256IT

La Canada Flintridge

\$ 3,228,000

Contact Agent Stephen Skuris 323.791.7999



Richard Neutra, Architect

West Covina

\$ 1,795,000

MLS# PW17022173MR

Contact Agent Ilana Gafni 310.779.7497



Cliff May, Designer

MLS# 16-167112

Bell Canyon

\$ 2,495,000

Contact Agent Michael Phillips 310.927.9189



Lloyd Wright, Architect

Los Angeles 90046

\$ 2,395,000

MLS# 17-190518

Contact Agent Crosby Doe 310.428.6755



Gilbert Stanley Underwood, Architect

MLS# 16-178868

Lake Hollywood

\$ 1,695,000

Contact Agent Crosby Doe 310.428.6755

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Saul Harris Brown, Architect

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Quality features include: real lath and plaster walls, original hard wood and tile flooring, and a marble entry. Crown moldings, granite countertops in the kitchen, quality original hardware and fixtures. Center courtyard floorplan incorporates: 4 bedrooms, 4 baths (including powder), center hall, living room, formal dining room, and family room with wet bar. Circular driveway and rear parking court afford generous off-street parking.

Beverly Hills, California

\$ 3,495,000

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INTERIOR DESIGN BY

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CALBRE# 01869103 | Smith CalBRE# 00961954 | Berg CalBRE# 01481236 | Eshetu CalBRE# 01259497.



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TUESDAY, 11-2 PM

746 S. LOS ANGELES STREET #1201 - PENTHOUSE DOWNTOWN

Offered at \$1,490,000 | 2 BED | 2.5 BATH | 1,760 SQ. FT.

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Aaron Kirman
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Alek Carrera
310.854.9190



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Wesley Earley
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Owen Salkin
310.850.0283



NEW LISTING

BRENTWOOD
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\$3,099,000
Rachelle Rosten
310.710.5151



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2500 Briarcrest Road
\$6,395,000
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Verna Helbling
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Tim Perry
323.397.6948



1221 LAUREL WAY, BEVERLY HILLS
LISTED AT \$24,999,000

BY APPOINTMENT

Development Opportunity, permits issued. Singularly, one of the most significant site offerings in recent BH history. A modern masterpiece designed by architect, Paul McClean on a 34,924 SF promontory of mostly flat land within 90210. Approved plans target 15,000 SF of high level, custom trophy architecture featuring 7 bedrooms, 10 bathrooms, home office suite, library, theater, gym, wine room, infinity edge pool, set against dramatic jetliner, city to ocean views.

OMEGA GROUP-TODD MICHAUD 310.429.8191
www.1221LAURELWAY.com ToddMichaud.LA@gmail.com



718 N. ALPINE DRIVE, BEVERLY HILLS
LISTED AT \$7,748,000

OPEN TUESDAY 11-2 PM

Located in one of the most desirable locations in the entire city. This 6 Bdrm/7.5 Bath residence is currently a classic Tudor beauty in the heart of the Beverly Hills Flats. The main house is over 4,300 sq. ft. and other buildings include a pool house with a kitchen, a guest studio, and garages for five cars. This compound sits on a 15,926 sq. ft. lot, which makes ideas for expansion or other possibilities a thrilling reality. More info: www.718Alpine.com

JEFF YARBROUGH 323.854.4300
www.LALUXEGROUP.com Jeff@LALuxeGroup.com



14636 ROUND VALLEY DRIVE, SHERMAN OAKS
LISTED AT \$1,595,000

BY APPOINTMENT

Impressive 4+3.5 in the hills of Sherman Oaks. Open living rm with vaulted ceiling & view deck. DR with fireplace. Cook's kitchen with Viking gas range & Viking frig, extra oven, dishwasher & wine cooler. Center island + breakfast bar. Spacious master suite with high ceilings, walk-in closet & spa-like bath. Enjoy city lights from bath & patio! Yard. 2-car garage with direct access & extra 3rd parking spot. Only a short distance to wonderful restaurants and shops!

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BY APPOINTMENT

Prestigious Pacific Palisades upper Marquez Knolls. This Contemporary Modern home is complete with city, mountain, Catalina Island, Santa Monica Bay and picturesque ocean views. Grand entry foyer opens to an exquisite entertaining room with large sliding glass doors that look out onto the backyard and infinity pool. 2 Master suites have large soaking tubs and views of the entire coast! Private wine cellar, maid's quarters, large gourmet kitchen and so much more!

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3648 SHANNON ROAD, LOS FELIZ
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OPEN TUESDAY 11-2PM

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Mary David 310.433.8862



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Marc Silver 310.809.4656, Barry Sloane 310.786.1844



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Rosalie Klein | Justin Greenberg
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323.935.8680



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Eve Jacobson
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310.736.5969



