

AREA

3

SUNSET STRIP –
HOLLYWOOD HILLS WEST

BEAUTIFUL NEWER CONSTRUCTION MEDITERRANEAN HOME CLOSE TO STUDIO CITY AND HOLLYWOOD



OPEN TUESDAY 11-2PM | SATURDAY 3/26: 2-5PM | SUNDAY 3/27: 2-5PM

3043 ELLINGTON DRIVE, Los Angeles

\$2,179,000

Ellington Woods is a small, gated enclave of homes set in a remarkably private, yet convenient setting. This 5-bedroom, 4.5-bath plus office, Mediterranean style home was built in 2006. Uniquely designed with fine appointed features including vaulted ceilings, hardwood and stone floors, formal dining room, living room with fireplace and gourmet Viking kitchen, all with great scale and terrific light. The large, eat-in kitchen with a center island and custom-built cabinetry opens directly to family room and lovely yard. Guest bedroom and bath downstairs, 3 bedrooms, office and grand master suite upstairs. Master with fireplace and French doors that open to a private terrace. Resort-like master bath with steam shower, spa tub and enormous walk-in closet. Beautiful landscaping with mature trees and 3-car garage. This is a rare find at an unbelievable price—conveniently close to studios, Hollywood and Studio City yet feels like a true escape.

3043EllingtonDrive.com



DANIEL BANCHIK
310.777.2866
Berkshire Hathaway Home Services
California Properties
D.Banchik@att.net
DanielBanchik.com



MICHAEL COLLINS
310.828.4200
Coldwell Banker
MCollins@MichaelHCollins.com
MichaelCollinsRealEstate.com



RESIDENTIAL BROKERAGE



BERKSHIRE HATHAWAY
HomeServices
California Properties

SYNCHRONIZING THE SALE OF REAL ESTATE.

Attention Developers

AREA

4

BEL AIR - HOLMBY HILLS



10727 STRADELLA CT

ATTENTION: Developers, Investors, Owner/Builders, incredible opportunity in Lower-mid Bel Air to live in, expand current Mid-Century home or build new 13,000 PLUS square foot home with separate guest house including

a second full kitchen. Sited on a 13,000 SF PLUS flat promontory off a private road with head-on city views wrapping around from Century City to Stone Canyon Reservoir with a peek-a-boo ocean view. Agents, please read Private Remarks.

Offered At **\$6,500,000**

Barry Dane
3103090025



EMPIRE *at* BELLAGIO *Bel-Air*

11715 BELLAGIO ROAD | BEL-AIR, CALIFORNIA 90049

VISIT EMPIREATBELLAGIO.COM

EMAIL LEASING@EMPIREATBELLAGIO.COM

CALL 310.582.5936

LUXURY APARTMENTS FOR LEASE

A newly constructed 23-unit custom built multi-residential building, centrally located in West Los Angeles in the exclusive neighborhood of Bel-Air. Uniquely designed one, two and three bedroom apartment homes, providing the ultimate in luxury living.

Empire at Bellagio offers an unparalleled living experience with magnificent views, sophisticated design, and lavish amenities.



UNIT FEATURES

- Contemporary Designed Kitchen
- Bathrooms with Quartz Countertops and Imported Stone Tiles
- High Ceilings Up to 10' with Floor-to-Ceiling Windows
- Touch-screen and Smartphone Controlled Security System
- Large Private Balconies and Terraces
- Spacious Walk-in Closets with Custom Shelving and Drawers
- In-home Washer and Dryers*
- Gas Fireplaces with Stone Surrounds*

*In select units

BUILDING FEATURES

- Highly Sustainable LEED Certified Green Building
- Expansive 3,000 SF Rooftop Terrace
- Executive Business Lounge
- State-Of-The-Art Fitness Center
- Private Secured Storage Closets
- Complimentary Community Wi-Fi in Common Areas
- Monitored Security Surveillance System
- Pet Friendly Community, Gated Dog Run with Synthetic Grass and Pet Washing Station



CONTEMPORARY URBAN LIVING WITH STYLE

EMPIRE AT BELLAGIO | 11715 BELLAGIO ROAD | BEL-AIR, CA 90049 | 310.582.5936 | EMPIREATBELLAGIO.COM



All dimensions and square footage references are approximate and subject to field variations and should not be considered exact measurements. Actual unit, including but not limited to the layout, fixtures and amenities shown may differ materially from those shown herein. All information contained herein is subject to change without notice.





**Fabulous New Contemporary Home
OPEN TUES. 3/22 11-2PM**



10626 Ashton Avenue, Westwood

Fabulous new contemporary home built for the most discerning buyer. **Five bedrooms, 6 bathrooms.** Fabulous entry with captivating water features. Comfortable and livable open floorplan with high ceilings complete with large kitchen with bar seating, dining room with sliding walls of glass to outdoor patio area, indoor and adjacent covered outdoor living room all flowing out to decked backyard with spectacular water features, in ground infinity edge pool, built-in barbecue area and multiple seating areas for a wonderful entertaining experience. **Approx. 5,300 sf on 8,089 sf lot.** Fabulous master suite with enormous closet, soaking tub and large separate shower with large wraparound deck with city light views. 3 additional suites up and 5th suite down situated off front entry perfect as an office. Perfectly executed and thoughtfully balanced mix of stone, wood, water and lighting setting a new standard of city living with easy access to restaurants, theaters and shops.

Offered at \$4,595,000



Ginger Glass
 Broker • Agent • Attorney
 CalBRE #01478465
310.927.9307
 ginger@gingerglass.com



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AREA

5

HUGE HUGE REDUCTION!!!

WESTWOOD - CENTURY CITY



2371 CENTURY HILL HL
MARCH 22 FROM 11-2

AMAZING PRICE REDUCTION - BEST PRICED UNIT IN CENTURY HILL!!!! This is a 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, fplc in living room, private patio, lg. laundry room, spacious master suite w/ custom stunning bath. 3 parking spaces in garage, close to pool Best priced townhouse and a real deal for the discerning buyer.

Offered At **\$1,299,000**



Leah Steuer
 310.729.3999

150 S. Rodeo Drive, Suite 100 Beverly Hills, CA 90212



AREA
6

BRENTWOOD



304 - 306 Gretna Green Way, Brentwood

CLASSIC SPANISH DUPLEX IN BRENTWOOD OR POSSIBLE DEVELOPMENT OPPORTUNITY

Prime Brentwood location. North of San Vicente. An ideal opportunity to purchase a duplex, or if you are looking for a development opportunity with a 7,354 sq. ft. flat lot and great potential, this is it. The 2 story townhome style units have 3 bedrooms, 2 bathrooms, a living room with fireplace, a formal dining room, a kitchen with a breakfast area, and an inside laundry room. Each unit is approximately 1,850sq. ft. The property has retained much of its original features and charm. Newer roof, electrical, and plumbing. One unit will be delivered vacant. Within close distance to all of the restaurants, coffee shops, and stores on San Vicente. Huge upside.

Offered at \$2,300,000 | Open Tuesday 11-2pm



Marc Fishman
310.622.7484
sirmarcfishman@aol.com

Marc Chorin
310.995.6344
marcchorin@aol.com

AREA

6

BRENTWOOD




11921 Dorothy Street #PH1, Brentwood

OPEN TUESDAY 11-2PM

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), nice sized third bedroom and two separate parking spaces. Great-room is perfect for dining and entertaining. Custom hardwood flooring and lighting, stainless appliances in kitchen, built-in sound system in living room & more! Do not miss this unique property!

NEW PRICE \$1,549,000



CARRIE ROLLINGS MEYNET

310.622.7430 direct
310.650.3075 mobile
carrie@gibsonintl.com



Amazing Half-Acre In Brentwood

SHOWN BY APPOINTMENT ONLY

11579 Sunset Blvd, Brentwood

Gated property with a single story home just waiting for expansion, renovation or an opportunity to build your dream home on over a 1/2 acre of grounds that are perfect for entertaining and enjoying the the ultimate California Lifestyle.

Offered at \$1,995,000

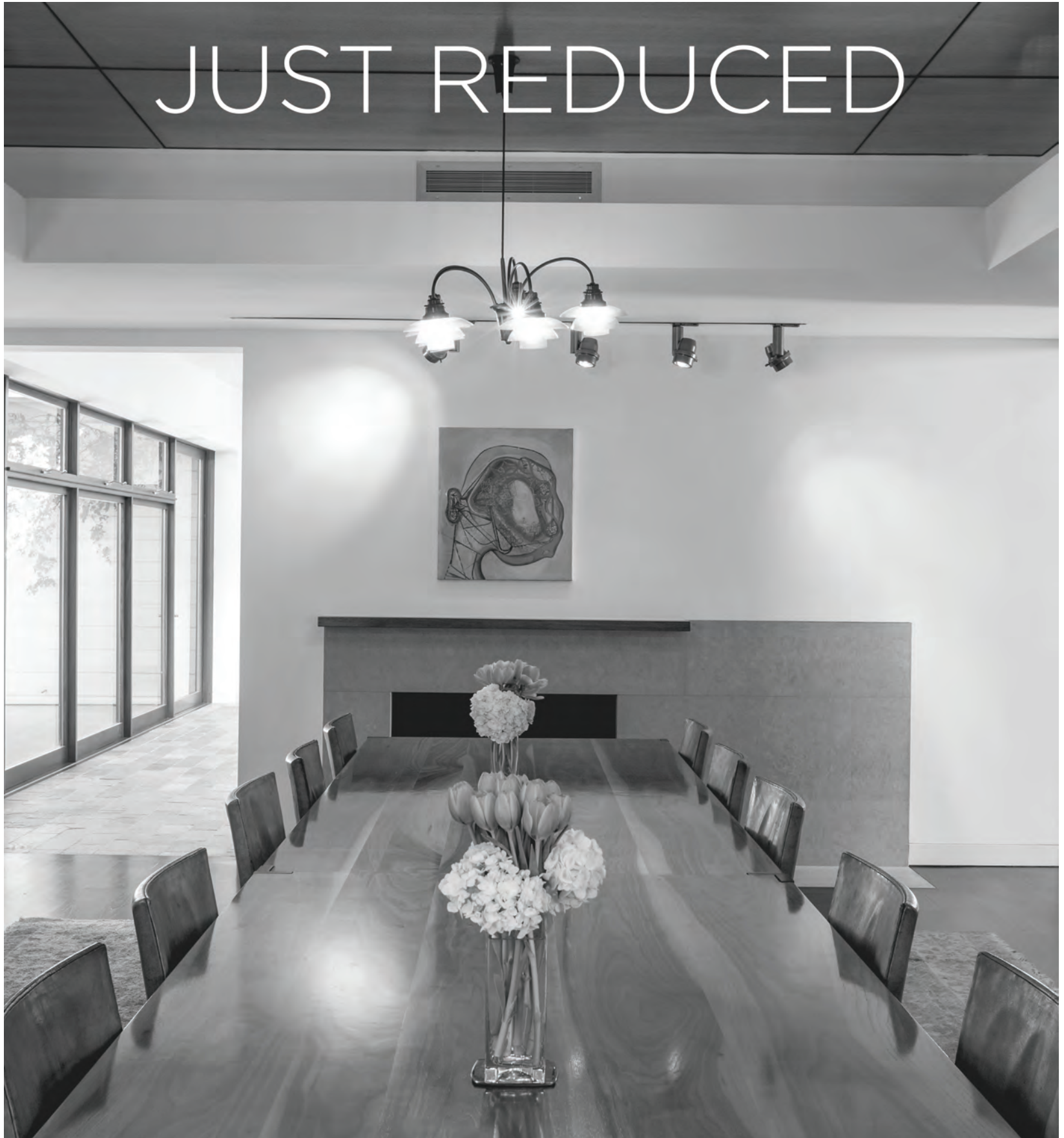


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310.779.3795 mobile
suzmschneider@gmail.com
www.gibsonintl.com

AREA
6
BRENTWOOD

JUST REDUCED



13107 BOCA DE CANON, BRENTWOOD

\$8,195,000

WWW.13107BOCADECANON.COM

OPEN TUES 3/22 11-2PM

Gayle Weiss
gaylemweiss@gmail.com
Cell: 310.880.7948
BRE#: 01050268

Rochelle Atlas Maize
rochelle@rochellemaize.com
Cell: 310.968.8828
BRE#: 01365331



Contemporary Townhouse

AREA
14

SANTA MONICA



1338 STANFORD ST, UNIT B
Tuesday March 22nd 11-2 p.m.

Lovely contemporary townhouse, 2B/2.5BA, plus large bonus room in a modern building close to amenities and metro rail. Expansive private rooftop deck with mountain and city views. Open plan living and dining room, two ensuite bedrooms. The master bedroom has a fireplace,

walk-in closet and a small balcony. Master bathroom has granite counters, dual sinks, large bathtub and separate shower. Lower level bonus room opens up to the two car private garage. HOA dues includes EQ insurance.

Offered At **\$1,199,000**



Karen Nathanson
310-962-9666

150 S. Rodeo Drive
Suite 100 Beverly Hills



AREA
14

Make Your Way to Montana

SANTA MONICA



817 17TH ST #4

Tuesday ~ 03/22/2016 ~ 11:00am - 2:00pm

Townhome in 4-unit complex. Formal living room w/ fireplace. Kitchen has 4-burner Wolf® Range, Wolf® double oven, Sub-Zero® Fridge/Freezer & Miele® dishwasher. Formal dining and generous family rooms. 1st floor laundry room in unit. 2nd floor has 3 beds and 2 baths. Master has

walk-in closet, balcony and bath with double sinks, separate tub and tiled shower. Upstairs 3/4 bath has custom tiled shower, vanity and sink. Private patio off of the 1st floor. Private garage with direct access.

Offered At **\$1,795,000**



Steven Foonberg
310-474-1013

1615 N Beverly Glen Blvd
Bel Air, California 90077
www.StevenFoonberg.com





WESLEY EARLEY
Estate Agent
310.922.6691
wesley.earley@gmail.com



BROOKSIDE MEDITERRANEAN
OPEN TUESDAY | 11-2



809 SOUTH MULLEN AVENUE, HANCOCK PARK

OFFERED AT \$1,775,000

Newly remodeled, bright sunny Brookside Mediterranean family home. 4 + 3½ formal living room with original 1920s detail, completely new chef's kitchen with open floor plan to large family room and dining room. Large master suite with walk-in, master bath with dual sink. Two bedrooms with Jack/Jill bath, guest suite with private bath separate laundry room/pantry/dual zone A/C, hardwood, patio, 2-car garage, bright sunny lot in an amazing pocket of Brookside neighborhood. 809mullen.aaroe.site

JOHN AAROE GROUP

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. If your property is currently listed, this is not a solicitation. CalBRE 01412888.

ARE YOU PREPARED FOR THE FUTURE OF REAL ESTATE?



***In 20 years, the 55+ senior
buyer and seller market
has nearly doubled.****

***Earn NAR's
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**March 23rd & 24th 2016
9:00am-5:00pm**

**Beverly Hills/Greater Los Angeles
Association of Realtors®
6330 San Vicente Blvd #100
Los Angeles, CA 90048**

EARLY BIRD PRICE: \$280.00**

**Includes: Course Material & Lunch
After March 1st: \$295**

**Register by calling
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or emailing :
info@tonipatillo.com**

Are you prepared to serve this growing demographic in every way possible?

With an SRES® Designation clients will know that you are.

In the course you will learn how to:

- Identify the power of generational demographics.
- Develop and maintain marketing skills.
- Counsel local seniors on options regarding the family home.
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- Understand the implications of tax laws, probate and estate planning.
- Create a unique marketing opportunity separating you from the competition.

With this designation you will also be listed online in the SRES® referral database which provides direct client contact and referrals from other SRES® designees.