915 12th St #5 · Santa Monica
Sandra Miller
2 bed · 2.5 bath · 1,512 sf

\$1,350,000
310.616.6213



4215 Glencoe Ave #112 · Marina Del Rey
Renee Pietrangelo | Chad Mehle
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2413 Clark Ln #A · Redondo Beach
Sabrina Torkan
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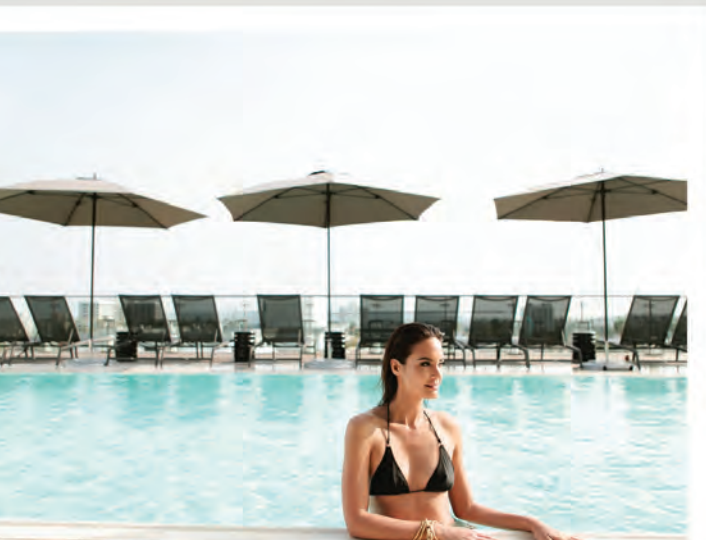
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An HEI/GC Hollywood and Vine, LLC project. The Residences at W Hollywood are not owned, developed or sold by Starwood Hotels & Resorts Worldwide, Inc. or its affiliates. HEI/GC Hollywood and Vine, LLC, a joint venture between Gatehouse Capital Corporation and HEI Hotels and Resorts, LLC, uses the W® trademark and trade names under a license from Starwood Hotels and Resorts Worldwide, Inc. This is not an offer to sell or solicitation of offers to buy, nor is any offer or solicitation made where prohibited by law. The statements set forth herein are summary in nature and should not be relied upon. A prospective purchaser should refer to the entire set of documents provided by HEI/GC Hollywood and Vine, LLC project and should seek competent legal advice in connection therewith. No view is guaranteed and views may be altered by subsequent development, construction and landscaping growth. Pricing is subject to change at the sole discretion of the seller without further notice. Equal housing opportunity. Exclusively listed by PowerPlay Destination Properties, California, Inc. DRE #01905447.



180 DEGREE UNOBSTRUCTED OCEAN VIEWS



2 Bedroom Luxury Apartments With Condo Level Designer Finishes



info@chelseasantamonica.com
chelseasantamonica.com
310.683.2376
1318 2nd Street Santa Monica, CA 90401

Chelsea
santa monica



JUST LISTED BY SKYLER



SUBERB REMODELED HOME IN DESIREABLE WHITLEY HEIGHTS

OPEN TUESDAY 11-2 PM

Just minutes from the heart of Hollywood, the Bowl and major studios. Hidden away on a private cul-de-sac, this newer built 3+3 home offers oversized rooms and versatile layout. Features include: 2600+ sqft of living space, a huge master bedroom w/ 18ft vaulted beamed ceiling, fp, dual walk through closets, balcony and a large master bath. The second bedroom is large w/ vaulted beamed ceiling and two balconies, and the third bedroom is spacious and light w/ walk-in closet. Add'l features include: a sunken living room w/ high ceilings and fp, a formal dining room, a large eat-in kitchen...and all rooms open to large deck and two brick patios. Two car garage w/ direct access.

www.2065WATSONIATERRACE.COM
LOS ANGELES, CA 90068
\$1,745,000



SKYLER HYNES

— PROPERTIES —



1-310-800-5111 SKYLER@SKYLERHYNES.COM

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1644 N. CRESCENT HEIGHTS

OPEN TUESDAY 11-2 | \$4,500,000

Annie Challis

310.720.1234

anniechallis@mac.com

Cal BRE #01705452



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VIEW

FEATURED *Properties*

BEVERLY HILLS PO | \$35,000,000
Represented by JADE MILLS (310) 285-7508

COLDWELL BANKER RESIDENTIAL BROKERAGE

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Browse all digital editions at cbview.com*

**COLDWELL
BANKER** 



BELL CANYON | \$1,499,000
 www.10Roundup.com Fantastic 5+4, home in prestigious Bell Canyon. Phenomenal yard w/pool!
KATHERINE STARK (818) 590-8847



BRADBURY | \$12,800,000
 8Br/8BA Prestigious home located in Bradbury Estates living room, family room, library.
RONALD CHANG (626) 445-5500



BRENTWOOD | \$5,499,000
 11844 Chaparal St. Elegant 2 story Mediterranean. 5bd+7ba. Beautiful yard with pool & spa.
KAY PICK (310) 777-6379



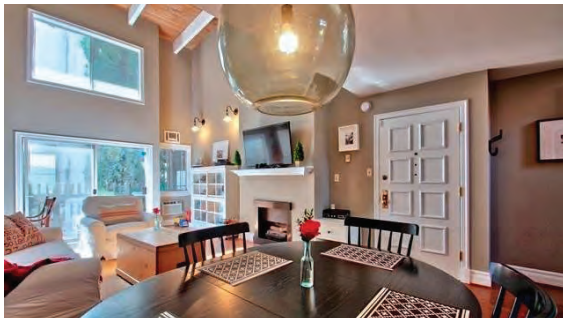
CHEVIOT HILLS | \$1,995,000
 2736 Anchor Ave | Traditional 4BR/3BA home with patio and private yard.
ELIANE CAPDEVILLE (310) 586-0390



HANCOCK PARK | \$3,349,000
 Romantic & sophisticated English w/updated kitchen. 5+3. Gardens & pool. 413SMcCadden.com.
LOVELAND CARR PROPERTIES (323) 460-7606



LA CRESCENTA | \$1,249,000
 4943 Dunsmore Ave •4BD/3BA open floor plan, oakwood floors & kitchen w/ Viking appliances
ELLIE YOON (818) 949-5788



LOS ANGELES | \$749,000
 11954 Goshen Ave #204 | Dramatic 3 -story 2BR/2BA townhouse in prime location.
GARY LIMJAP (310) 458-0091



LOS FELIZ | \$1,625,000
 Los Feliz Hills Mid-Century Modern post-and-beam home with walls of glass.
RICHARD STANLEY (213) 300-4567



MALIBU | \$6,295,000
 Mediterranean estate in private gated community. Open & spacious w/ endless ocean views.
TERRY LUCOFF (310) 317-8391



MALIBU | \$100,000/MONTH
 Stunning Pt Dume bluff home. Ocean views, 5+7 & tennis court. \$125,000/month July & August
PAMELA VAN IERLAND (310) 487-8799



MANHATTAN BEACH | \$2,400,000
 Ocean & Malibu View Duplex. Exclusive beach village. Steps from beach, shopping, & dining.
DEBORAH STRIFF (310) 489-9645



MONTECITO | \$48,500,000
 Grand Italian Villa in Montecito ~ ocean & mountain views on over 9 acres.
SUSAN BURNS ASSOCIATES (805) 565-8822



Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
 Beverly Hills South (310) 273-3113
 Brentwood (310) 820-6651

Calabasas (818) 222-0023
 Glendale (818) 240-1111
 Hancock Park North (323) 464-9272
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
 Los Feliz (323) 665-5841
 Malibu Colony (310) 456-3638
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
 Marina del Rey (310) 301-3500
 Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



NEWPORT COAST | \$6,999,000

Private, gated, custom estate with wide open views of city lights, rolling hills, & ocean.

LINDSEY SANTEFORT (310) 755-8615



OXNARD | \$2,999,000

Custom built 4+7, w/ 200' private dock. Enjoy ultimate boating lifestyle.

E. WOLFGANG + LAUREN VOGL (805) 985-4444 X142



PACIFIC PALISADES | \$3,750,000

4+4.5, guard gated Ridgeview Country Estates. 1.17 acre lot. Pool/spa, waterfall, views.

PAULETTE ZEMLICKA & JODEAN BUCKLEY (818) 414-8735



PACIFIC PALISADES | \$3,595,000

Panoramic Unobstructed Ocean, Catalina, City & Downtown Views in prime location.

ALI RASSEKHI (310) 359-5695



PASADENA | \$1,998,000

1044 South Arroyo Blvd, 5 bed 4 bath 3,276 Sq Ft. English Revival in the Arroyo Seco area.

CONNIE OLMOS & PAUL VILLEGAS (626) 437-1712



PASADENA | \$1,350,000

633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA

SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



PLAYA VISTA | \$1,898,000

Open Sat/Sun 2-5. Modern elegance & luxurious, bright & open brand new home in Playa Vista

JENNIFER PETSU (310) 945-6365



PLAYA VISTA | \$899,000

Ultra chic, modern Concerto Loft. Remodeled, 2 level 1.5 bath loft w/ open floor plan

SAM ARAGHI & RUDI BEHDAD (310) 415-1118



REDONDO BEACH | \$1,200,000

Gorgeous Upgraded 3 Bed/2 Bath Condo on West Side of the Esplanade

JAMIE WARYCK (310) 944-1945



THOUSAND OAKS | \$1,300,000

24 hr guard gated Woodridge Estates 5+4.5+loft w/view. Wine storage. FRML dining room.

ANDREA JACOBS (805) 495-1048



WESTWOOD | \$2,995,000

920 Westholme Ave | Beautiful Little Holmby Mid-Century modern, recently remodeled, 5+4.

MICHAEL SAHAKIAN (310) 285-7524



WESTWOOD | \$619,000

JUST LISTED! Sweeping views from gorgeous redone 1+1 in full service Churchill~open Sun 1-4

STEVE SHRAGER (818) 606-7862

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Sunset Strip (310) 278-9470

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

COLDWELLBANKERHOMES.COM



RESIDENTIAL BROKERAGE

IS BIGGER REALLY BETTER?

by Bret Parsons

What if current housing trends maximized quality of life as the priority over maximum square footage? Pre-designed house plans by noted LA architect, Tim Barber, challenge the “Bigger is Better” mentality while providing tremendous value-for-the-dollar alternatives to designing and building a 100% custom home. Tim Barber House & Home provides single-family house plans of varying sizes and styles which complement any SoCal neighborhood by combining vernacular architectural exteriors with contemporary layouts. Each plan maximizes livability by addressing the needs of families today, and can easily “grow” with changing requirements down the road. These plans are rich in architectural detail, encourage indoor-outdoor living, and bring natural light and air to the interior of the home. Best of all, construction plans begin at only 5K as opposed to \$100K++ for custom plans.

“Beautiful architecture improves the quality of our lives whether it is the house we live in or the one we see through our window.”

— Mary Kate Spach
Vice President, Tim Barber House & Home

www.tbhh.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: RICHARD DORMAN



BRENTWOOD | \$3,495,000
Open Sun 2-5 | 344 S Canyon View | 4+4 Richard Dorman design mid-century, idyllic setting
Nora & Peter Wendel | Isaac Fast (310) 979-3913

ARCHITECT: ALTEVERS ASSOCIATES



SANTA YNEZ | \$67,000,000
Quintessential beauty, private, 3 parcels, approx. 2,700 acres, superb structures, serene.
Joyce Rey, Executive Director (310) 285-7529

ARCHITECT: ROBERT PETERS, AIA



LOS FELIZ | \$1,625,000
Los Feliz Hills Mid-Century Modern post-and-beam home with walls of glass.
Richard Stanley (213) 300-4567

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

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



Steve Shrager

For People on The Move...

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Coldwell Banker Residential Brokerage - Studio City



**OPEN HOUSE Sunday, March 19 from 2-5pm &
Tuesday, March 21 from 11am-2pm**

STUDIO CITY'S FINEST OFFERING

4053 FARMDALE AVE | STUDIO CITY | LIST PRICE \$2,295,000

www.4053Farmdale.com

Located at the southern end of Colfax meadows, in a cul-de-sac, is this elegant white & black Georgian traditional home that was recreated by Architect Richard Olander. This better than new home features a true center hall floor plan with gorgeous oak floors, tasteful moldings, custom wood mullioned windows, family room opening to the kitchen with cabinetry, surfaces, appliances, including full size wine refrigerator and fixtures mostly seen in the finest Los Angeles area homes. Large formal living & dining rooms, 5-bedrooms, 5-bathrooms, including the spacious master suite with a veranda overlooking the mesmerizingly beautiful back yard, that was the site of a major celebrity wedding, make up this approximately 3,900 sqft home. This substantial & timeless designed home is truly the best in its class.



**If you want to see one
of these in front of your
house...**

Call Steve!