**Course is Bureau of Real Estate (BE) accredited for 12 hours of Continuing Education (CE) in Consumer Service (0001).*

*** Use your Early Bird Savings on Parking – day of event!*

TONI PATILLO
& ASSOCIATES

Homes, Investments, Education
Homes, Investments, Education

Instructor: Toni Patillo
Broker of Record, BRE#01313287
Keller Williams Realty Santa Monica
www.tonipatillo.com
Info@ToniPatillo.com

SRES 

*Source: SRES® Market Size. McGraw-Hill Construction, 2010

AREA
73

STUDIO CITY



Open Tuesday, 11-2

Charming, Updated Traditional 4418 Camellia Avenue, Studio City \$895,000

This charming, updated and expanded traditional is in beautiful, move-in condition and sited within walking distance of Tujunga Village. All entertaining spaces, including living, formal dining, atrium and expansive family room with tall, vaulted ceiling, fireplace and French doors open to one another and a generous, covered terrace overlooking the rear garden. The renovated, gourmet kitchen has a vaulted ceiling and built-in dining space. Three bedrooms and two and one half renovated baths. Detached two-car garage with work space behind additional gated parking space.

www.4418camellia.com

BENNETT CARR

*mobile 310.995.5251
bennetcarr@hotmail.com*

CalBRE#: 00877828

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AREA
75
VALLEY VILLAGE

4919 LAUREL CYN BL. # 8 | VALLEY VILLAGE

OPEN TUESDAY | 11 - 2



For more details
Visit 4919laurelcyn75.aaroe.site

- Spacious and Private
- Townhouse-Style Condo
- Quiet rear unit
- Pet OK!
- Side by Side Parking
- Gas Fireplace in Living Room
- Large 1283+/- Square Feet
- 2 beds & 3 baths
- Community Pool
- Community Hot Tub
- All appliances stay!!!
- Washer | Dryer in Unit
- Low HOA Dues" (\$285.00)
- A short distance to Metro Bus Line, Studios, Coffee Shops, Restaurants, Markets, Parks the 101, 170, 405 & 134 Freeways
- MLS # 15-946605
- Offered at \$449,000



CHRIS CARLSON
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REALTOR®
323.496.6622 cell
sandycarlson@mac.com
loveyourhideaway.com

JOHN AAROE GROUP

New Exquisite Traditional

AREA
80

BURBANK



1718 W OAK ST
Open House Sunday March 27th 2-5

Brand new superbly designed Traditional style home w/ exceptional quality finishes. Gourmet kitchen w/planter sink, blt-in 48" fridge,commercial range/oven, walk-in pantry, center island, overlooking family rm. Luxurious Private master suite w/ mtn view, his/hers walk-in closets.

Oversized garage w/multi-use bonus space. Rare opportunity to buy into one of Burbank's best neighborhoods, Rancho Adj. Easy access to studios and entertainment cos. Hospital & medical bldgs. Walk to excellent schools

Offered At **\$1,650,000**



Geraldine Spira
310-463-4403

1718westoak.com

GERI spira
properties

JOHN METTLE

HOME INSPECTIONS

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Civil Engineering Degree

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Detailed and easy to read report includes summary and photos

Professional, Thorough, and Works easily with Realtors & Clients

As an agent working with Buyers, I am glad to have John Mettle in the Field. John's reports are the most thorough, professional, and user-friendly. The format of his reports with pictures, summary and itemized sections helps me and my Buyers understand and discuss what the concerns and issues are with the house. It makes it easier for me to get estimates from contractors and helps me negotiate credits with the Sellers because the issues are clearly spelled out in his reports for everyone to understand.

D.W.G. (Realtor)

Your report is fine tuned; very detailed and well documented with photos. The summary pages made it so easy to get estimates from different vendors. Thanks John, for a great job

R. A. (Realtor)



MOBILE: (818) 400-0227

JMETTLE@GMAIL.COM

WWW.JOHNMETTLEHOMEINSPECTIONS.COM



GENERAL MEMBERSHIP MEETING 2016

Monday, March 28, 2016 from 11:30 am – 1:30 pm
(check in and networking begins at 11:00 am)



Special Guest Speaker

**Leslie Appleton-Young, Chief Economist
California Association of REALTORS®**

Don't miss this opportunity to hear the latest information regarding:

- Economic Updates and Value - Los Angeles
- Zipforms®6 Professional & Standard
- REALTOR® Membership & Benefits
- Continuing Education Opportunities
- REALTOR® Action Fund
- Committee Updates
- News from CLAW/MLS

and more...



FREE to 2016 BH/GLAAR REALTOR® Members
(seating is limited / registration required)

Lunch will be served
Complimentary Self-Parking



DOUBLETREE
BY HILTON

6161 West Centinela Avenue
Culver City, California 90230

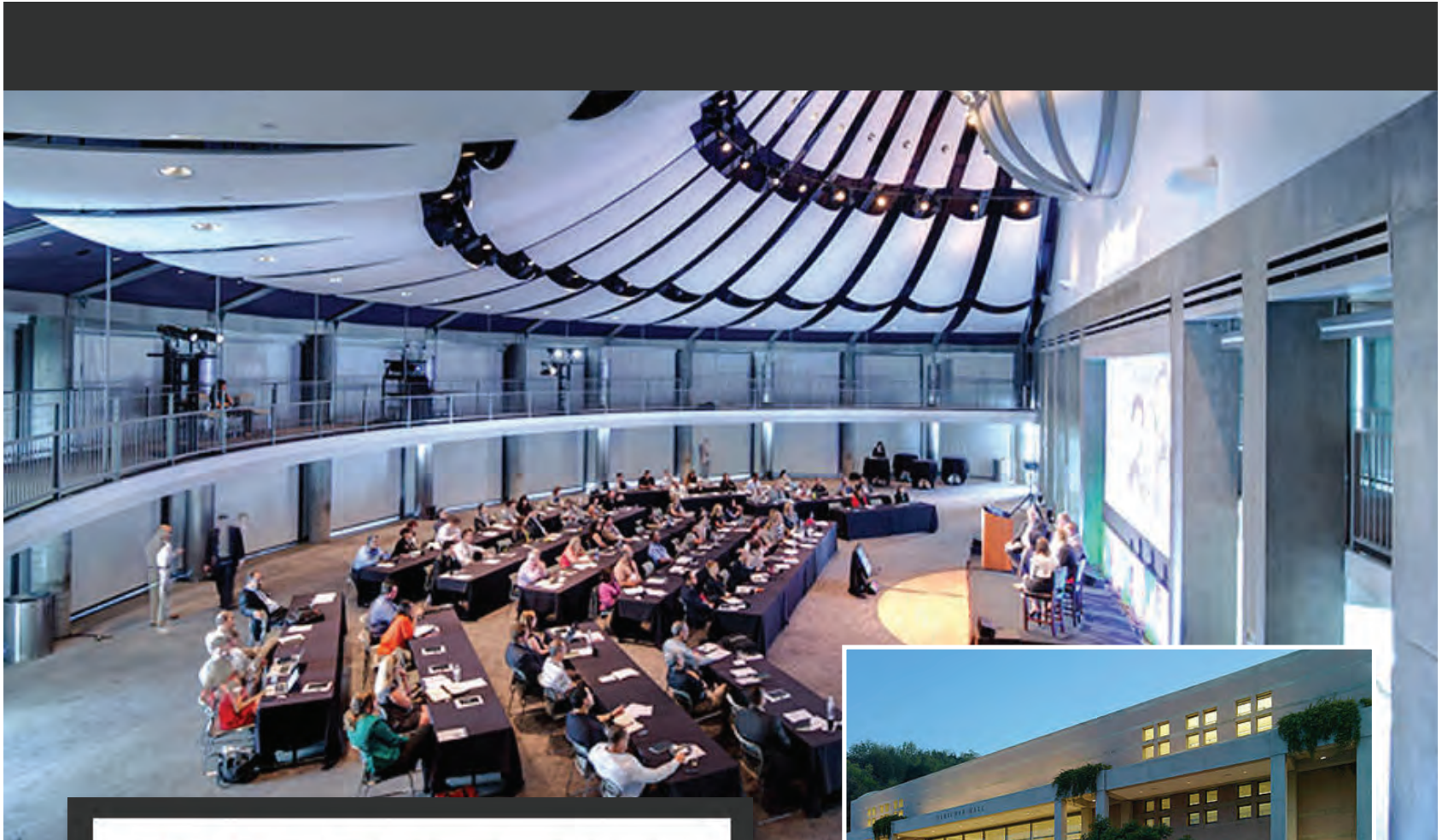
For reserved seating - \$100 tables of 10 please contact monique@bhglaar.com
For FREE general admission register at www.bhglaar.com

Registration ends on Monday, March 21, 2016

LIMITED SPACE LEFT - REGISTER TODAY!

with affiliate support from





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Thursday, March 31, 2016. 9am-4pm
Registration 8:30am

Skirball Cultural Center
2701 N. Sepulveda Blvd.
Los Angeles, CA 90049

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**Real Estate Best
 Practices for 2016**



**Tech to Win More Business
 and Make Your Life Easier**

Event Schedule

*A full day of training, networking, and more.
All tickets include lunch, beverages, and parking!*

MORNING

8:00am - 9:00am

Registration, VIP Sponsor Breakfast

9:00am - 9:30am

How to Avoid the Pitfalls of the New Real Estate Marketplace

Garry Wise & Chris Scott

9:30am - 10:30am

Crafting Powerful Real Estate Identities to Attract Customers & Referrals

Rick Orr & Garry Wise

MIDDAY

10:30am - 10:45am

Break, Giveaway #1

A quick 15 minute break followed by the first raffle of the day. Refreshments provided by The MLS™.

10:45am - 12:00pm

3 Campaigns to Promote Your Brand, Build Your Identity & Grow Your Network

Dave Crumby, Garry Wise, and Chris Scott

WORKING LUNCH

12:00pm - 1:00pm

Lunch provided by The MLS™

12:30pm - 1:00pm

Panel

Featuring Michael Hayes from Homes.com, Suzanne Mueller from Realtor.com, and Curt Beardsley from Zillow

1:00pm - 1:15pm

Break, Giveaway #2

Refreshments provided by The MLS.

AFTERNOON

1:15pm - 2:00pm

10-Step Detailed Method for Marketing Real Estate Online

Molly McKinley, Chris Scott

2:00pm - 2:45pm

The Digital Listing Presentation

Garry Wise & Chris Scott

2:45pm - 3:00pm

Break

Refreshments provided by The MLS™.

3:00pm - 3:45pm

Becoming a Negotiation Expert

Greg Markov

CLOSE

3:45pm - 4:00pm

Closing Remarks, Final Giveaways

Garry Wise, Chris Scott, and The MLS™

Presenters



Chris Scott



Molly McKinley



Garry Wise



Dave Crumby



Randy Kutz



Rick Orr

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TUESDAY

01 Beverly Hills Single Family

1014 LAUREL WAY	Open	11-2	NEW
\$12,995,000	6+9	MEDITERRANEAN	




Newer Tuscan Mediterranean Villa on one of Beverly Hills north of Sunset most coveted streets Laurel Way. Gated and private, enter through double glass and iron doors into an entry with 20 foot ceiling bursting with light. Designed with a great open floor plan and all the rooms in the right places. This home is approximately 11,200sqft with high ceilings and large windows throughout including French doors which open to the beautifully appointed back yard.

MLS#16-107266
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

1106 N HILLCREST RD	Open	11-2	NEW
\$9,995,000	4+4	CONTEMPORARY	



**TROUSDALE ESTATES
CONTEMPORARY MASTERPIECE**

Newly completed home designed by world-renowned architect Miguel Aragones. On a private perch with city & ocean views. The absolute finest indoor/outdoor living experience. 4 bedroom, 4 bath house with the finest materials & craftsmanship while boasting every modern technological amenity. Family/media room, flowing & airy dining room & living room, stunning master suite with private shower garden. Kitchen, bathrooms, & cabinetry by Poliform, & a dramatic resort like pool. Magnificence awaits.

MLS#16-106018
Fred Bernstein 310-300-0599
WEA

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

716 N BEVERLY DR	Refresh.	11-2	NEW
\$8,488,000	6+6	MEDITERRANEAN	



Gated one story Mediterranean in the heart of Beverly Hills. Recently redone with 6 bedrooms/6 baths. The expansive grounds is set far back from the street with circular driveway. Main entrance opens to a spacious foyer & open floor plan w/ living room, dining room, family room/media w/f/p & French doors lead to the pool/spa. Includes a large master suite with double-sided master bath, additional bedrooms with en-suite bathrooms and staff quarters.

MLS#16-104226
Myra Nourmand 310-888-3333
NOURMAND&ASSOCIATES

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

623 WALDEN DR	Open	11-2	NEW
\$6,295,000	4+5	HACIENDA	




A CLASSIC MASTER PIECE - BEVERLY HILLS

A classic Spanish Hacienda master piece on a corner lot. Quite tree lined street, stunning resort like landscaped front courtyard and circular driveway. Tastefully redone to maintain the classic charm. In a meticulous condition. Main house has 4 bedrooms including a master suite with dual closets and baths, 1 bedroom maid suite with living room off the kitchen. 1 Bed, 1 Bathroom guest house on top of a 2 car garage. Vaulted high ceilings and carved windows coverings in the formal living room.

MLS#16-103914
Fara Salamat 31-0623-0880
COLDWELL BANKER

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

1085 CAROLYN WAY	Lunch	11-2	red
\$8,995,000	9795000	5+7	



CATERED LUNCH SERVED !

UPDATED & EXPANDED CONTEMPORARY- North of Sunset, "Great Room" features 12' ceilings & clerestory windows, multiple seating options, fireplace & breathtaking state-of-the-art kitchen. Pocket doors lead out to the outdoor living, dining & lounge with views of Century City. The two-story architectural glass and floating staircase was designed to bring natural light for both upper and lower levels. sparkling new swimmers pool with spa & Cipriani wading pool - COME FOR LUNCH!

MLS#16-972961
Brent Watson 310-600-9119
COMPASS

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

447 S BEVERWIL DR	Open	11-2	red
\$2,249,000	4+3	TRADITIONAL	



CHARMING TRADITIONAL

First time in the market in over 50 years this charming traditional home sits above the tree line street. Three bedrooms upstairs. Den/bedroom on main level. Third level has a large bonus room. Hardwood floors. Updated kitchen. Good size formal dining room. Sunny backyard with room for a pool. Separate 2 car garage.

MLS#16-982075
Susan Smith 310.415.5175
HILTON & HYLAND

www.susansmithrealty.com

1031 COVE WAY	Lunch	11-2	rev
\$7,999,000	4+5	1sty-CONTEMP MED	



ONE GREAT HOUSE, MANY GREAT OPTIONS!

Location, location, location, plus possibilities!!! Move right into this chic one-story California contemporary, update, or build to maximize the full potential of living on this prime street north of Sunset. Enjoy the warm and inviting great room. The step-down living room and master suite open to a courtyard pool, perfect for resort-style living and entertaining. Open floor plan and expansive rooms. Tranquil serenity, yet minutes to all Beverly Hills has to offer. Your future awaits...

MLS#16-982861
Janelle Friedman 310-850-3635
SOTHEBY'S INTERN'T'L

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

01 Beverly Hills Condo / Co-op

558 HILLGREEN DR #PH9	Refresh.	11-2	red
\$2,999,995	3249000	4+5	



HUGE \$250K REDUCTION! ULTRA-RARE PENTHOUSE AT THE BARCELONA.

NORTH BUILDING, facing north. Panoramic views from Century City to DTLA and LAX. Unsurpassed construction of a custom luxury home. Custom lighting, hardwood floors throughout. Solid wood built-ins, full bar. 4 large balconies, 3 fireplaces, 2 HVAC systems. Bathrooms - custom tile, marble. Master Suite - sitting area, balcony, walk-in closet, master bath. Kitchen - Subzero, Viking appliances, marble. Private 1,250 sq ft rooftop deck. 3 private storage rooms (500 sq ft), 6 private parking spaces.