Steve Shrager

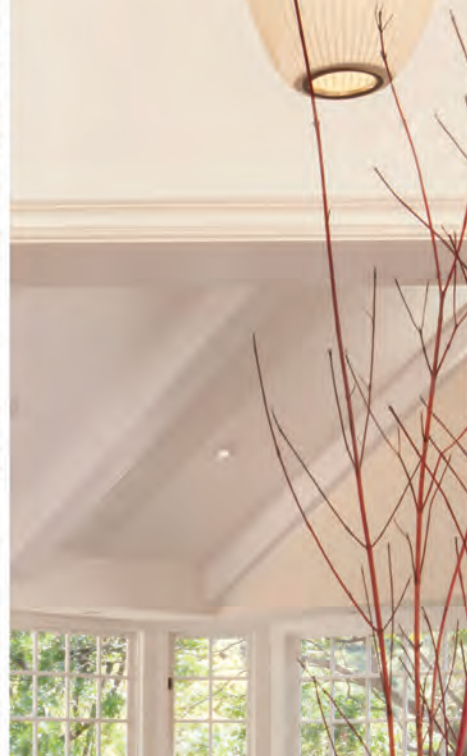
Direct: (818) 528.2253

Cell: (818) 606.7862

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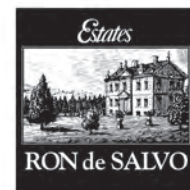
Tranquil Oasis Prime Benedict Canyon

A warm and captivating fieldstone retreat in the lush environs of prestigious Benedict Canyon just moments behind the iconic Beverly Hills Hotel. This magical residence has been thoughtfully and exquisitely renovated with no detail overlooked. Situated on more than one acre of gardens and towering trees and protected by the coveted iron gates from Frank Sinatra's previous Beverly Hills home, it is a peaceful paradise far from the madding crowd. A long, private drive, ample motor court, double height octagonal entry, and rooms that flow effortlessly from one to another. Large informal living room with vaulted ceiling, fireplace and hardwood floors. Center island kitchen family room, superb master bedroom with fireplace, study or guest suite, separate additional large guest bedroom or media room/study, staff room and self-contained guest house with large bedroom, bath and gym. Beautiful free form swimming pool and spa, surrounded by stone terraces, fountains and waterfalls. A serene environment in a world class location.
www.2576BenedictCanyon.com \$4,250,000

By Appointment Only



Exclusive Representation
RON de SALVO
(310) 777-6233
ron@rondesalvo.com

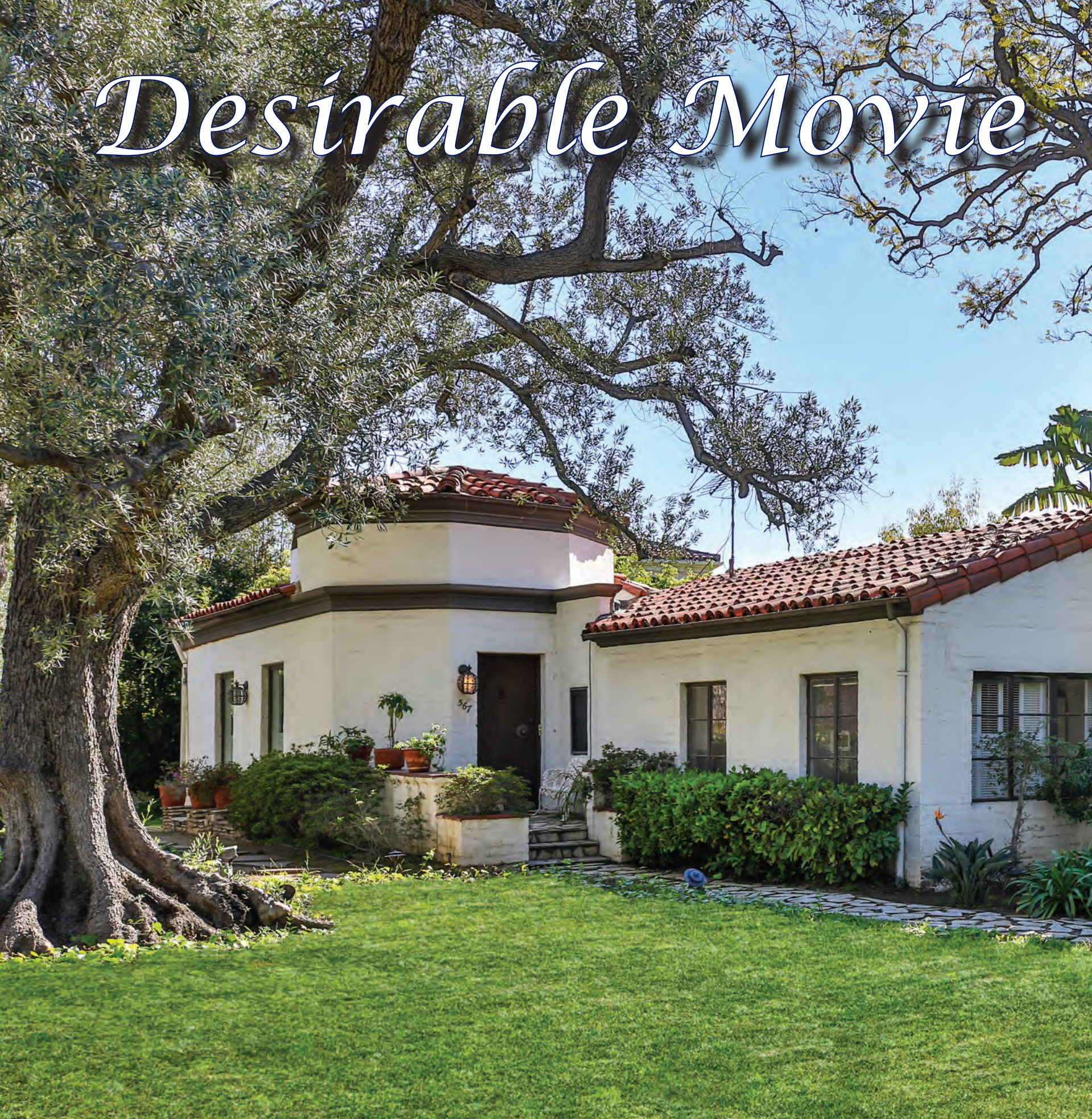


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RESIDENTIAL BROKERAGE

RON de SALVO CalBRE #00576209 ©2017 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by seller, obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

Desirable Movie



567 CRESTLINE DRIVE
OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL

Star Retreat



Reminiscent of a Santa Barbara mission, this sun-filled home on a large 14,800+ sq.ft. corner is a classic. Living room with beamed Cathedral ceiling and big fireplace. A quaint bar/lounge and a private courtyard with fireplace add to the romance. Lived in by Gloria Grahame, Fernando Lamas and Lana Turner, it was the family home of Larry Rhine, the writer for *The Red Skelton Hour*, *All in the Family* and *Mr. Ed*. A long Hollywood pedigree. Ideal for expansion or development. \$3,475,000

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INCREDIBLE NEW PRICE!
Stunning Architectural Masterpiece
1575 Carla Ridge, Beverly Hills
\$11,495,000
Open Tuesday 12-2



Valerie Fitzgerald
310.285.7515
Valerie@ValerieFitzgerald.com
CaIBRE #00974075

Jade Mills
310.285.7508
Homes@JadeMills.com
CaIBRE #00526877

David Frank
310.385.3619
DFrank6836@aol.com
CaIBRE #00866788



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Elegant Beverly Hills Villa
512 N. Roxbury Drive, Beverly Hills
www.512RoxburyDrive.com
\$9,480,000
Open Tuesday 11-2

Dee Crawford
Keller Williams
310.259.4428
DeeCrawford@KW.com

Jade Mills
Coldwell Banker
310.285.7508
Homes@JadeMills.com

Steve Frankel
Coldwell Banker
310.505.5008
Homes@SteveFrankel.com



OPEN TUESDAY, MARCH 21ST 12-2PM

9374 Beverly Crest Drive, Beverly Hills

New Price \$11,950,000

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180 degree views. The master suite is on this level- it is large with a sitting area, fireplace and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet. A floating glass and stainless steel staircase opens to the impressive great room with high ceilings, wet bar, fireplace and dining with wall of glass windows. The high tech kitchen is large with a breakfast bar, dining area and terrace. There are three additional bedrooms suites all with terraces plus maid/office and a huge media room/family room open to the infinity pool. A dramatic, bold, exciting home to live and entertain.



APPROX. 7,034 SFT



5 BEDROOMS



6 BATHROOMS



VALERIE FITZGERALD



Valerie Fitzgerald

301 N Canon Dr Suite E. Beverly Hills, CA 90210 | Phone: 310-285-7515

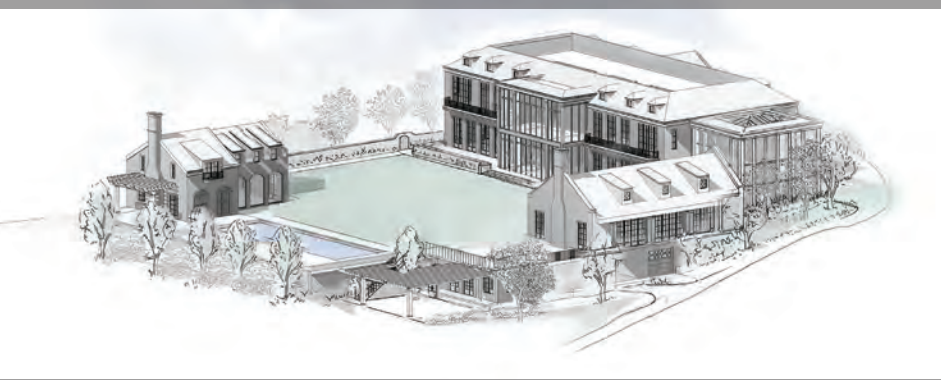
www.valeriefitzgerald.com valerie@ValerieFitzgerald.com

CalBRE #00974075

1.37 ACRE PARCEL IN PRIME BEL AIR
BEL AIR | \$18,500,000 | 420 AMAPOLA LANE



Plans for an approximately 33,450 sq.ft. house, geology report, structural report, and survey are all available for review.
Sale subject to court confirmation.



Jade Mills

Coldwell Banker
310.285.7508
Homes@JadeMills.com
CalBRE #00526877



Phil Seymour

Elite Properties
310.612.9800
Phil@TheSeymourGroup.net
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Extraordinary Value!!!

Prime Beverly Hills

Elegant and discrete Regency Villa positioned at the end of a quiet cul-de-sac in premier Beverly Hills location just north of Sunset Boulevard. Exquisitely renovated with beautiful detail, French doors throughout, three fireplaces, high ceilings and light-filled skylit entry. Breathtaking gourmet eat-in kitchen. Master suite with fireplace, beautiful his and her bath suites and generous closets. Three additional guest bedrooms plus large family room/library, all overlooking poolside gardens and city views. Expansive 36,000sf+ premier lot, sparkling pool, peace and tranquility. Also available for lease. www.520Stonewood.com \$13,900,000

By Appointment Only



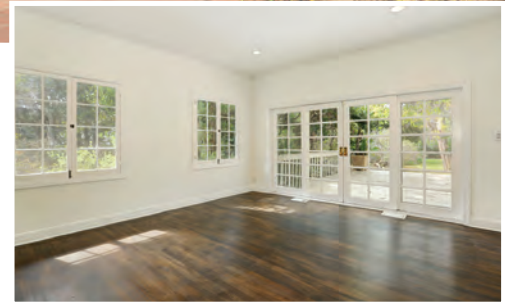
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Charming 2 story Spanish on Deep Lot