MLS#16-981419
Wilson Tsai 310-734-8685
KELTON GROUP, INC.

www.558HillgreenPH9.com

143 N ARNAZ DR #105	Open	11-2	rev
\$1,549,000	2+2.5	CONTEMP MED	



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

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

MLS#16-980855
ST.JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

WWW.143ARNAZ105.COM

324 N PALM DR #401	Open	11-2	rev
\$1,095,000	2+2	1sty-CONTEMPORARY	



GREAT CONDO IN THE BEST LOCATION!

2+2+Bonus Rm (office) top floor Penthouse located in the heart of Beverly Hills, North of Burton Way. 1701 sf. unit is tastefully remodeled throughout w/recessed lighting, new kitchen & appliances, granite counters in kitchen & baths, hardwood floors, built-in's cabinetry, wine refrigerator, surround sound system & updated balcony. Washer and dryer inside the unit. Custom closets in bedrooms. Exceptional Master Bedroom & Bath. Building boasts a new roof, newer gym, 2 new modernized elevators.

MLS#16-983311
Sam Solaimani 310-422-6026
COLDWELL BANKER BHN

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

TUESDAY

01 Beverly Hills Lease

X 1031 COVE WAY	Lunch 11-2	592D6	rev
\$27,500	4+5	1sty-CONTEMP MED	



MLS#16-983225
Janelle Friedman 310-850-3635
SOTHEBY'S INTERN'L

MOVE RIGHT IN TO THIS CHIC CALIFORNIA CONTEMPORARY

Enjoy living on this prime street north of Sunset and just moments to all of Beverly Hills! Built in 2004, this one-story offers a sumptuous master suite plus 3 additional bedrooms. Warm and inviting great room with spacious gourmet kitchen and adjacent family room. Step-down living room and master suite open to the courtyard pool, perfect for resort-style living and entertaining. Open floor plan with expansive rooms, high ceilings, great scale and volume. Excellent closet and storage space.

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

02 Beverly Hills Post Office Single Family

9311 READCREST DR	Open 11-2	3sty-CONTEMPORARY	NEW
\$13,495,000	6+7		




J. Altman & G. Dean 310.819.3250
DOUGLAS ELLIMAN

NEW LISTING! BEVERLY HILLS SECLUDED COMPOUND

Newly constructed, gated 3-stry architectural compound overlooking city lights of Beverly Hills. Stone veneer, textured walls, & high-end finishes accent open flr plan. Seamless indoor/outdoor space showcases amazing views through flr-to-ceiling sliding glass doors. Main deck w/ pool/spa. Gourmet kitchen w/ double ovens, wet bar, & glass enclosed wine cellar. Master suite w/ prvt balcony & spa bath w/ soaking tub, walk-in shower & huge walk-in closet. Theater, office & attached garage.

www.TheAltmanBrothers.com

9621 ROYALTON DR	Open 11-2	CONTEMPORARY	NEW
\$3,650,000	5+5		



MLS#16-105804
Lorin Ruttenberg 310-780-0214
PARTNERS TRUST BH

SECLUDED CONTEMPORARY BHPO GEM W/GUEST HOUSE

Situated on easy-to-reach cul-de-sac, this contemp gem was taken down to the studs & re-built in '03. Lush natural surroundings become part of interior w/tons of glass & windows. Lovely pool & several decks wrap around the home for easy access to outdoors. Open kitch has finest appliances & ample work space. Sumptuous master w/his & hers baths & walk-ins. All systems updated & home is fully solar equipped. 1 bdm, 1 bth guest-house, separate from the main house & accessible from street.

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

2333 COLDWATER CANYON DR	Open 11-2	CONTEMPORARY	NEW
\$1,699,000	4+4		



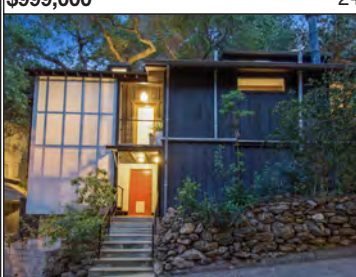
MLS#16-969445
Jason Oppenheim 310-990-6656
THE OPPENHEIM GROUP

MID-CENTURY CONTEMPORARY IN BEVERLY HILLS

Chic & sophisticated mid-century contemporary designed to accentuate the warmth, functionality, and flow of Southern California indoor/outdoor living. Expansive open floor plan with soaring high ceilings, open living & dining areas, with 30 feet of wall-to-wall sliding glass doors that open to the backyard & sparkling pool. A gourmet kitchen features granite countertops & stainless steel appliances. Secluded outdoor entertaining area with pool and gazebo overlooking the generous private backyard.

www.ogroup.com

9626 HIGHLAND GORGE DR	Open 11-2	ARCHITECTURAL	NEW
\$999,000	2+2		




Sally Forster Jones 310.691.7888
JOHN AAROE GROUP

TASTEFULLY UPDATED & CHIC RETREAT FROM THE CITY!

Tastefully updated, chic bungalow complimented by a warm rustic charm - A convenient escape from the city! Open floor plan is flooded w/ natural light from skylights & large windows. Hdwd flrs, high beamed ceilings, exposed wood beams & fireplace. Upstairs pvt. master suite + 1bd, 1ba on the main level. Bonus room (possible 3rd bdrm) & detached office. Spacious deck & numerous outdoor destinations, Close to Coldwater Canyon Park, Franklin Canyon hiking trails, & min to Beverly Hills.

www.9626HighlandGorgeDrive.com

9694 OAK PASS RD	Open 12-2	CONTEMP MED	rev
\$30,000,000	7+10		




MLS#15-959873
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Private gated celebrity enclave of "Oak Pass Road" complete compound just under 2 acres designed by previous celebrity ownership. Main house chic modern finishes, light oak floors, large open space, formal living room w fireplace and terrace, dining room, chefs kitchen, professional screening room, luxurious master and baths, children wing, family/game room, amazing grounds with "paradise pool" and waterfall.

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

9653 OAK PASS RD	Open 11-2	CONTEMPORARY	rev
\$5,795,000	5+6		



MLS#16-984399
Eric Lavey 310-908-6800
THE AGENCY

BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

BBQ,Dshwshr,Fridg,Wshr

9400 READCREST DR	Open 11-2	3sty-ARCHITECTURAL	rev
\$4,599,000	4+4		



MLS#15-960927
Ina Kagel 310-503-5367
RODEO REALTY - BH

STUNNING ARCHITECTURAL MID-CENTURY MODERN

Fabulous views of ocean, city, canyon from floor to ceiling windows. Dramatic, glass-gated and private on quiet cul-de-sac in "Crests". Indoor/ outdoor living w/custom stainless rails-Brazilian ipe wood decks., grass areas and resort-style waterfall pool/spa. Hi ceilings/stark white gallery walls w/ lt maple hrdwood flrs/ state of art lighting/ master suite w/ loft for sitting or office. Additional suites, media room, gym, office. Viking kitchen, 2fps, generator,garage,excel pkg + more features.

www.9400ReadcrestDrive.com

9620 ARBY DR	Open 11-2	ARCHITECTURAL	rev
\$3,899,000	4+4		



MLS#16-103744
Maria Gomez (323) 460-7614
COLDWELL BANKER HPN

ARCHITECTURAL DREAM HOME

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

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



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Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

9755 OAK PASS RD	Open	11-2	rev
\$2,795,000	3+3	2sty-CONTEMPORARY	



ULTRA-SOPHISTICATED 3 BED, 3 BATH HOME IN PRIME BHPO!

Clean arch. lines & warm wood finishes abound. Public rooms flow to create a large communal space featuring living, adjacent dining & open floating staircase. Multiple Fr. doors for light/access to patio from lower level rooms including expansive eat-in kitchen. Upper level w/2 ample beds, den & superb Master w/spa bath. Pvt. yard w/pool, seating areas & mature landscaping - combining to create an ideal setting for relaxation/entertaining. For the Buyer seeking privacy, comfort & casual luxury

MLS#16-103924
Ed Solorzano 310-777-2863
BERKSHIRE HATHAWAY

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

2501 ASTRAL DR	Open	11-2	NEW
\$4,295,000	4+5.5	ARCHITECTURAL	



STUNNING MODERN HOME WITH POOL, VIEWS AND GRASSY YARD

Loft-like spaces with walls of glass throughout. Living room with wide-planked oak wood floors, fireplace and bar. Chef's kitchen with top-quality appliances that opens onto hip casual dining area. Wrap around balconies off all public rooms. Romantic master suite with a fireplace, private sun deck and white marble bathroom. Lower level media/playroom. Rare large flat grassy yard, pool and spa. Gorgeous canyon and tree-top views. Secluded and private. Beautiful living in the Hills!

Steve Frankel 310-281-3981
COLDWELL BANKER

www.stevefrankel.com

02 Beverly Hills Post Office Lease

9128 LEANDER PL	Open	12-2	red
\$12,500	13900	4+5 TRADITIONAL	



JUST REDUCED IN BHPO

Long term BHPO lease with city, canyon & ocean views! Updated light bright 4 bedroom 4.5 bath gated property sits on a quiet cul de sac with beautiful front courtyard. The home features gleaming hardwood floors, two sided fireplace adjoining living & dining room,office, large gourmet kitchen with stainless steel Viking range & 2 SubZeros. Private master includes walk in closet & built in drawers with three more ensuite bedrooms plus a bonus room.

MLS#16-978517
Rochelle Maize 310.968.8828
NORMAND & ASSOCIATE

www.9128leander.com

X 8238 HOLLYWOOD Lunch 11-2

\$3,549,000	3+4	MODERN	NEW
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A SUNSET STRIP VIEW PROPERTY

Privately nestled behind the Chateau Marmont, this refined mid-century style home boasts a panoramic view of the city lights. Museum-like modern accents are true testament to designer quality at its' finest, accentuating the high ceilings and open floor plan throughout. Three large bedrooms, an office, four well-appointed bathrooms, an abundance of patio space, and an area to build an infinity pool overlooking the city.

MLS#16-104298
Jason Oppenheim 3109906656
THE OPPENHEIM GROUP

www.ogroup.com

03 Sunset Strip - Hollywood Hills West Single Family

7443 WOODROW WILSON DR	Open	11-2	NEW
\$8,500,000	6+6	CRAFTSMAN	



PRIVATE RETREAT WITH AN EXTRAORDINARY SETTING


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 inc. master w/fireplace, balcony & spectacular views. Pool w/Jacuzzi, BBQ/kitchen, fire pit & seating area w/city & canyon views. A private & serene 5-star retreat just minutes from the heart of the city below. Lease for \$30,000 /MO

MLS#16-105846
Zach Goldsmith 310.908.6860
HILTON & HYLAND

www.zachgoldsmith.com

2953 NICHOLS CANYON RD Open 11-2

\$2,250,000	3+2	POST & BEAM	NEW
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GEORGIOUS POST AND BEAM


TOTALLY IMMACULATE 1958 POST & BEAM, WALLS OF GLASS, PRIVATE POOL & GARDEN

VERNA CORNELIUS 818-761-7910
RODEO REALTY-SUNSET

STOVE, REFRIGERATOR,STEAM SHOWER

8981 ST IVES DR Refresh. 11-2

\$4,995,000	4+4	MID-CENTURY	NEW
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Contemporary lifestyle was designed in this mid-century oasis boasting a relaxed presence. Exquisitely renovated 4 bedroom 3.5 baths West Hollywood Hills Home. Modern, organic and transitional elements throughout. Located in a most coveted and iconic neighborhoods. Situated on an exclusive street within short distance to Sunset Strip where the famous restaurants, music venues and upscale retail shopping.

MLS#16-106728
Betsy Malloy (323) 806-0203
COLDWELL BANKER HPN

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

3043 ELLINGTON DR Open 11-2

\$2,179,000	5+4.5	2sty-CONTEMP MED	NEW
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BEAUTIFUL NEWER MEDITERRANEAN; STUDIO CLOSE!

Ellington Woods is a small, gated enclave set in a remarkably private, yet convenient setting. This 5 bd, 4.5 ba + office, Mediterranean style home was built in 2006. Uniquely designed with great scale and terrific light. The large, eat in kitchen opens directly to family room & lovely yard. Guest bd & ba down, 3 bedrooms, office and grand master suite upstairs. This is a rare find at an unbelievable price; conveniently close to studios, Hollywood & Studio City yet feels like a true escape.

MLS#16-106528
D Banchik & M Collins 310-777-2866
BHHS CA PROP AND CB

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

X 1629 N CRESCENT HEIGHTS Lunch 11-2

\$2,095,000	3+4	1sty-TRADITIONAL	NEW
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STUNNING 3BD/3.5BA TRADITIONAL W/ TREETOP & SKYLINE VIEWS!

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

MLS#16-983819
Richard Burt 818.203.9797
BERKSHIRE HATHAWAY H


1629northcrescentheights.com

**Questions? Need Assistance?
Contact our Help Desk Department!**

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

TUESDAY

2870 PACIFIC VIEW TRL	Open	11-2	NEW
\$1,935,000	3+2.5	CONTEMPORARY	



BREATHKING 180 DEGREE CITY VIEW

Panaramic City Light Views within walking distance of Runyon Park. Soaring Soaring Ceilings ~ Light and Bright! Very Private - at the end of the street and at the top of a promontory. Large Master Bedroom & Master Bath including two person spa tub with city light views and separate shower. Huge deck for entertaining. Separate guesthouse/office/staff. Quick commute to Warner Bros, Universal, Disney, Sunset-Gower, and Paramount. Extra adjoining land parcel included. Total of 3BD+2.5BA+Den.

MLS#16-106524
Robert Eilbacher 323-863-5030
ROBERT EILBACHER

7398 PYRAMID PL	Open	11-2	rev
\$10,850,000	4+5	FRENCH	



OPEN ONE TIME ONLY

Perched above Mulholland sits La Bastide, an exquisite Southern French Renaissance-inspired tour de force of bespoke design with canyon, city and ocean views. Once beyond the ivy-covered façade adorned in 15th century hand-carved stone, one is transported to decadent manors of Provence. Interiors feature antique cabochon floors, trompe l'oeil painted stone walls and ceilings, and stunning imported finishes. A pool terrace with a 17th century stone fireplace completes this exceptional offering.

MLS#15-944927
Lester Comora Solomon (310) 488-5962
THE AGENCY

New Price

8880 EVANVIEW DR	Open	11-2	NEW
\$1,750,000	2+2	ARCHITECTURAL	




PRIME DEVELOPMENT OPPORTUNITY IN THE SUNSET STRIP

Property boasts spectacular, panoramic views of the city! A full set of architectural plans exist for a gorgeous Modern house that will be approximately 3,500 sq ft. The plans call for 3 levels, all with spacious patios with views that look out to the city. Property is located on one of the most sought after cul-de-sacs in lower Sunset Plaza, just seconds away from the famed Sunset Strip. The architectural plans are in the process of being submitted to the city and will be included with sale.

7,003 sq ft lot

Grauman / Harris / Martz 310.403.6477
THE AGENCY

8291 PRESSON PL	Open	11-2	rev
\$2,995,000	4+5	TRADITIONAL	




EXQUISITE CHARLES DORIAN RETREAT ABOVE SUNSET STRIP

Charles Dorian Residence- 1928. Built by the Oscar-winning director, this retreat is a minute above the Chateau Marmont on a quiet cul-de-sac. Formal entry w/ sweeping staircase, wrought iron railings & dramatic living room w/ fireplace, soaring vaulted ceiling & French doors that open to gardens. Chef's kitchen w/ Viking Appliances & La Cornue stove connects to formal dining room. Den w/ bar. Upstairs, a master suite w/ city light views & 2 more bedrooms. Guest house w/ private entry & bath.

MLS#16-978609
ST.JAMES + CANTER +SALIM 917.459.2664
BERKSHIRE HATHAWAY

www.8291PRESSON.COM

8560 FRANKLIN AVE	Lunch	11-2	NEW
\$1,499,000	3+4	CONTEMPORARY	



CONTEMPORARY HOME IN THE HOLLYWOOD HILLS

A remodeled contemporary home in the Hollywood Hills, boasting views of the city lights and canyon. With three bedrooms and four bathrooms, this spacious home offers glass walls and plenty of decking. Location provides privacy, close to shopping, restaurants and entertainment.