**NEW EXCLUSIVE
BY APPOINTMENT ONLY**



925 North Rexford Drive • Beverly Hills

- Immaculate updated Spanish
- Sunlit rooms with high ceilings
- Beams, French Doors, dark wood floors
- Dramatic sweeping skylit staircase
- 4 generous bedrooms upstairs
- Redone kitchen
- Sauna upstairs
- Separate large family and breakfast rooms
- Expansive deck leads to x-deep lush private yard
- Pool, lawns, mature foliage, outdoor bonus room/bath
- Just north of Sunset and proximate to the best of the best
- The perfect long-term rental

By Appointment Only

For lease at \$14,800 per month

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(310) 285-7509



Charming Traditional on Large Lot



2111 Duxbury Circle • Beverlywood

- First time for sale in many decades
- Spacious 2-level home with authentic detail intact
- 3 bedrooms and large paneled family room upstairs
- 1 bedroom, huge recreation room, & office downstairs
- Generous rear yard with pool, patio, and mature foliage
- Most amazing quiet road in prime Beverlywood HOA
- Substantial lot with nearly 65 feet of frontage
- Peek-a-boo views looking north and northwest
- Endless possibilities for the creative
- Sold in strictly "as-is" condition

Grand Opening Tuesday, March 21st • 11-2

\$2,735,000

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ELEGANCE PERSONIFIED



525 WARNER AVENUE, HOLMBY HILLS

Exquisite 1930's Traditional home with classic center hall plan. Designed by Suzanne Rheinstein of Hollyhock. Gorgeous entry with herringbone wood floors and sweeping staircase with original wrought iron banister. Step-down living room with hardwood floors, fireplace and curved paned windows reminiscent of the era in which the house was built. Stunning formal dining room that was featured on the cover of Suzanne Rheinstein's most recent coffee table book *Rooms for Living*. Chef's kitchen with top-of-the-line appliances. Paneled library with fireplace, family/media room with custom cabinetry, sun-lit reading room, powder room and office or housekeepers room complete the main floor. Upstairs features a sophisticated master suite with third fireplace, marble bath, and dual closets that have been custom fitted. There are an additional three large bedrooms that complete the second floor. Impeccable landscaping designed by Art Luna. Gravel pathways surrounded by mature trees that lead to a variety of romantic sitting areas and stunning vignettes. Direct access to a two-car finished garage. Elegant living in the heart of the city!

OFFERED AT \$4,995,000

OPEN TUESDAY 11AM - 2PM

For more photos, visit www.525WarnerAve.comSTEVE FRANKEL
DISTINCTIVE HOMESCALL 310.281.3981
www.SteveFrankel.com

241 South Beverly Glen Boulevard

Little Holmby

Open House

Tuesday, March 21

11–2 pm

Lunch Served

Traditional with True Grandeur & Timeless Style

5 Bedrooms | 4.5 Bathrooms | 4,722 Sq. Ft. Living Area | 15,793 Sq. Ft. Lot Size
Updated. Classic Floorplan. Spacious Formal Living & Dining Rooms. Den.
Family Room. Gourmet Kitchen. 4 Bedrooms Upstairs. Lovely Master Suite.
Expansive, Private & Grassy Backyard. Pool & Spa. Cabana.

\$5,095,000

property
Information



More information available at
241SBeverlyGlen.com



Larry Young

Realtor®
Luxury Properties Director

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larryyoungwestside.com
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HomeServices

LUXURY
COLLECTION

QUALITYAGENTS



\$8,750,000 | 1711 E Valley Rd, Santa Barbara | 5BD/7BA
Nancy Kogevinas | 805.450.6233



\$4,945,000 | 1438 Bienvenida Avenue, Pacific Palisades | 4BD/5BA
Drew & Susan Gitlin | 310.415.1968



\$6,950,000 | 20715 Las Flores Mesa Dr, Malibu | Land
Marco Rufo | 310.230.3765



\$3,900,000 | 70300 San Lorenzo Rd, Palm Desert | 9BD/13BA
St. James + Canter (Co-listed) | 310.704.4248



\$2,499,000 | 5885 Fitzpatrick Rd, Hidden Hills | 5BD/4BA
Kim Long | 818.667.1381



\$2,595,000 | 17067 Countess Place, Encino | 5BD/4BA
Michael Tunick | 323.646.3893



\$1,149,000 | 13511 Collins St, Valley Glen | 4BD/3BA
Amalia Khachikian | 818.380.2165

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EXTRAORDINARY RESULTS



OPEN TUES 11-2

\$4,495,000 | 130 Foxtail Drive, Santa Monica | 4BD/3BA
Portia Corlin | 310.230.3793



\$7,250,000 | www.2267MandevilleCanyon.com, Brntwd | 5BD/5BA
Elisabeth Halsted | 310.820.9340



\$2,495,000 | 833 Oxford Ave, Venice | 3BD/2½BA
Tony Myers | 310.985.1872



\$1,199,000 | 5638 Allott Ave, Sherman Oaks | 3BD/3BA
Arman Grigoryan | 818.770.2777



\$1,195,000 | 17210 Killion St, Encino | 4BD/2½BA
Cameron/Spitz | 818.380.2151/818.817.4284



\$695,000 | 4465 Mont Eagle Pl, Eagle Rock | 2BD/1BA
Judy Oroshnik | 323.671.1248



\$1,279,000 | 23110 Canzonet Street, Woodland Hills | 4BD/5BA
S. Stillman/M. Kleinman | 818.642.5567/818.448.9577

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

JUST LISTED



8584 WONDERLAND AVE | HOLLYWOOD HILLS

OFFERED AT \$1,249,000

Rare 1961 Mid-Century Modern Architectural 2BD/2BA/office home in prime Laurel Canyon inspired by John Lautner's "Chemosphere" house. A turn-key "extra-ordinary" 12-sided polygon house that literally transcends the common "box" with its steel I-beam construction. Open "loft-like" living, spacious outdoor spaces including rooftop "sky" deck, designer details throughout.