MLS#16-106708
Jason Oppenheim 3109906656
THE OPPENHEIM GROUP

www.ogroup.com

9306 WARBLER WAY	Open	11-2	rev
\$2,995,000	3+3	ARCHITECTURAL	



BIRD STREETS CHIC ARCHITECTURAL WITH STUNNING VIEWS

Located in the coveted Bird Streets neighborhood just up from the Sunset Strip and SoHo House, this home, has panoramic views of the city, ocean, and hills. The second level is a floor-through master suite including a bedroom with private balcony, walk-in closet, and master bath sanctuary. The downstairs is designed for entertaining. The indoor/outdoor flow takes guests through the custom kitchen inclusive of high-end appliances, to the multiple exterior living/entertaining vignettes.

MLS#16-975573
Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

Co-listed with Kira Gould 310.963.9563

2444 CARMAN CREST DR	Open	11-2	NEW
\$1,395,000	2+2	MID-CENTURY	



STUNNING MID-CENTURY

GORGEOUS MID-CENTURY ON THE "HOTTEST" CUL-DE-SAC IN OUTPOST. THIS IS BY FAR THE BEST DEAL FOR A VIEW PROPERTY IN THE HOLLYWOOD HILLS. THE HOUSE IS TOTALLY MOVE-IN OR IS PRIME FOR MAJOR DEVELOPMENT. THE HOME FEATURES AN OPEN FLOOR PLAN, REMODELED KITCHEN, HARDWOOD FLOORS AND A PICTURESQUE DEN. THERE ARE WALLS OF GLASS THAT OVERLOOK A DEEP CANYON AND CITY VIEW. SEAMLESS FLOW TO A HUGE VIEWING DECK THAT IS PERFECT FOR OUTDOOR ENTERTAINING AND DINING. LOTS OF TERRACE. PVT & QUIET

MLS#16-106904
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Grbg Disp

03 Sunset Strip - Hollywood Hills West *Condo / Co-op*

7135 HOLLYWOOD BLV, UNIT 1207	Open	11-2	NEW
\$688,000	1+2	1sty-CONTEMPORARY	



AMAZING VIEW CONDO

Amazing, unobstructed City Lights, Ocean and Hollywood Hills views from this 12th floor unit. 1 bedroom, den/office and 2 bathrooms. Completely redone, slick and stylish featuring high ceilings, charcoal bamboo floors, custom doors, recessed lights, Caesarstone counters, stainless steel appliances, large balcony and walls of glass to enjoy the panoramic views from every room. Exclusive, full service, luxury high rise includes 24 hr security/front desk, valet/guest parking, on site manager, pool

Jana Jones & Fred Holley 310-612-0831
COLDWELL BANKER BH-S

2035 DAVIES WAY	Open	11-2	red
\$3,995,000	6+9	SPANISH	



REDUCED!! DEVELOPER'S DREAM! THIS OPPORTUNITY CAN'T BE BEAT!

HUGE REDUCTION! Unparalleled development opportunity & unprecedented value on a HUGE flat promontory w/ expansive 320° views! Rivaling the most prestigious view sites in Trousdale or the Bird Streets, Davies Way provides the ultimate in privacy & the most awe-inspiring & supremely dramatic vista you'll ever see. Over 25,000 sqft in a unique location. Included are floor plans & renderings for an 11,500+ sqft ultra-modern home, 1,500+ sqft GH & 7-car garage. Just min. to the Sunset Strip!

MLS#16-982797
Sally Forster Jones 310-691-7888
JOHN AAROE GROUP

www.2035daviesway.com

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TUESDAY

03 Sunset Strip - Hollywood Hills West *Lease*

1517 ORIOLE LN	Open	11-2	NEW
\$37,000	3+3.5	2sty-MODERN	



SPECTACULAR ARCHITECTURAL WITH JETLINER VIEW

Darryl Wilson Design's Architectural masterpiece with jetliner view and infinity pool is a show stopper! Finished and furnished with the finest of everything. Fully retractable doors in the living and dining room open the whole house up to the unobstructed city and ocean views.

MLS#16-980063
Darryl Wilson 323-314-3500
RODEO REALTY - BEVER

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

04 Bel Air - Holmby Hills *Single Family*

10727 STRADELLA CT	Open	11-2	NEW
\$6,500,000	3+4	MID-CENTURY	



ATTENTION DEVELOPERS

ATTENTION: Developers, Investors, Owner/Builders, incredible opportunity in Lower-mid Bel Air to live in, expand current Mid-Century home or build new 13,000 PLUS square foot home with separate guest house including a second full kitchen. Sited on a 13,000 SF PLUS flat promontory off a private road with head-on city views wrapping around from Century City to Stone Canyon Reservoir with a peek-a-boo ocean view. Agents, please read Private Remarks.

MLS#16-105888
Barry Dane 3103090025
KELLER WILLIAMS HOLL

Cbl,Dshwshr,Grbg Disp,Rng/Ovn

10888 CHALON RD	Open	11-2	NEW
\$5,395,000	4+3.5	TRADITIONAL	



ENCHANTING LOWER BEL AIR TRADITIONAL

Picturesque Traditional home located in prime lower Bel Air on 17,000+ sq.ft. of beautiful grounds. Exquisite curb appeal. Enjoy sophisticated country living in this wonderfully updated home. Foyer, living room, delightful sun room, elegant formal dining room, & wonderful chef's kitchen w/ spacious breakfast room. Also on the main level is a den, wine room, powder, & guest suite. Master suite & 2 family bdrms up. Backyard patios, lawn, pool, & brick outdoor fireplace. Guesthouse.

MLS#16-982191
Jade Mills 310-285-7508
COLDWELL BANKER

Alarm, Dishwasher, Range/Oven, Hood Fan

11782 SOUTHAMPTON CT	Open	11-2	red
\$12,999,000	8+12	MEDITERRANEAN	




CONTEMPORARY MEDITERRANEAN IN BEL-AIR CREST

This newly renovated Contemporary Mediterranean estate is located in the exclusive gated community. Up a long private driveway this home features a flowing open floor plan. Luxurious master suite with his and her bathrooms and huge closets and large balcony. 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. Lease for \$100,000 /MO

MLS#15-959621
Susan Smith 310.415.5175
HILTON & HYLAND

www.susansmithrealty.com

15501 CASIANO CT	Open	11-2	591G1	red
\$3,799,000	5+6	MODERN		




Just completed designer mid-century showcase. Spectacular 5 bedrooms and 5.5 baths with cabana. Master bedroom and all living area open to a gorgeous large back yard with fireplace, deck, saltwater pool/Jacuzzi. Disappearing walls of glass with the open floor plan offering seamless indoor-outdoor living. Kitchen with an open floor plan and all stainless steel Thermador appliances. Master bedroom with fireplace and a gorgeous master bath , steam shower, 3 private garage.

MLS#15-958353
Laleh Sheikh-Astaneh 3104357131
KELLER WILLIAMS BEVE

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

1225 CASIANO RD	Open	11-2	rev
\$2,690,000	3+5	CONTEMPORARY	



CONTEMPORARY IN LOWER BEL AIR

Lower Bel Air 3 BD, 4½ BA Contemporary w/ cyn vistas & views of the Getty. This casual, updated home has an open, spacious floor plan w/ an abundance of sunlight. Expansive living rm is large enough to host a few sitting areas, an ornate fireplace on one end & an open den or possible 4th BD on the other. Large formal dining rm & open kitchen w/ dark wood cabinetry & granite counters. All bedrooms in one wing incl. master. Pool w/ plenty of deck space. Roscomare Rd & Warner School Districts.

MLS#16-104726
Larry Young 310-777-2879
BERKSHIRE HATHAWAY

www.1225Casiano.com

11811 BELLAGIO RD	Open	11-2	bom
\$1,798,000	3+2	CONTEMPORARY	



WONDERFUL LOWER BEL AIR CONTEMPORARY

Updated Lower Bel Air Contemporary Traditional. Framed by a leafy & mature landscape, taking advantage of lots of natural light, this immaculate, remodeled, 3 BD/2 BA home has a contemporary flair exuding CA casual. High-beamed ceilings & skylights in most of the rms, interiors painted in a crisp neutral color, all create an airy feel throughout. Formal living, family & dining rms. Galley kitchen. Master retreat w/ sitting area/ fireplace. Private backyd. Pool/spa. Getty views. Warner.

MLS#16-982191
Larry Young 310-777-2879
BERKSHIRE HATHAWAY

www.11811Bellagio.com

04 Bel Air - Holmby Hills *Land*

788 TORTUOSO WAY	Open	11-2	592A6	NEW
\$45,000,000	Land			



THE PARK BEL AIR

Simply the finest estate & location. Directly across the street from Hotel Bel Air, in a gated estate collection suitable for up to 3 homes. 3 acres fully permitted for 57,957 sf of structure w/a main house of 42,539 sf & guesthouse of 15,418 sf. 2 pools permitted (89 ft & 75 ft). This includes permitted plan set. Magnificent city, ocean, cyn views, privacy, prestige. There is no finer combination than The Park Bel Air. Also for sale as a completed house at \$115 million U.S.

MLS#15-945311
Stephen Shapiro 310-860-8888
WEA




Property Website & Virtual Tour

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



05 Westwood - Century City *Single Family*

10626 ASHTON AVE	Open	11-2	NEW
\$4,595,000	5+6	ARCHITECTURAL	



FABULOUS NEW CONTEMPORARY HOME

Built for the most discerning buyer. Fabulous entry with captivating water features. Comfortable and livable open floorplan with high ceilings complete with large kitchen with bar seating, dining room with sliding walls of glass to outdoor patio area, indoor and adjacent covered outdoor living room all flowing out to decked backyard with spectacular water features, in ground infinity edge pool, built-in BBQ area and multiple seating areas for a wonderful entertaining experience.

MLS#16-105872
Ginger Glass 310-927-9307
COLDWELL BANKER BHN

BBQ,Blt-Ins,Clng Fan,Cent Vac,Dshwshr

522 DALEHURST AVE	Lunch	11-2	NEW
\$4,395,000	4+5	TRADITIONAL	



QUINTESSENTIAL TRADITIONAL W/ FABULOUS TWO-STORY GUEST HOUSE

Quintessential 4 BD/5 BA Traditional w/ extraordinarily rare, 1,328 sq. ft. two-story guest house (that you can't likely replicate today) in Prime Little Holmby. Modeled to grace and compliment the original structure. Sensible floorplan w/ an easy circular flow. Gracious formal living rm opens to a sun-bathed family rm. Shared wet bar. Oval-shaped formal dining rm. Cooks kitchen. 4 bedrooms upstairs. Private grassy backyd surrounded by lush, mature landscape & an expansive brick patio. Warner

L Young/M Pace 310.777.2879
BERKSHIRE HATHAWAY

www.522Dalehurst.com

2029 HOLMBY AVE	Refresh.	11-2	NEW
\$1,949,000	3+2	TUDOR	



BRIGHT 3BD/2 BATH WESTWOOD GEM

This charming 3 bed/2 bath Westwood beauty sits on a larger than average lot, providing privacy, lovely outside spaces & room for expansion. Gleaming hardwood floors throughout, freshly painted interiors & spacious public rooms. Master bedroom features an attached sun-room that overlooks the peaceful backyard. Two patio areas ensure optimum space for outside gatherings. Detached 2 car garage has stairway access to an A-framed attic. Move-in ready!

MLS#16-105522
David Israeli 310-918-3527
KELLER WILLIAMS RLTY

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

1608 THAYER AVE	Open	11-2	NEW
\$1,679,000	3+2	TRADITIONAL	



Welcome to this classic, charming, and character filled 1930's traditional Westwood home that sits perched above the street offering privacy and tranquility. This 3 BR + 2 bath, 1,859 sq. ft. home is situated on 7194 sq. ft. lot w/ plenty of room for expansion or pool, boasting sun drenched rooms & harmonious energy. Perfectly functioning floor plan w/ generous sized LR w/ wood burning fireplace & many windows open to dining room. Spacious Master BR w/ walk-in closet. Truly a special home.

MLS#16-107014
Nikki Joel 310.428.2248
COLDWELL BANKER

Dshwshr,Grbg Disp,Fridg

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

2371 CENTURY HL	Refresh.	11-2	NEW
\$1,299,000	2+2.5	2sty-CONTEMPORARY	



HUGE REDUCTION!

This is one fantastic unit comprised of 2 very large bedrooms, 2 1/2 baths, lots of expensive upgrades, stunning kitchen with ample breakfast area, large living room with dining area, huge patio accessed through the gourmet kitchen, high ceilings and a 3 car garage. This is a superb unit and in move in condition. Just wait until you see it - you will fall in love.

Leah Steuer 310.729.3999
JOHN AAROE GROUP

2132 CENTURY PARK LN, UNIT 401	Open	11-2	NEW
\$1,199,000	2+2.5	CONTEMP MED	



TOP FLOOR AT PARK PLACE CENTURY CITY!

This extraordinary one of a kind space is a work of art in progress, just waiting for you to finish to your specifications. Reimagined top floor unit with soaring ceilings and terrific views. The largest floor plan at Park Place in the heart of Century City, this unit is situated in a quiet, sunny interior location facing west with beautiful views and sunsets to enjoy, flowering trees and visiting hummingbirds. This is truly a blank canvas that can be transformed into a masterpiece!

Kris Mooney /Debra Ziven 310.714.8401
TELES PROPERTIES

2111 S BEVERLY GLEN BLV, UNIT PH3	Open	11-2	NEW
\$999,000	2+2.5		



SPECTACULAR REAR FACING TOWNHOME STYLE PENTHOUSE

Incredibly quiet multi-level rear facing penthouse unit boasts large sq ft, amazing natural light and all this in an extraordinary location! 2BR/2.5 Bath w/beautiful verdant views and large patios off Master BR and family room. Add'l features incl: gorgeous hardwood floors, brand-new carpeting on BR. Level and many new appliances. Master suite w/2 walk-in closets and guest room with walk in closet as well. Lrg. laundry room, great storage space and bonus area for office, playroom, etc...

Veronica Klein 310.704.3554
GIBSON INTERNATIONAL

www.2111SBeverlyGlenPH3.com

865 COMSTOCK AVE, UNIT 16F	Open	11-2	NEW
\$825,000	2+2	CONTEMPORARY	



QUIET NORTH FACING UNIT WITH GREENTOP VIEW!

Wonderful North Facing Unit overlooking the Santa Monica Mountains & the greenery of Holmby Hills & Westwood! Enjoy the Sunset from this 2 Bdrm unit converted to 1 Bdrm + Den w/ enormous living area & walls of glass! Gracious entry, updated kitchen w/ corian counters overlooking entire living space, large mstr suite, two spa like baths, one w/ spa tub & the other w/ steam shower & adjoining dry sauna! Second bdrm was converted to den by previous owner to add spaciousness to this lovely unit!

James Hancock 310-777-6351
COLDWELL BANKER RESI

Bring or Send Clients - Park on Comstock

10650 KINNARD AVE, UNIT 105	Open	11-2	NEW
\$739,000	2+2	1sty-CONTEMPORARY	



BRIGHT AND CHEERFUL COMPLETELY UPDATED!

Bamboo floors, granite kitchen, stainless steel appliances with fantastic flow, beautifully designed floorpan. Large dining area and a cozy step down living area. Built in surround sound, recessed lights, plantation shutters, and more. Side by side parking, laundry inside, move-in ready. Master bath recently re-done, walk-in closets, designer fixtures. Great neighborhood, quiet and low traffic easy access to Century City, shops, theaters, and restaurants.

Richard Chanin 310.780.3100
GIBSON INTERNATIONAL

stainless steel appliances

ATTENTION

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

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

TUESDAY

1851 HOLMBY AVE, UNIT 101	Open	11-2	NEW
\$719,000	2+2	1sty-MODERN	



CENTURY CITY ADJACANT / FRONT CORNER / SUNNY, AIRY & BRIGHT

This spacious, bright, corner, east facing condominium features kitchen with eat in area, side by side laundry area, opening to living room with fireplace, balcony, and dining area. Master bedroom with in suite bathroom with separate shower, 3 closets, large second bedroom with hall bathroom and 2 closets. Also includes wrap around balcony, Century City views, recessed lighting, 2 secured parking spaces (tandem), only one common wall and extra storage. Located in small 9 unit building.

Rada Roberts 310 871- 9763
COLDWELL BANKER

1855 KIMBERLY LN	Open	11-2	NEW
\$3,695,000	4+4.5	1sty-CONTEMPORARY	




CALIFORNIA LIVING IN MANDEVILLE CANYON

Private & gated, in lower Mandeville Canyon, is a beautifully updated single level contemporary home. 3BD, 4.5BA + maids. Hardwood floors throughout, living room w/ fireplace & vaulted beamed ceilings. Separate den/library. Sunlit breakfast area w/fireplace adjacent to cook's kitchen. Master w/fireplace perfectly positioned for quiet serenity. Perfectly designed for indoor/outdoor entertaining & living the California lifestyle. Walls of glass open to the richly landscaped garden w/pool & spa.

MLS#16-106108
Jeeb O'Reilly/Tori Barnao 310.980.5304
COMPASS

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

1300 MIDVALE AVE #406	Open	11-2	NEW
\$629,000	2+1.75	MODERN	




PRIME DESIRED LOCATION WITHIN A QUICK STROLL TO THE UCLA.

Beautifully updated 2 bed/1.75 ba upper flr end unit w/ city light & tree top views. Spacious open floor plan includes LR w/ wet bar w/ glass front cabinetry & entire wall of windows w/ sliding door to lrg tiled balcony overlooking Westwood skyline. Updated kitchen w/ granite countertops, slate tile flr & recessed lighting opens to LR & DR w/ contemporary light fixture & mirrored wall. Spacious master ste w/ dbl closets & full bath featuring granite & tile.

MLS#16-106548
Chad Lund/Patty Best 424-202-3295
TELES PROPERTIES

1300MidvaleAvenue406.com

783 TEAKWOOD RD	Open	11-2	NEW
\$2,599,000	3+2.75	MID-CENTURY	



ICONIC MID CENTURY MODERN OVERLOOKING CITY AND CANYON VIEW.

3 bed/2.75 bath w/ walls of glass overlooking treetop, city & canyon views. Ideal indoor/outdoor flow & modern open floor plan filled w/ updates, natural light and privacy. Double doors open to large formal entry. Living room w/ fireplace overlooks black bottom pool,spa & open views. Inviting remodeled kitchen w/ breakfast bar, stainless steel appliances & concrete countertops opens to rear dining room w/ backyard access. Bit-in work space & full laundry room off kitchen w/ side yard access.

MLS#16-106794
Mason Merrins/Chad Lund 310.801.2641
TELES PROPERTIES

783TeakwoodRoad.com

06 Brentwood Single Family

13210 HANEY PL	Open	11-2	NEW
\$6,859,000	5+9	TRADITIONAL	




NEWLY CONSTRUCTED CONNECTICUT FARMHOUSE ESTATE

Estate on expansive 13,455 square foot lot in the highly coveted Polo Fields of Brentwood. With nearly 7000 square feet, this 6 bed, 9 bath home has every feature one would look for. As you enter the sun-filled 2-story foyer you are immediately impressed by the scale, volume, sense of space, and versatility of this magnificent open floor plan. When you step outside, you will be amazed at the expansive green lawns, the resort like pool and spa as well as your outdoor barbecue and dining area.

MLS#16-106646
Ron Wynn 310-963-9944
COLDWELL BANKER RESI

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

2610 CORDELIA RD	Open	11-2	591C7	NEW
\$2,295,000	3+3	TRADITIONAL		




Above Mndville Cyn, sweeping vus from dwntwn to wht water bches of SM Bay, Lg Bch, Catalina & beyond. Imagine what a treat it will be to come home to this inspirational setting w/ btfl sunsets. Transitional-style 3 BR/2.5BA hm overlooks BW Cntry Est. Great natrl light & storge w/ wd flrs. Blend of Mdern & Trad elements. Vus from most rms. Love organic grdnng? Fruit trees, rose grdn & beds for veg/flwrs. Dine al fresco on hg deck under the stars, above shimmering lights of the city. Total Zen.

MLS#16-107218
J.Thompson/M.Young 310-820-9344
BERKSHIRE HATHAWAY

Bit-Ins,Dshwshr,Grbg Disp,Fridg

14 OAKMONT DR	Lunch	11-2	NEW
\$6,795,000	5+6.75	2sty-COUNTRY ENGLISH	

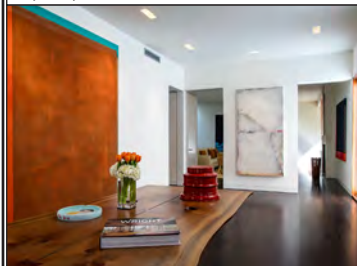


A STORYBOOK SETTING ATOP COVETED BRENTWOOD PARK

Magical English Country style home or build your dream estate. Set on an approx. 28,000 ft lot, on prestigious Oakmont Drive in Brentwood Park, this storybook home showcases breathtaking city, canyon, treetop & Getty views from almost every room. The home is picturesque w/charming details. The delightful atmosphere is serene & peaceful, w/enchanting grounds. This unique flag lot property is located on a secluded drive and offers complete privacy. Tucked away on your own exclusive hillside.

Tami Pardee 310-907-6517
PARDEE PROPERTIES

13107 BOCA DE CANON LN	Open	11-2	red
\$8,195,000	4+6	CONTEMPORARY	



JUST REDUCED

Contemporary architectural ranch masterpiece. Redone by architects Nicholas/Budd. Front door opens to entry that also serves as art gallery space. Stunning doors and windows throughout, w/light streaming in from park-like backyard. Gourmet kitchen & chic family rm open to the outdoors as do most of the rooms in the home. Every door and window has a view of various parts of the property. Master ste w/his/hers baths & closets. Trees, manicured lawns, pool, Jacuzzi, vegetable garden & sports area.

MLS#16-979051
Rochelle M & Gayle W 310.968.8828
NORMAND&ASSOCIATES

WWW.13107BOCADECANON.COM

417 S GRETN GREEN WAY	Open	11-2	NEW
\$4,795,000	5+6	2sty-MODERN	




BEAUTIFUL NEW MODERN IN BRENTWOOD

This newly completed stunning Modern located in the heart of Brentwood offers 5 bedrooms and 5.5 baths with an open floor plan ideal for family entertaining.The master suite has a fireplace, walk-in closet and a sumptuous bathroom with soaking tub, large shower and dual vanities. Enjoy the California lifestyle in the grassy backyard with pool, spa, fire pit and BBQ. The 2 car garage completes this lovely home.

Arana/Morsh 424-231-2400
THE AGENCY

1383 JONESBORO DR	Open	11-2	red
\$2,695,000	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

TUESDAY

534 CRESTLINE DR	Open	11-2	rev
\$12,995,000	8+14	CONTEMPORARY	



THE ABSOLUTE BEST VALUE IN BRENTWOOD

Behind gates on prime Brentwood cul-de-sac. 2-story entry leads to an open floor plan. LR w/soaring ceilings, grmt kitchen opens to lrg family rm, formal dining. 8 BRs, 14 baths, & an incredible master suite w/dual baths & closets. Beautiful ensuite BRs & a 1 BR gst hse. Prof'l screening rm, wine cellar, & more. State-of-the-art Crestron & smart house technology. Beautiful grounds including pool, spa, waterfall, & outdr areas. Completely pvt & quiet w/beautiful views. The perfect family estate.

MLS#16-973687
Kurt Rappaport 310-860-8889
WEA

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

663 HANLEY AVE	Open	11-2	rev
\$3,250,000	4+4	RANCH	



PARK-LIKE BRENTWOOD ESTATE

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

MLS#16-982811
Katy Kreidler 310-230-3708
BERKSHIRE HATHAWAY

717 N TIGERTAIL RD	Open	11-2	631F1	rev
\$12,950,000	6+11	MODERN		




INCREDIBLE AND UNIQUE DEVELOPMENT OPPORTUNITY

Incredible development opportunity to complete & build a once-in-a-lifetime 25,000 sq ft multi-structure compound on a 2 acre ocean & city views parcel on prestigious Tigertail Road. Half of the project is 75% built with the remainder being fully permitted & "shovel ready". The renderings & architectural plans are for a modern, net-zero energy estate of unparalleled sophistication & expanse to include a 20,000 sq. ft. main house of 4 levels w/ infinity pool, yoga pavillion and guest house.

MLS#14-810965
Arana/Umansky/Rose 424-231-2400
THE AGENCY

06 Brentwood Condo / Co-op

11847 GORHAM AVE #414	Open	11-2	NEW
\$1,095,000	2+2	CONTEMP MED	



CORNER PENTHOUSE AT "THE WESTGATE"

SOPHISTICATED SINGLE LEVEL PENTHOUSE, HI-CEILINGS, CROWN MOLDINGS, AT "THE WESTGATE", IN A+ LOCATION HEART OF BRENTWOOD. CUSTOM PLANT- SHUTTERS. ONE COMMON WALL, FP IN LIV-ROOM. GRANITE KITCHEN W/ BREAKFAST BAR. MASTER-BEDROOM W/HUGE CUSTOM ORGANIZED WALK-IN CLOSET & CUSTOM PAINT. MARBLE MASTER-BATH W/ DUAL SINK, SEPARATE SOAKING TUB & SHOWER. SXS PARKING, LARGE STORAGE CAGE. 24-HR CONCIERGE, GYM & SPA, CONFERENCE-ROOM, 30 GUEST PARKING SPACES. EQ INSURANCE. WALK TO SAN VICENTE BL. CO-LISTED,

MLS#16-104376
Afa Kamran 310-415-2688
NELSON SHELTON

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

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



NOT YOUR TYPICAL TRADITIONAL...

Private compound poised in country canyon setting. Custom built in 2011 on 32k+ lot -the dramatic design w/clean-lined contemporary flair and refined appointments embraces nature and features 5 bedrooms, 6.5 baths, library, media room, wine room, & guest house. Artfully landscaped grounds framed by mature oaks showcase swimmer's pool, spa, outdoor entertaining areas, guest house, & verdant canyon views. Truly stunning!

MLS#16-975879
Stark / Caplis 3107482208
GIBSON / CB BW

MandevilleCanyonHomes.com

1169 WELLESLEY AVE #202	Open	11-2	NEW
\$725,000	2+2	CONTEMPORARY	



LIGHT, BRIGHT & CHEERY WITH TOWERING TREE VIEWS!

Extremely bright w/towering tree views! Cheery 2 bd + 2 ba unit. LR & DR w/9 foot ceiling, gleaming hwdwd flrs, FP. Sliding glass dr leads to balcony, enjoy hearing the humming birds sing. Gorgeous rmdld kit w/SS appls. Caesar Stone counters, glass mosaic tile bcksplsh, custom maple cabinets & farm sink. Serene mstr ste w/walk-in closet & balcony. Fab rmdld mstr ba w/soaking tub. 2nd brdm on opposite side of LR w/hwdwd flrs & rmdld 2nd ba. Stackable W/D, alarm system, 2 prkg spaces & low HOA dues.

MLS#16-105402
Elyse Arbour 310.893.9388
RODEO REALTY- BRNTWD

www.1169Wellesley202.com

1851 MANDEVILLE CANYON RD	Open	11-2	rev
\$7,499,000	6+8	2sty-TRADITIONAL	



LOWER MANDEVILLE-DOESN'T GET BETTER...

Prime Lower Mandeville Hampton Style 6 bd/8ba home with pool. The interior has a grand foyer, living room with vaulted ceilings and fireplace, large formal dining room, den which leads to an expansive chef's kitchen with double island, breakfast room, office, wet bar, wine closet and living room that opens to the outdoor entertainer's area. Security/Crestron system. This designer done property also offers a salt-water pool, outdoor eating area with fire pit, BBQ and grassy yard with lemon trees.

MLS#16-982511
Sharona Alperin 310.888.3708
SOTHEBY'S INT'L REAL

www.MySharona.com

11750 W SUNSET BLV, UNIT 122	Refresh.	12-2	NEW
\$549,000	1+1.5	1sty-MID-CENTURY	



EXOTIC, SPACIOUS 1+1.5 + DEN IN UPPER BRENTWOOD

Exotic, 1 Bedroom + Den + 1.5 Bathroom in the heart of upper Brentwood. Enjoy a day in the park around the corner, or chill Poolside or sun on the Rooftop Deck before strolling out to shops, cafes, & dinner. This spacious unit has an open, remodeled Kitchen, oversized Living Room & Den w/bamboo floors opening to Pvt. patio. Cool, brick in Master Bedroom and Gallery hallway. The Den is open to the Living Room & makes great Office or spot for Guests, with it's 1/2 Bath. 2 Car Parking. Must See!

MLS#16-105402
Gina Martino 310.266.3120
THE AGENCY

Spacious 1+1.5 + Den in Upper Brentwood

360 N SALTAIR AVE	Open	11-2	rev
\$6,250,000	5+5	TRADITIONAL	



CHARMING TRADITIONAL ON A BEAUTIFUL LOT

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

MLS#16-104190
Matthew O'Keefe 310-622-7447
GIBSON INTERNATIONAL

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

11750 W SUNSET BLV, UNIT 404	Open	11-2	NEW
\$465,000	1+1	CONTEMPORARY	



FABULOUS REMODELED TOP FLOOR UNIT, PERFECT FOR ENTERTAINING!


Fab Remdld Top Flr overlooks crtyrd w/fountain. Great open flr plan, perfect for entertaining! LR w/bamboo hwdwd flrs, crown molding & sliding glass dr opens to spac balcony, perfect for a BBQ! Kit w/granite counters, SS appl. Dining area has custom built-in cabinetry. Mstr bd w/2 closets, bamboo hrdwd flrs. Remdld marble bath. Built-in desk & shelves perfect for home office. 2 gated pkg spaces + gst prkg. Bldg amenities inc: pool, sauna, gym, rec rm, & sundeck. Stroll to Brentwood Village.

MLS#16-105402
Elyse Arbour 310.893.9388
RODEO REALTY BRNTWD

www.11750Sunset404.com

TUESDAY

11921 DOROTHY ST #PH1	Open	11-2	red
\$1,549,000	1595000	3+3	



REDUCED! GORGEOUS UNIT- OPEN & BRIGHT

Premier building and designer penthouse! 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, den with custom built-ins (can be converted back to bedroom), nice sized third bedroom, two separate parking spaces..Stainless appliances in kitchen, built-in sound system in living room & more!

MLS#16-982655
Carrie Ann Rollings 310.650.3075
GIBSON INTERNATIONAL

Blt-Ins,Dshwshr,Dryer,Grbg Disp

1104 N TIGERTAIL RD	Open	11-2	NEW
\$6,500	3+2	MID-CENTURY	



BEAUTIFUL MID-CENTURY MODERN HOME SITUATED ON TIGERTAIL RD.!

This three bedroom, two bathroom single-level home has an open floor plan uniting the living and dining areas, accented with vaulted ceilings, a wood-burning fireplace, fully updated kitchen and floor-to-ceiling glass windows with a sliding door that leads to an extensive outdoor deck - perfect for entertaining! This secluded home sits on an expansive 49,000+ Sq Ft. lot with dramatic views of serene canyons, city lights and Getty Center. Lot is inclusive of a large lap pool.

MLS#16-974849
Lorraine Casados 323.377.9007
THE AGENCY

Cing Fan,Dshwshr,Grbg Disp

06 Brentwood Income

304 S GRETNA GREEN WAY	Open	11-2	NEW
\$2,300,000	Duplex	2sty-SPANISH	




CLASSIC SPANISH DUPLEX OR POSSIBLE DEVELOPMENT OPPURTUNITY

Prime Brentwood location. An ideal opportunity to purchase a duplex, or if you are looking for a development opportunity with a 7,354 sq ft. flat lot and great potential, this is it. The 2 story townhome style units have 3 beds, 2 ba, living rm with f/p, dining rm, a kitchen with a brkfst area, inside laundry rm. Each unit is approximately 1,850sq ft. The property has much of its original features and charm. Newer roof, electrical, and plumbing. One unit will be delivered vacant. Huge upside.