BROKER'S OPEN HOUSE:

TUESDAY, MARCH 21 | 11 AM - 2 PM

www.8584WonderlandAve.com

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Luxury Properties Director

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CRISTIE ST. JAMES

Luxury Properties Director

310.291.1029 | stjamesest@aol.com

BERKSHIRE HATHAWAY | California Properties
HomeServices

WWW.STJAMESCANTER.COM



\$3,900,000 **70300 San Lorenzo Road, Palm Desert**
LA Times "HOT PROPERTY" - FRANK SINATRA'S secret hideaway estate "Villa Maggio" overlooking panoramic desert views.



\$3,295,000 **2170 Mt Olympus Drive, Sunset Strip**
JUST REDUCED! Sleek Contemporary 4BD/4BA "loft-like" entertainer's Mount Olympus home w/ pool & city views.



\$2,488,000 **11317 W Sunset Boulevard, Bel Air**
ATTN: FIX & FLIPPERS! Rare development opp for this 5BD/3BA Mid-Century Bel Air home sitting on approx ¾ acres.



\$1,895,000 **1778 N Orange Grove Avenue, Sunset Strip**
Masterfully crafted & remodeled classic 1926 Hollywood Hills Spanish 3BD private and gated Villa w/ city views.



\$1,249,000 **411 N Oakhurst Drive #111, Beverly Hills**
Gorgeous contemporary Mediterranean 2BD/2.5BA condo at the luxurious Beverly Hills doorman building, "The Oakhurst."



\$16,500/mo **219 N Oakhurst Drive, Beverly Hills**
Classic, elegant & traditional 5BD/7BA luxury 2-story residence w/ basement & pvt backyard in prime Beverly Hills.

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BERKSHIRE HATHAWAY | California Properties
HomeServices



457 19th St

Open Tuesday 11:00 to 2:00

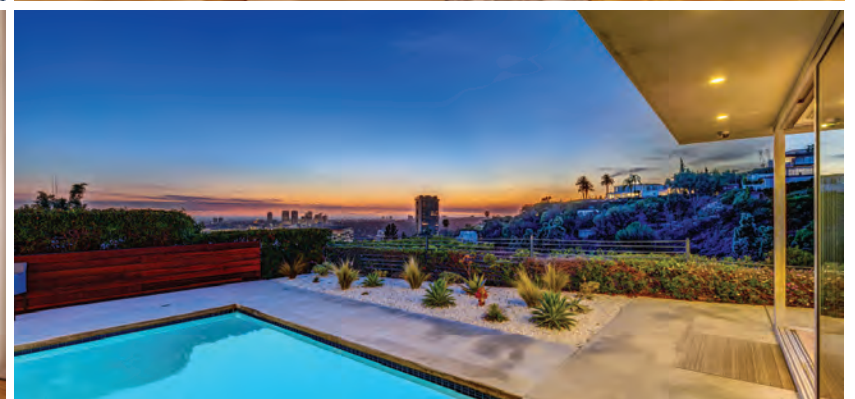
\$4,979,000

Isabelle Mizrahi

310.230.3720

Isabelle@inthecanyon.com

SUNSET STRIP | 1439 DEVLIN DRIVE
 4BD, 4.5BA | Approx. 4370 Sq. Ft. | \$6,500,000
 1439Devlin.com



Private, gated and sophisticated Architectural. Loft-like open floor plan, great room with soaring 11 ft. ceilings, floor to ceiling glass sliders out to the swimmer's pool and grounds. Wide plank oak wood floors throughout the entire house. Gourmet kitchen is designed for entertaining on a grand scale featuring two 20 ft. Caesarstone Islands. Luxurious master bath with fireplace and custom master closet. Sited on a cul-de-sac, with large drive-on motor court, this retreat is the quintessential Sunset Strip indoor outdoor living that you have been searching for.



JORY BURTON
 Beverly Hills Brokerage | 310.766.5679
 Jory@JoryBurton.com | JoryBurton.com

Sotheby's
 INTERNATIONAL REALTY

9665 Wilshire Boulevard, Suite 400
 Beverly Hills, California 90212
 sothebyshomes.com/socal



NEW LEASE LISTING | STUNNING TUDOR-STYLE HOME



JESSICA PASTERNAK
Estate Agent

310.720.1554 call or text
jessicapasternak@yahoo.com
jessicapasternak.com

732 NORTH FULLER AVENUE, MELROSE VILLAGE | \$12,975/MONTH

Situated in prime Melrose Village, behind a private hedge, awaits a stunning Tudor-style home that has been entirely updated from the ground up. From the moment you step onto the beautiful walnut floors, you will see a home designed with impeccable taste. This luxurious property offers an open concept kitchen and living area (perfect for entertaining), 4 bedrooms/4 bathrooms, a giant pool and yard. It's also furnished and designed by esteemed interior designer Jaqui Seerman who handpicked everything from the marble in the bathrooms to the utensils in kitchen drawers. Offered fully furnished, all you need to bring is your toothbrush because this home has it all! Near distance to trendy shops and restaurants on Melrose and La Brea, The Grove, Erewhon, Blu Jam cafe, Pizzeria Mozza, Petit Trois, Poinsettia Park, Pan Pacific Park and much more! 732fuller.aaroe.site



ELEGANT & SOPHISTICATED ROYAL OAKS TRADITIONAL

OPEN
TUE 11-2



JOHN AAROE GROUP



WESLEY EARLEY
Director, Aaroe Estates

310.922.6691 call or text
wesley.earley@gmail.com
aaroe.com/wesleyearley

16042 VALLEY MEADOW PLACE, ENCINO | \$3,689,000

Elegant Valley Meadow 5bd/5.5bath, gated community near Royal Oaks. Sunny southern exposures, views of canyon, minutes from Milken, Stephen S. Wise & Lania schools, short drive to Brentwood/Bel-Air. A classic French Normandy home fully renovated w/modern influences. Two story entry, large formal LR, high ceilings & fireplace, office, den/game room, bar, formal DR w/FP, Wolf/Sub-Zero chefs kitchen, marble island, custom wine cellar, breakfast area & open floor plan to family-room w/FP & floor to ceiling French doors that open to a covered patio. One bedroom on-suite on main level, powder room. Upper level, 3 on-suite bedrooms & master suite w/over 900 sq. ft.,FP, sitting area, balcony, marble bath w/soaking tub, steam shower, double vanity, two walk-in closets. The exterior space offers heated pool, spa, fountains, landscaped grounds. 16042valleymeadow.aaroe.site



CHIC RANCH STYLE IN THE HILLS



3601 Willowcrest Avenue | Studio City \$1,479,000

Chic Ranch-Style home in the hills of Studio City features 3 bedrooms and 2 baths. Sparkling pool and generous verdant yard lead to expansive sun deck with canyon and Valley views. Solar panels and LED interior lighting add the perfect modern touch. The spacious master bedroom features French doors that overlook the pool and yard. A formal living room featuring a pitched ceiling adds a sense of loftiness. Meanwhile the two-car garage and large driveway provide ample parking. This property represents traditional California living at its finest.