Fishman/ Chorin 310-622-7484
GIBSON INTERNATIONAL

07 West L.A. Single Family

2617 CORINTH AVE	Open	11-2	NEW
\$1,179,000	3+2	TRADITIONAL	



TURNKEY 3BD/2BA HOME ON THE WESTSIDE

Newer build/remodel featuring high quality Kohler fixtures, very effective Pella dual-pane windows, bamboo flooring, travertine, ceasarstone & granite counter tops. Newer copper plumbing, electrical and main sewer line. 7,200sqft flat lot with plenty of room for a pool. Master suite with huge walk-in closet and luxurious bathroom. Upgrades include a/c & tankless water heater. Garage has been finished off and can be used as an additional bonus room, office, gym or regular use to store a vehicle.

MLS#16-106458
Wheeler Coberly 310.351.6234
PARTNERS TRUST BW

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

06 Brentwood Land

254 S CANYON VIEW DRIVE	Open	11-2	NEW
\$3,950,000	Land		




AMAZING DEVELOPMENT OPPORTUNITY- SHOVEL READY!!

Come build your dream home on one of the most prestigious streets in the heart of Brentwood. This is a premier location on a private and exclusive street. The property has a beautiful creek running through the land and is filled with luscious landscaping that cannot be replicated. There are plans for a 5,318 square foot 3 story home with 5 bedrooms, 5.5 bathrooms pool and spa. This is ideal for both builders and end users. This property is shovel ready and plans are ready to issue. Amazing Lot!!

MLS#16-103898
Arana/Umansky 424-231-2400
THE AGENCY

07 West L.A. Condo / Co-op

2560 VETERAN AVE	Open	11-2	red
\$1,065,000	3+2		



A TENSION FREE HOME OF BRIGHT ROOMS

Private and tucked away off the main street, this home has a mid-century modern feel. The modern one level home has multiple decks and yard spaces which allow you to enjoy the indoor/outdoor California lifestyle. The living room is lofty and bright with a fireplace and French doors. An open kitchen with breakfast bar can be accessed from the direct entry 2-car garage with extra storage. This is a special property within walking distance to great shopping and the new Metro Link.

MLS#16-982971
Sherri Noel 310 994 8721
KELLER WILLIAMS-SANT

Dshwshr,Dryer,Rng/Ovn,Wshr

06 Brentwood Lease

11745 MONTANA AVE #202	Open	11-2	631H4	NEW
\$8,700	2+3	FRENCH		



Experience Paris in Brentwood... Furnished 2 beds, 2.5 baths + family room located in the heart of Brentwood controlled access. Remodeled in 2007; 2,221 square feet of Luxurious Living. Hardwood floors throughout; Large Master bedroom w/fireplace, walk-in closet. Carrera marble bath with rain head oversized shower. European décor throughout the home. Gourmet Kitchen w/high-end appliances. Large formal living room w/a fireplace, Formal Dining Room. Laundry room; 3 assigned parking spaces and pool.

MLS#16-106364
Sylvia Dunbar 310 766-6000
SOTHEBY'S INTERNATIO

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

07 West L.A. Condo / Co-op

1611 GRANVILLE AVE, UNIT 7	Open	11-2	NEW
\$699,000	2+2.5	2sty-CONTEMPORARY	



QUIET, PRIVATE & UPDATED TOWNHOUSE IN WEST L.A.

Quiet private townhse in charming courtyard building. This sunny & updated townhse is situated in the corner of the building w/almost no common walls. It has an updated kitchen w/granite counters & stainless steel appliances. The bathrooms are all updated w/stone tiles & there is a separate laundry area w/side-by-side washer & dryer. Hardwood flrs thruout & the spacious master has huge vaulted ceil, walk-in closet, & spa tub in the master ba. Central air & heat & comes w/2 tandem parking.

Brett Silver 310-458-4024
PARTNERS TRUST SM

Built-ins



The Source Of Real Time Real Estate™

TUESDAY

09 Beverlywood Vicinity Single Family

2208 S BEVERLY DR	Open	11-2	NEW
\$1,975,000	3+3	1sty-TRADITIONAL	
REFINED AND REMODELED 3BR TRADITIONAL WITH POOL IN PRIME BEV			
<p>Refined and extensively remodeled 1-story 3BR+3BA Traditional w/custom pool defines California living at its best! Designed w/warmth, functionality and flow, this home features elegant living spaces, spacious layout and large private landscaped grounds w/lagoon style salt water pool perfect for entertaining and lounging. Large 7,500 sqft lot makes this an exceptional opportunity in the Beverlywood HOA! Centrally located and minutes to Circle Park, BH, Century City and Pico/Beverly shops.</p>			
			
MLS#16-106998 Jeremy Ives 3108581902 TELES PROPERTIES		2208SouthBeverlyDrive.com	

1778 ALVIRA ST	Refresh.	2-5	NEW
\$1,300,000	3+3	1sty-RANCH	
FAIRCREST HEIGHTS AREA			
<p>FAIRCREST HEIGHTS AREA; Spacious 3/3 w Detached GUEST HOUSE. Hardwood floors, Chief's kitchen w/2 built-in ovens, high end appliances. Butler's pantry and many more upgrades. Can be 2 Master Suites. PRIVATE & PEACEFUL BACK YARD. Fully landscaped w/2 redwood gazebo's, and kitchen area. GREAT for family and ENTERTAINING...</p>			
			
MLS#16-107212 Richard Webber 800-840-2248 RICHARD A. WEBBER		Blt-Ins,Cbl	

09 Beverlywood Vicinity Condo / Co-op

9313 NATIONAL #204	Open	11-2	NEW
\$489,000	2+2	CONTEMPORARY	
CHARMING 2 BEDROOM 2 BATHROOM CONDO			
<p>Charming 2 bedroom 2 bathroom condo located in the Beverlywood Adjacent area. Open and bright floor plan feels like a home. The condo features a spacious and open kitchen with lots of cabinets for storage. Elegant formal dining room leads to a large living room with fireplace. 2 generously sized family bedrooms and baths. Castle Heights Elementary school district. Close to Expo Line, Culver City and Beverly Hills.</p>			
			
MLS#16-105816 Bellet/Grakal Group 310-488-4410 KELLER WILLIAMS BH		Grbg Disp,Rng/Ovn	

10 West Hollywood Vicinity Single Family

1033 N ORLANDO AVE	Open	11-2	NEW
\$3,750,000	4+5	SPANISH	
BEST HOUSE ON THE BEST BLOCK!			
<p>Welcome to Casa de Orlando! This new Spanish masterpiece is the creation of the Stewart-Gulrajani Design Team and ready to move in. Step past the gate with designer landscaping and into the home as you notice the high ceilings throughout and back towards the open gourmet kitchen, coffered ceilings, and family room that overlooks the saltwater pool and spa. With all four bedrooms en-suite, each room can have their own privacy. SMART HOME WIRED.</p>			
			
MLS#16-101822 Paul Wylie LAMERICA REAL ESTATE		Blt-Ins,Dshwshr,Dryer,Hood Fan,Other	

<h2>OPEN HOUSE STATUS</h2> <p>Automatic Status: The MLS™ will automatically assign NEW or REV</p>	<ul style="list-style-type: none"> NEW New, automatic status NEW* New, not yet listed RED Reduced REV Review, automatic status BOM Back on Market
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451 N CROFT AVE	Open	11-2	NEW
\$2,995,000	4+3	1sty-MODERN	
FIRST TIME ON MKT MODERNIST COMPOUND BY PAUL BAILLY AIA			
<p>First time offered for sale since built new in 2003. Modernist compound built by renowned architect Paul Bailly as his own residence w/ home offices. 2 bed Main house (2nd bedroom convertible den w/ dedicated bath) & 2 bdrm sep. gst house (or 1 bed w/ living rm). All doors open to the sunny pvt ct.yd patio. High ceilings, gourmet high-end kitchen w/ built-in Miele, SubZero. Dining/breakfast booth, wine cellar, direct access 2 car garage, high 20+foot ceilings, pvt 2nd sty terrace w/ views of Weho.</p>			
			
MLS#16-106350 Ron Holliman 310-777-6216 COLDWELL BANKER BH		E. of La Cienega btwn Rosewood & Oakwood	

510 N EDINBURGH AVE	Open	11-2	red
\$1,778,000	1788000	4+3	
CONTEMPORARY CRAFTSMAN IN COVETED LOCATION WITH YARD			
<p>Home offers an open floorpan complete with modern amenities! All rooms are flooded with natural light, including the family room with fireplace, gourmet kitchen, center island including black granite countertops and stainless steel appliances. The master suite encompasses the entire second floor with en-suite bath and its own private terrace. A stone's throw away from L.A.'s best dining and shopping, this unique and rare home is not to be missed!</p>			
			
MLS#15-964519 C. Blankenship/J. Crane 310-855-4595 DOUGLAS ELLIMAN		2,103 sq. ft 5,290 sq. ft. lot	

10 West Hollywood Vicinity Condo / Co-op


1040 N GARDNER ST, UNIT 10	Open	11-2	NEW
\$565,000	2+2.5	3sty-MEDITERRANEAN	
RENOVATED TOWNHOME WITH SXS PARKING AND VIEWS			
<p>Updated front facing townhouse w/two west-facing balconies & corner rooftop deck overlooking Hollywood Hills & city lights. Upgrades incl renovated kit w/stainless appl, a wall of counters & cabinets, breakfast bar, & quartz counters. Powder on main flr. Upstairs is a mstr ste w/renovated bath featuring custom onyx tile & a guest bdrm w/its own renovated full bath. Laundry in unit. Gated & covered parking w/two sxs parking spots & add'l storage. Central HVAC & gas fp. HOA incl EQ, water, trash.</p>			
			
Carrie Berkman Lewis 310-435-5714 PARTNERS TRUST BH			

1140 N FORMOSA AVE #6	Open	11-2	red
\$949,000	2+2.5	ARCHITECTURAL	
SPACIOUS, ARCHITECTURAL 2BD+2.5BA + PATIO TOWNHOUSE			
<p>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.</p>			
			
MLS#16-973883 ST.JAMES + CANTER 310.704.4248 BERKSHIRE HATHAWAY		WWW.1140FORMOSA6.COM	

818 N DOHENY DR #507	Open	11-2	rev
\$1,100,000	2+2	CONTEMPORARY	
BIG VIEWS ON THE QUIET CORNER AT DOHENY PLAZA			
<p>Updated with spectacular views from the Sunset Strip to the Griffith Park Observatory. On the quiet end of the building with only one common wall. Every window floods the rooms with natural light and showcases explosive views. Large open living room with multiple seating areas flows to the kitchen with eat in area. Large master suite with ensuite double sink bath, seamless shower and large walk in closet. A stainless steel kitchen and contemporary appointments complete this modern space.</p>			
			
MLS#16-982973 Darian Robin 310-963-9471 THE AGENCY		Blt-Ins,Dshwshr,Frzr,Grbg Disp,Rng/Ovn	

TUESDAY

1131 ALTA LOMA RD #226	Open	11-2	rev
\$575,000	1+1.5	CONTEMPORARY	



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

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

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

WWW.1131ALTALOMA226.COM

11 Venice Single Family

731 SUPERBA AVE	Open	11-2	671J5	NEW
\$2,498,000	3+3	2sty-CRAFTSMAN		



CLASSIC VENICE CRAFTSMAN - PRIME WALK STREET AREA

Beautiful 2-story 3BR/3BA home in prime walk street neighborhood. Bright 1st floor w hardwood floors, open LR/DR, fireplace, huge kitchen with Viking & Bosch appliances plus a full bath, downstairs bedroom & carriage-door garage/office all leading to a high-ceiling family room & oversized / landscaped terra cotta tiled private yard/patio. Upstairs, 2 beautiful bedrooms each w private bath, vaulted ceilings & delightful finishes plus a treetops private deck. This amazing home is move-in ready.

MLS#16-977257
Jennifer Hughes 310-383-7299
BULLDOG REALTORS

731Superba.com

2328 GLENCOE AVE	Lunch	11-2	NEW
\$1,395,000	3+1	1sty-COTTAGE	



CHARMING HOME ON LARGE LOT

Charming 3 bed property on 5800+ sq ft lot, 1840 sq ft living space. Freshly painted exterior brightens curb appeal. Vaulted timber ceilings soar above large windows & hardwood floors. Built in bookcase hugs the hearth. Open floor plan for dining and recreation space. Scallop-trimmed kitchen cabinets, and large area kitchen. Large bathroom offers extra long counter space & storage. Bonus den area leads through sliding door to the patio/backyard & 2 car garage.

Tami Pardee (310) 907-6517
PARDEE PROPERTIES

1046 OAKWOOD AVE	Refresh.	11-2	red
\$1,448,000	4488000	3+2 1sty-CALIFORNIA BUNGALOW	



SWEET VENICE BUNGALOW - CLOSE TO ABBOT KINNEY !!

Great New Price! Come discover this delightful bungalow with a sunny open floor plan, graced by abundant windows, skylights & sea breezes. Indoors flow outdoors to a spacious deck & patio - perfect for dining al fresco & year-round barbecues. There are 3 comfy BR, a den/fam room & small detached garage that's ideal as a home office. Great location "on-the-park." Moments from Abbot Kinney shopping & restaurants, Rose Ave & Venice Beach. This home is quite simply "THE best value West of Lincoln."

MLS#16-978493
Jerry Jaffe 310-403-4925
TELES PROPERTIES

11 Venice	<i>Condo / Co-op</i>		
615 HAMPTON DR #A309	Open	11-2	NEW
\$1,295,000	1+2	ARCHITECTURAL	



ARCHITECTURAL 1+2 WORK/LIVE LOFT IN PRIME VENICE LOCATION!

One bedroom, two bath, plus loft on the top floor. This two-level open floorplan features cement and hardwood floors throughout, a large rooftop sun deck with great views off the master bedroom, central air and heat, and much more. Secure building includes gated 2-car parking. Walking distance to Abbot Kinney, Main St., and beaches!

MLS#16-106716
Andrew Thurm 310-345-2661
COLDWELL BANKER WSA

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

12 Marina Del Rey Condo / Co-op

11 BUCCANEER ST, UNIT 1	Open	11-2	671-H7	NEW
\$1,349,000	3+3.5	4sty-CONTEMPORARY		



A MULTI-LEVEL OASIS BY THE BEACH!

Savor 360-views of mtns + ocean from private roof deck + lounge. Views continue in living room, connected to chef's kitchen w/double convection oven, wine fridge, SS appliances, + walk-in pantry. Ocean waves lull you to sleep in loft-style master BR. Plenty of storage-3 walk-in closets + private 2-car garage w/direct entry. Inside laundry. Shared community courtyard perfect for summer BBQs. Near restaurants, shops, and beachside activities. This scenic beauty features the best of SoCal living!

Gregory Masi 310-488-4880
GIBSON INTERNATIONAL

W/D, Fridge, Stove/Oven, DW, Wine Fridge

13078 MINDANAO WAY, UNIT 214	Open	11-2	NEW
\$925,000	2+2	TRADITIONAL	



WONDERFUL CONDOMINIUM IN PRIME VILLA MARINA EAST IV

Fabulous apx. 1,929 sqft condo in desirable 24hr guard-gated community, Villa Marina East IV. Resort-style complex w/manicured grounds, pool, spas, sauna, & tennis crt. Ideally located near great shops & restaurants. Updated unit w/imported Italian tile & white-washed oak floors, dimmable LED lighting, redone HVAC, new windows, & plantation shutters. Formal dining rm w/wet bar that opens to the step-down living rm w/fp. Spacious kitchen w/updated appliances. Large master suite. Covered balcony.

Jade Mills 310-285-7508
COLDWELL BANKER

Range/Oven, Refrigerator, Dishwasher

13 Palms - Mar Vista Single Family

4079 EAST	Open	11-2	NEW
\$2,895,000	5+5.5	CONTEMPORARY	



BRAND-NEW ARCHITECTURAL IN THE BEVERLY HILLS OF MAR VISTA

Combining stunning brand-new construction w/an address in a preferred, established community, this architectural showplace offers a unique opp. for refined living in Mar Vista. The contemp. residence is generously proportioned at approx. 3800SF & showcases 5 corner ensuite bdrms, 5.5 baths, high ceilings, floor-to-ceiling windows, wood floors, a family room w/paneled media wall, spacious balconies, a luxe master suite & a sleek kitchen. The 7500SF lot hosts a deck w/built-in BBQ & grassy yard.

MLS#16-106208
Stacy Blair Young 424-202-3254
TELES PROPERTIES

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

Do RIGHT by Your Sellers
Put their Property in the MLS

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



TUESDAY

3468 GREENWOOD AVE	Open	11-2	NEW
\$1,695,000	4+2.5	1sty-TRADITIONAL	



REMODELED TRADITIONAL IN MAR VISTA 'WOOD STREETS'

Beautifully updated 1-level Traditional North of Palms in the famed Mar Vista 'Wood Streets'. Newly renovated with bamboo floors, stainless steel appliances, granite countertops with large center island and wine fridge. This spacious and well laid out 4 bedroom 2 1/2 bath home is move-in ready with a large grassy front yard, a backyard with a new deck alongside a finished 2 car garage with epoxy coated flooring.

Mark Kitching 310-902-0221
PARTNERS TRUST

551 LINCOLN BLVD	Open	11-2	NEW
\$3,495,000	5+5	SPANISH	




1928 SPANISH-STYLE HOME WITH TRADITIONAL CHARM

Old world, 1928 Spanish-style home with traditional charm. Move-in ready. Tasteful detailing throughout, including beamed ceilings and archways, forming the perfect blend of entertaining-friendly and cozy home; includes hardwood and tile floors and skylights for ample, vibrant light. North of Montana. Open, yet private, backyard with brick patio, fountain and lovely guesthouse. Live the Santa Monica lifestyle with great restaurants, shopping and the beach at your fingertips!

MLS#16-106390
B Farrugia, A Lascano 424.253.5489
HILTON & HYLAND
www.alphonsobjorn.com

3751 WASATCH AVE	Lunch	11-2	NEW
\$1,195,000	3+1	1sty-SPANISH	



CHARMING SPANISH STYLE HOME ON CORNER LOT

On a corner lot in a prime Mar Vista location sits this Spanish Style 3 bedroom home, complete with red tiled roof and lush landscaping throughout. The kitchen has been upgraded with granite countertops. The living room features plantation shutters and French doors that open to an entertainer's backyard. Near shopping, restaurants, award winning Schools and easy access to freeways.

Tami Pardee (310) 907-6517
PARDEE PROPERTIES
Refrigerator, Range/Oven

2425 21ST ST	Open	11-2	NEW
\$3,100,000	5+4.5	TRADITIONAL	



A FRESH TRADITIONAL FEEL IN SUNSET PARK

This newly constructed Sunset Park home has great attention to detail. There are 4 beds up, 1 down & separate office. The formal LR w/fireplace & high ceilings welcome you to this west facing home. What makes this home special is the open kitchen & butler's pantry. The back doors spill out to the patio w/fireplace, dining area, b/in BBQ & beautiful landscaping. The master suite has high ceilings & 2-sided fireplace can be enjoyed from your bed or while relaxing in the spacious tub.

MLS#16-106892
Sherri Noel 3109948721
KELLER WILLIAMS-SM
BBQ,Dshwshr,Dryer,Micro,Rng/Ovn,Other

12416 SANFORD ST	Open	11-2	NEW
\$899,000	3+3	CONTEMPORARY	




READY FOR IMAGINATIVE BUYERS

Terrific opportunity to re-imagine a wonderful home in a great area. This 3 bedroom, 3 bath home has been in the same family for over 40 years and is waiting to create lasting memories for your buyers.

Abe Sassoon 3107954367
BULLDOG REALTORS
Stove, Fridge, Washer, Dryer

701 MARINE ST	Open	11-2	NEW
\$1,879,000	4+3	COTTAGE	




BEACH, BIKES & OCEAN BREEZES

Beautifully updated duplex in highly sought after neighborhood at the edge of Venice in Ocean Park. Currently both homes are owner occupied. These 2 bungalows are on a corner lot separated by a 2-car garage w/room for 2 cars in the driveway. The front house is 2+2 w/a fenced & nicely landscaped yard. The back house is 2+1 w/private decks in the front & the back. Both homes have updated systems and interiors; the back house was rebuilt w/permits in 2009. This is a great Santa Monica neighborhood.

MLS#16-106438
Sherri Noel 3109948721
KELLER WILLIAMS-SM
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

14 Santa Monica *Single Family*

2012 LA MESA DR	Open	11-2	NEW
\$11,995,000	6+6	TUDOR	



FLAWLESS MODERN INTERPRETATION OF ENGLISH TUDOR

Flawless modern interpretation of English Tudor architecture situated on the prestigious La Mesa Drive. Design meets function throughout, delineating an optimized floor plan with formal & informal spaces that fill with natural light. Rich, traditional elements blend with sleek, contemporary accents to cultivate an unparalleled sense of refined SoCal living & entertaining. Luxurious master suite; junior master suite; chef's kitchen; media room; library; pool & spa; 3-car garage. 6 bed, 5.5 bath.

MLS#16-978715
Susan Perryman 310.261.1960
HILTON & HYLAND
www.hiltonhyland.com

1127 OZONE AVE	Open	11-2	NEW
\$1,499,000	3+2	TRADITIONAL	



CHARMING SUNSET PARK TRADITIONAL

Light-filled, crisp, warm, traditional Sunset Park residence, designer-tuned and updated for modern living: at the center, a sunny open concept great room with casual family room with fireplace, opening to kitchen with breakfast bar, dining room and spacious entertaining deck, grassy yard and play area. 3 bedrooms, 2 bathrooms, hardwood floors, skylights, AC, large windows, plus a large garage/studio conversion with 3/4 bath and loft-like feel, white walls and an array of French doors opening...

MLS#16-106872
T. Rustad P. Maurice 310-623-8825
RODEO REALTY - BEVER
1127Ozone.com

1127 BERKELEY ST	Open	11-2	NEW
\$4,495,000	5+7	CAPE COD	



CAPE COD ESTATE IN THE SANTA MONICA "COLLEGE STREETS"

Newly constructed Cape Cod traditional estate on a 9,000 foot lot is truly a masterpiece with "New England" architecture and attention to detail. Step out to the expansive resort style backyard and you are greeted with a sparkling swimming pool, spa and outdoor entertaining area surrounded by lush landscaping. Franklin School District.

MLS#16-107070
Ron Wynn 310-621-1772
COLDWELL BANKER RESI
Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg

603 25TH ST	Open	11-2	631F5	red
\$5,295,000	5695000	5+6.5	2sty-MEDITERRANEAN	



BEAUTIFUL MEDITERRANEAN HUGE 400K REDUCTION!

The main floor of this 5 bed, 6.5 bath home features a sophisticated formal living & dining room, gourmet kitchen, butler's pantry, breakfast area, & expansive family room. French doors open onto a sparkling 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!

MLS#16-980289
E. Schneeman/ J. Mulberg 310-230-3731
BERKSHIRE HATHAWAY
BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

TUESDAY

339 17TH ST	Open	11-2	red
\$3,350,000	3475000	4+4	



PRICE REDUCED! MOVE IN OR FLIP!

Just reduced and now the best-priced "livable" property (needs updating) currently on the market N of Montana in the lower 3's with a larger lot size. This is a good sized home (**May be larger than public record figure)--- with nice ,beautifully-scaled main rooms as well as a great floorplan. Spacious living rm. that has great natural light and a fireplace. Kitchen with adjacent Fam. Rm open to yard.. Great location in Gillette Regent Square. Franklin school .

MLS#16-971613
C. Scott Price 310-873-4113
RODEO REALTY- BRENTW

Dshwshr,Dryer,Rng/Ovn,Wshr

817 17TH ST #4	Refresh.	11-2	NEW
\$1,795,000	3+3	CONTEMPORARY	



MAKE YOUR WAY TO MONTANA

Townhome in 4-unit complex. Formal living room w/ fireplace. Kitchen has 4-burner Wolf @ Range, Wolf @ double oven, Sub-Zero @ Fridge/Freezer & Miele @ dishwasher. Formal dining and generous family rooms. 1st floor laundry room in unit. 2nd floor has 3 beds and 2 baths. Master has walk-in closet, balcony and bath with double sinks, separate tub and tiled shower. Upstairs 3/4 bath has custom tiled shower, vanity and sink. Private patio off of the 1st floor. Private garage with direct access.

MLS#16-107046
Steven Foonberg 310-474-1013
WESTSIDE REALTY GRP

www.StevenFoonberg.com

370 20TH ST	Open	11-2	rev
\$6,949,000	5+5	TRADITIONAL	



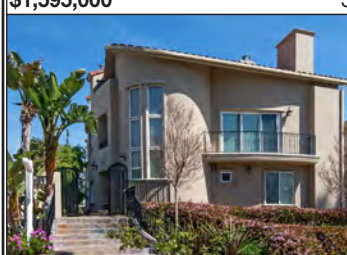
BEAUTIFULLY RENOVATED IN 2016

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 dwn. 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

837 18TH ST #3	Open	11-2	NEW
\$1,595,000	3+3	MEDITERRANEAN	



BEAUTIFUL SUNNY TOWNHOME

Beautiful 3BR, 3BA sunny townhome built in 2005 in Franklin School District. Close to Montana, shops & restaurants. Home entails hw/flrs. throughout, high ceilings, skylight on main living flr & many upgrades. Fireplace in LR & DR, patio for barbecue + gourmet kitchen with Wolf range & Subzero refrigerator. Large loft off main living space which could be an office/den & leads to roof patio w/views of the city! 3BR's dwn w/two designer baths. Bonus room for laundry, 2 car private garage.

MLS#16-106816
Susan Kastner 310-382-8555
PARTNERS TRUST SANTA

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

219 23RD ST	Open	11-2	631E5	rev
\$6,450,000	5+6	TRADITIONAL		



2016 BRAND NEW CONSTRUCTION NORTH OF MONTANA

White brick Traditional. The perfect floor plan 5bd+6 bath plus a basement. Elevator, wide plank oak light floors, high ceilings & retractable skylight. Living rm w/fpl & picture window. Step up dining rm,kitchen w/ Wolf & Sub-zero appl,center island & banquette. Family rm has fpl & bi-fold French doors.Upstairs opens to a den w/fpl en-suite bd and 2 more bd rms with a shared bath. Master w/high ceilings & fpl & designer walk in closet. Basement has screening rm, en-suite guest bd & 2nd bath.

MLS#16-101704
Deborah Silverstein 310-395-0113
MONTANA AVE REALTY

www.219-23rdst.com

1314 17TH ST #16	Open	11-2	NEW
\$995,000	3+3	CONTEMPORARY	



WWW.131417TH16.COM

Light-filled 3BR/2.5BA townhouse just 2 blocks to new Expo Station. This rare, front-facing 3-bedroom home is the peak of livability. an expansive living area with oak hardwood flooring, a gas fireplace, floor-to-ceiling built-in bookshelves and an abundance of sunlight. The kitchen has new Caesarstone counters and new Stainless Steel Appliances, and opens onto a huge private patio. Master with lofted ceilings, large bath with skylight, and huge walk-in closet.

MLS#16-978775
Regina Vannicola 310-625-2061
KELLER WILLIAMS-SM

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

621 RAYMOND AVE	Refresh.	11-2	rev
\$1,998,000	3+2	CAPE COD	



CAPE COD BEACH HOME WITH PRIVACY & VIEWS!

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

MLS#16-105584
Golda Savage 310-770-4490
BULLDOG REALTORS INC

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

2677 CENTINELA AVE, UNIT 203	Lunch	11-2	NEW
\$825,000	2+3	CONTEMPORARY	




SANTA MONICA LIVING AT IT'S BEST!

This elegant 1,398 sq. ft. modern home includes attractive details in the living room, subway tiling and stainless steel appliances in the kitchen. Full size washer and dryer in the corridor with accents that refine it's design. The master bedroom has a private balcony while its entry is steps from the pool terrace and hot tub. This Centinela Ave building offers wonderful views of the city above the tree line. This unit also has 2 parking spaces and extra storage. This home is a must see!

MLS#16-978775
Tami Pardee 310.907.6517
PARDEE PROPERTIES

14 Santa Monica Condo / Co-op

235 OCEAN PARK BLV, UNIT 3	Open	11-2	NEW
\$2,349,000	3+3	ARCHITECTURAL	



STYLISH LIVING IN SILICON BEACH

Located one block from Main Street, three blocks from the beach and close to Abbot Kinney, this FAIA Award winning creation is an entertainer's dream! Filled with tons of natural light, the sleek contemporary style provides an open and expansive feel. Chef's kitchen w/ open living and dining areas. Rooftop deck with ocean and city views. Master suite w/ outdoor sitting area and remodeled master bath. Side by side parking. Unique end unit w/ each bedroom having access to an outdoor area.

MLS#16-982883
John Skinner 310-486-5962
PARTNERS TRUST

2910 NEILSON WAY #603	Open	11-2	671F4	rev
\$2,800,000	2+2	CONTEMPORARY		



SEA COLONY II PENTHOUSE 2 BED PLUS LOFT AT THE BEACH

Top floor corner Pent 2 bed + loft with amazing unobstructed white water ocean & city views at prestigious Sea Colony II -a 24 hour guard gated complex. Completely remodeled throughout, Bang and Olufsen tv's, speakers built-in, custom kitchen, lighting, built in Sub-Zero refrigerator, Miele Oven, microwave, dishwasher, Espresso machine. Mahogany flooring, master bedroom with head-on unobstructed white water ocean views, balcony off living room/bedroom & 2nd balcony off loft. Small dog ok

MLS#16-982883
Randi Pollock 310 993-9709
CB SANTA MONICA

washer/dryer/fridge, tv, speakers

TUESDAY

515 OCEAN AVE #507N	Open	11-2	rev
\$2,395,000	2+3	CONTEMPORARY	




OCEAN VIEWS AT THE PARK PLAZA

Views abound in this prestigious, Park Plaza residence. From your open living and dining area, master suite, or large balcony you can see across Palisades Park to the Pacific Ocean; and, from your breakfast bar, look out towards the Santa Monica Mountains. This end-corner unit has a wonderful master bedroom suite, 2nd bedroom with en-suite bath, ample sized den, powder bath, and separate laundry room. Move right in, or remodel to create your own sophisticated, beach heaven.

MLS#16-102314
Whit Prouty 310-962-6942
COLDWELL BANKER RESI

Cbl,Dshwshr,Elvtr,Grbg Disp,Hood Fan

17190 AVENIDA DE SANTA YNEZ	Refresh.	11-2	630/F2	NEW
\$1,899,000	4+3	2sty-OTHER		



MAJESTIC MOUNTAIN & CANYON VIEWS + PRIVATE POOL & SPA

Beautiful & spacious family home w/ an indoor/outdoor lifestyle perfect for entertaining, 40ft. ceilings, fireplace, hrwd. flrs. French doors, cooks kitchen w/center island cook top, breakfast bar, granite counters + pantry. Fabulous backyard setting w/large patio, prvt. pool & spa + separate gated children's play area. Lrg family room + 4th bdrm could be used as den/office. Lrg master suite w/ mountain views, master bath w/ spa tub, 2 Lrg walk in closets. Laundry rm. Direct access 2 car garage.