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JOHN AAROE GROUP

823 S BUNDY DR #110



OPEN TUESDAY 11-2
Offered at \$2,995,000

Sophisticated Brentwood townhouse built in 2010 offering 4 beds + 5 baths w/ over 3,400 sq. ft. Open floor plan w/ living room highlighted by fireplace, formal dining room, family room & gourmet kitchen w/ state of the art appliances. Oak wood floors throughout! Family room opens to patio & outdoor dining. Upstairs find a master suite w/ bath & walk-in closet. 2 additional ensuite bedrooms. Top floor is an art studio & has private outdoor patio w/ city views. Large bonus room ideal for gym/theater and private elevator from 3-car garage.

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330 S. Anita Ave.

BRENTWOOD

Stately English home in prime Brentwood. Arched wooden doors open to two-story ceilings above a formal living room filled with original wood beams, a hand-carved wooden staircase, and a fireplace. Adjacent to the living room is the formal dining room with French doors that lead to the expansive backyard. The family room also features French doors that lead to the backyard as well as another

fireplace. The upper level includes the master bedroom, which has high beam ceilings, a sitting area, two walk-in closets, a sauna, and a fireplace. The backyard features a pool and built-in grill, ideal for outdoor entertaining. This home has great curb appeal and is steps away from Brentwood Country Club so you can enjoy the shopping, fine dining and everything Brentwood has to offer.

Proudly Offered at
\$4,450,000



LOBAT G. KOHAN

Nourmand & Associates

lobatg@aol.com

office: 310.300.3333 | cell: 310.600.7072 | bre#:01520436





MILLION DOLLAR REDUCTION

499 HALVERN DRIVE | BRENTWOOD

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

\$12,995,000 | 9 BEDS | 16 BATHS | 10,895 SQ. FT. | 40,793 SQ. FT. LOT

REDUCED \$1M - GREAT VALUE. One of the most unique and magical properties in Los Angeles, this thoughtfully restored plantation-style, gated compound is comprised of five structures and some of the city's most enchanting grounds. The main house features a first-rate master suite (with dual closets and baths) as well as five additional bedroom suites, three large-scale family or living rooms, a massive dining room befitting of any major holiday or gathering, a cook's kitchen, and a mixologist's dream bar. The expansive, approx one-acre grounds contain the sparkling pool, two guest "casitas" (one currently fully outfitted as a recording studio and the other as a broadcast studio), a gym, a wonderful glass-walled office, an outdoor dining area (with its own enclosed chef's kitchen), spacious rose garden, pond, large greenhouse and "next level" playground. A quiet retreat from the chaos of the city, while still very much within its confines.

BILLY ROSE

BROSE@THEAGENCYRE.COM

424.230.3702



An international associate of Savills

THEAGENCYRE.COM



9466 CHEROKEE LANE

BEVERLY HILLS POST OFFICE



GATED MID CENTURY MODERN IN BHPO

Gated mid-century modern is private and surrounded by mature landscaping. Interior boasts floor-to-ceiling windows and a ton of natural light. Master suite has own outdoor area, bath with dual sinks, and spacious walk-in closet. Dining room with glass bar steps down to the formal living room with fireplace. Kitchen with Wolf appliances is connected to family room. Additional highlights include two guest bedrooms, hardwood floors, and skylights throughout. Also great entertaining space outdoors.

FARRAH ALDJUFRIE

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FRED BERNSTEIN

FJB@WEAHOMES.COM
310.701.3733

OPEN TUESDAY 11-2 PM

FOR LEASE \$17,000/MO
OR OFFERED AT \$3,250,000

3 BEDS
3 BATHS
APPROXIMATELY 2,700 SQ. FT.
13,018 SQ. FT. LOT





NEW LISTING

9551 CHEROKEE LANE | BHPO

OPEN TUESDAY 11-2PM

NEW CONSTRUCTION CONTEMPORARY

\$7,295,000 | 5 BEDS | 7 BATHS | 6,517 SQ. FT. | 20,846 SQ. FT. LOT

This gorgeous Beverly Hills contemporary is a masterpiece of light and design. Walls of glass and high ceilings create a natural flow between living spaces and lend the home an effortless indoor-outdoor feel. Four en-suite guest rooms are bright and spacious and a well-appointed master features a huge closet, fireplace, balcony and sumptuous bathroom. Amenities such as a gourmet kitchen, infinity pool, elevator, wine room, bonus outdoor area and ample parking complete this exquisite home.

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NEW LISTING

9425 SUNSET BOULEVARD | BEVERLY HILLS

FRENCH COUNTRY ESTATE

\$45,000,000 | 9 BEDS | 15 BATHS | 12,108 SQ. FT. | APPROXIMATELY 49,634 SQ. FT. LOT

An impressive tree-lined private driveway leads to a French country estate in prime location in the heart of Beverly Hills. Property features main home plus two separate detached guest houses, 60 foot resort style pool and spa, north/south tennis court, 15 seat home theater, state-of-the-art fitness building, staff quarters, full professional bar, surround sound systems in four addition television viewing areas of the home. This turnkey estate comes loaded with every detail throughout.

KATELYN BYRD

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