CindyFesta ElanaFullmer 310-704-7152
GIBSON INTERNATIONAL

17190avenida.com

2222 NEILSON WAY #302	Open	11-2	rev
\$1,985,000	3+2.5	CONTEMPORARY	



AIRY BRIGHT VU PENTHSE BY THE BEACH W/PVT ROOFDECK & OCN VUS

NOW UNBEATABLE PRICE FOR A BEACH PROPERTY: 3 BR or 2+ office/studio/den/nursery/media room & 2.5 baths boasts roof deck with mesmerizing ocean views. Elegant one-level PH w/east west exposures in 6-unit bldg, a block from Main & Ocean. Enjoy recently updated handsome eat-in kitchen w/2 ovens, grill for food prep w/cabinets galore.. Sun filled large Mstr w French doors leads to a balcony. .Wide plank Hwd, hi ceilings thruout, secure 3 car parking+ guest pkg. Enormous storage in attic

MLS#16-977917
Ruth Shari 310-442-1646
COLDWELL BANKER RESI

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

741 EL MEDIO AVE	Open	11-2	NEW
\$1,899,000	3+2	TRADITIONAL	



TRADIITIONAL GEM IN COVETED EL MEDIO BLUFFS

Lovely white picket fenced traditional home in the El Medio Bluffs area and close to the Village. Light & bright with great flexible center floor plan, tastefully updated throughout featuring three bedrooms, two baths, wood floors, spacious living areas with crown moldings, fireplace, remodeled kitchen with top of the line appliances. Expansive patio decking, pergola w/dining area & bbq/outdoor cooking station, flat grassy yard plus a detached garage which lends itself also as a bonus room.

MLS#16-104518
Tanya Memoli
PARTNERS TRUST BRENT

Dshwsh,w/d,Grbg Disp,Micro,Rng/Ovn,Other

15 Pacific Palisades Single Family

14927 ALTATA DR	Open	11-2	NEW
\$11,995,000	5+6	TRADITIONAL	



NEW LISTING! SCENIC PACIFIC PALISADES TRADITIONAL

French windows, custom molding, beadboard & wainscot paneling throughout. Crestron smart home w/ formal living room, family room, master retreat, guest BRs, media room & gym. Luxurious BAs include dry sauna, 2 steam showers & outdoor shower. Kitchen w/ sub zero refrigerator, Viking appls, island, bar & wine room. Gorgeous outdoor space surrounded by privacy hedges. Stunning entryway fountain, patio w/ charming pergola, pool/spa & grassy yard. All the best qualities of California living!

Josh & Matthew Altman 310.819.3250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

336 VIA DE LA PAZ	Open	11-2	rev
\$5,375,000	5+5		



Stunning traditional home situated in the coveted Pacific Palisades Bluffs.; 5 bedrooms, 4.5 Baths, stunning eat-in Chef's Kitchen opening to large family room leading to private back yard with pool, BBQ, outdoor dining, fire pit, and sundecks. Light and breezy dining room, and living room with elegant center hallways over look gated and expansive front yard.Close enough to walk to Palisades village and the dramatic Pacific Ocean Bluffs- this Palisades home has it all!

MLS#16-103640
Elisabeth Halsted 310-820-9340
BERKSHIRE HATHAWAY H

16799 CHARMELE LN	Lunch	11-2	NEW
\$5,697,000	4+6	CONTEMPORARY	




CHIC ARCHITECTURAL WITH DAZZLING VIEWS

This chic architectural home offers dazzling Queen's Necklace and city views. Unique aspects include hand painted powder room by Christian Lemus reclaimed wood siding, resin floors, floor to ceiling glass doors, pool & fruit trees. Perfect for entertaining, the gourmet kitchen & bar open up to living area. 4 bed, 6 bath + detached all-glass bonus room w/ half bath perfect for office or artist studio. 16,000 sq ft corner lot.

Anthony Marguleas 310-663-4606
AMALFI ESTATES

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




GATED CUSTOM FRENCH COUNTRY ESTATE

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

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

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

1239 LAS PULGAS RD	Open	11-2	NEW
\$5,395,000	4+4.5	1sty-CONTEMPORARY	



BREATHTAKING CONTEMPORARY IN THE PALISADES

COMMANDING VIEWS EXTEND TO THE OCEAN, SANTA MONICA BAY & BEYOND TO CITY LIGHTS & HILLSIDE VISTAS IN THIS STRIKING, CONTEMPORARY RESIDENCE IN THE MARQUEZ KNOLLS. A STUNNING REMODEL WITH AN OPEN FLOOR-PLAN, GOURMET EQUIPPED KITCHEN AND 4 BEDROOMS/4.5 BATHS. THE MASTER SUITE IS CORNERED WITH WALLS OF GLASS AND SWEEPING VIEWS. POOL AND MULTIPLE OUTDOOR TERRACES COMPLETE THE ARRANGEMENT.

Josh Flagg 310.720.3524
RODEO REALTY BH

Range, Refrigerator, Fireplace, Freezer

18341 COASTLINE DR	Open	11-2	rev
\$2,995,000	4+3	2sty-ARCHITECTURAL	



ARCHITECTURAL WITH PANORAMIC OCEAN VIEWS


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

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


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

TUESDAY

15 Pacific Palisades *Condo / Co-op*

16123 W SUNSET BLVD, UNIT 207 Open 11-2		NEW
\$869,000	2+2 CONTEMP MED	
		
<p>NEWER CONSTRUCTION 2BD +2BA CLOSE TO PALISADES VILLAGE</p> <p>Newer construction 2bd 2ba + bonus room. Prime location close to the Village, Temescal Cyn & beach! Luxury quality throughout including recessed lighting, surround sound, natural stone flooring, central air & heat and more! Kitchen features stainless steel appliances, granite counters, & Kohler fixtures, w/ breakfast bar. Formal dining room opens to the living room, fireplace and built-in surround sound, & private balcony. The master suite features a fireplace, ample closet space.</p>		
Jesse Weinberg KELLER WILLIAMS	800-804-9132	www.JesseWeinberg.com

15 Pacific Palisades *Lease*

1260 RIMMER AVE Open 11-2		NEW
\$8,900	5+5 MEDITERRANEAN	
		
<p>BREATHTAKING OCEAN VIEWS!!</p> <p>This spacious beautiful home is set above the street with breathtaking ocean, city and mountain views. Features include a large private grassy yard with BBQ area, hardwood floors, open kitchen with granite counter tops+stainless steel appliances. Den and play area upstairs with private entry guestquarters on 1st floor perfect for a guest, maid or in-laws. Great location near village!</p>		
Hollingsworth & Leff COLDWELL BANKER-PAC.	310.230.2483	

18 Hancock Park-Wilshire *Single Family*

500 N CAHUENGA BLVD Open 11-2		NEW
\$3,799,000	4+6 MEDITERRANEAN	
		
<p>STUNNING HANCOCK PARK POOL ESTATE.</p> <p>Welcome home to a poolside estate in the oldest & most significant neighborhood of Hancock Park. Thoughtfully designed & renovated, combines modern spatial flow & traditional aesthetics. European White Oak floors, custom iron handrails, & designer lights. Be the envy of your guests in a chef's kitchen. La Cantina Doors lead to your outdoor patio overlooking pool & spa. Poolside cabana/office. Luxury Master Suite w/balcony & bath features Spanish tile. Bordering The Wilshire Country Club</p>		
Lehoa Miller TELES PROPERTIES	424-276-7587	Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

101 S LARCHMONT Open 11-2		NEW
\$2,495,000	3+4 2sty-MEDITERRANEAN	
		
<p>PRIVATE MEDITERRANEAN VILLA - TWILIGHT OPEN 6:00PM-7:30PM</p> <p>Sophisticated, private resort-like w/ modern, high end aesthetic. 2 level main house w/ lg gourmet Viking kit., FDR & liv rm w/ fplc, den w/ fplc. Separate office & powder rm. Upstairs, master w/ luxurious bath w/ double sink vanity, spa tub, sprt shower, walk in. En suite bed, bath. Guest hse w/ bath+kitch. Outdoor BBQ. Tropical grounds w/ pool/ spa, fountains, & outdoor fireplace. Upgrades include whole house lighting+ sound system, heated stone & tile / hwd flrs. Huge 2 car garage.</p>		
Pete Buonocore KW - LARCHMONT	323-762-2560	www.coregrouppla.com


OPEN HOUSE STATUS

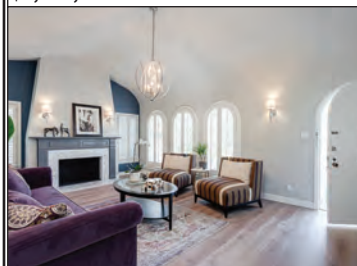
Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

96 FREMONT PLACE Open 11-2		red
\$3,700,000	3875000 5+3 2sty-MEDITERRANEAN	
		
<p>REDUCED! BRING ALL OFFERS!!!</p> <p>\$175,000 REDUCTION!!! Majestic 5 bd. + 3 ba. Mediterranean home. Incredible details throughout. Superb craftsmanship abounds. Behind the 24/7 guarded gates of Fremont Place. Sparkling pool & spa in tropical oasis. Totally private. Immense public rooms, high ceilings, decorative moldings, hardwood. Gorgeous arched windows, french doors, gleaming hardwood floors. 2 sided fireplace with Batchelder tiles. Stately curved staircase. Updated Kitchen w/stone counters, tile floor, stainless steel appl.</p>		
MLS#15-938733	The Woodwards KW LARCHMONT	323/422-0888
24 hour security behind stately gates.		

437 N MCCADDEN PL Refresh. 11-2 CHIC!		rev
\$3,295,000	4+3.5 2sty-TRADITIONAL	
		
<p>HANCOCK PARK STUNNER OPEN TUE.11A-2P AND 5-7P FOR COCKTAILS</p> <p>Rarerly does a Hancock Park home capture the origins of the neighborhood as well as today's design trends. This mini-estate does just that. Upon entry, a confluence of rooms stem from a magnesite-clad 2-story entry. Living room is vaulted with stenciled beams, dining has access to a butler's pantry, kitchen melds into a breakfast room and maid's bedroom, den has it's own fireplace, and media room opens to the pool. Upstairs are 3 additional bedrooms (including master). Plus 2-story guest/bonus!</p>		
MLS#16-101420	JEFF YARBROUGH L.A. LUXE GROUP KW	323.854.4300
TWILIGHT 5-7P FEAT. CHEESE STORE OF B.H.		

416 S VAN NESS AVE Open 11-2		rev
\$1,850,000	3+3	
		
<p>A 1920'S AMERICAN COLONIAL GEM!</p> <p>Renovated to 21st Century luxuries and amenities. In the prestigious 3rd Street Elementary School District. This spacious 3,467 sq.ft. (permitted) elegant 2-story has a wide-open floor plan for its 3BR/3BA, with lush new drought-tolerant gardens front and back with many fruit trees. H.W. FL thru-out. Many upgrades are: New electrical system, new roof, new HVAC, new recessed lighting, new kit & cabinets, huge Mstr BR walk-in closet. Studio in the back yard.</p>		
MLS#16-105130	June Ahn COLDWELL BANKER HPS	(323) 855-5558
Open Saturday & Sunday 2-5		


809 S MULLEN AVE Open 11-2		rev
\$1,775,000	4+4 SPANISH	
		
<p>Newly remodeled, bright sunny Brookside Mediterranean family home. 4 + 3 1/2 Formal living room with original 1920s detail. Completely new chefs kitchen with open floor plan to large family room and dining room. Large master suite with walk in, master bath with duel sink. Two bedrooms with jack/ jill bath, guest suite with private bath Separate laundry room/ pantry/duel zone AC, hardwood, patio, 2 car garage, bright sunny lot in an amazing pocket of Brookside.</p>		
MLS#16-102662	Wesley Earley JOHN AAROE GROUP	310 922 6691
Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg		

19 Beverly Center-Miracle Mile *Single Family*

612 N SIERRA BONITA AVE Open 11-2		NEW
\$1,625,000	4+3 1sty-SPANISH	
		
<p>RENOVATED AND CHARMING 1920'S SPANISH WITH GUESTHOUSE</p> <p>Courtyard classic 1920's Spanish, once nationally published, melded w/today's amenities, a beachy vibe, & desired open plan. Living room w/dramatic barreled ceiling, wedding cake moldings, hrdwd flrs, rustic brick fireplace, garden picture window. Formal dining w/ incredible light. Spacious kit w/ high end appl, timeless finishes. The wisteria-covered patio for summer al fresco dining. Sunny yard w/room for a pool. 3+2 in main house. Converted & expanded garage space to guesthouse w/loft & bath.</p>		
Carrie Berkman Lewis PARTNERS TRUST BH	310.435.5714	www.612SierraBonita.com

TUESDAY

6336 WARNER DR	Open	11-2	NEW
\$1,149,000	3+3	TUDOR	




ENGLISH TUDOR STYLE SFR IN COVETED CARTHAY CIRCLE

Coveted Carthay Circle English Tudor home. First time on Market in 55 years. The home Features a large living room with high barrel ceilings and fireplace, Harwood floors throughout, formal dining room, circular breakfast room in kitchen, 3 generous size bedrooms, the rear two bedroom open through sliding glass doors to the lush rear yard with a beautiful trees including a gorgeous pine tree. The home has new dual pain widows with period correct etching. Nestled in the back of the house.

MLS#16-106412
 Danny Mahelka 213.359.4097
 COLDWELL BANKER RESI

Rng/Ovn,Fridg,Wshr, guest house

19 Beverly Center-Miracle Mile			<i>Income</i>
1277 S ORANGE DR	Open	11-2	NEW
\$1,600,000	Duplex	2sty-SPANISH	




CHARMING SPANISH DUPLEX IN MIRACLE MILE

Built in 1928, this Spanish Style duplex has original Architectural details, hardwood floors throughout, large living room & formal dining room. The upper unit has a deck off the kitchen, great for entertaining. City view, close to LACMA, The Grove, Beverly Center and Beverly Hills.

Elgin Grant (323) 352-4353
 COLDWELL BANKER HPN

2317 S BUDLONG AVE	Open	11-2	NEW
\$720,000	4+2	CRAFTSMAN	




HISTORIC WEST ADAMS CRAFTSMAN

Great block in USC incentive zone with old world charm & HPOZ . Large rooms with formal dining room, bowed bay with a beautiful leaded glass window. Living room has coffered ceilings and attractive features. Hardwood floors throughout. Large kitchen with plenty of cabinets and workspace. Upstairs 3 large bedrooms and generous closets. Bedroom downstairs ideal for students rental office/den. Attractive, sunny back garden.

Shar Penfold (323) 356-1311
 COLDWELL BANKER HPS

20 Hollywood			<i>Income</i>
6915 DE LONGPRE AVE	Open	11-2	NEW
\$849,000		2sty-SPANISH	




CHARMING DUPLEX WITH ONE UNIT DELIVERED VACANT

Beautifully renovated 1927 Spanish duplex located just blocks from Sunset Boulevard's shops and restaurants. The upstairs unit features 2 bedrooms and 1 bathroom. The fully renovated lower unit consists of 1 bedroom, 1 bathroom, and a den. APN 5548-016-039 is also included in sale. Buyer to verify square footage and lot size. One unit delivered vacant! Stop by for complementary refreshments.

MLS#16-972501
 Matthew Chavez 310-936-9020
 HILTON & HYLAND

8071 W OAKWOOD AVE	Open	11-2	33E5	rev
\$3,890,000	4+5	3sty-CONTEMPORARY		



MODERN MARVEL

This marvel of modern construction with roof top with spa, fire pit & built in bar to enjoy views of the Hollywood Hills. Scavolini kitchen with Miele and Thermador appliances with a 20' island. Relax in the pool by the splashing sounds of the incredible water works or watch your favorite movie on the flatscreen in the cabana. A true entertainers' home with an elevator, back and front yards, ambiance of a luxurious smart home with Lutron & Nest systems, cabana with built in BBQ, Sub Zero fridge.

MLS#16-983807
 Rosalie Klein 3239358680
 ENGEL & VOLKERS BH

BBQ,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

21 Silver Lake - Echo Park			<i>Single Family</i>
1500 STADIUM WAY	Refresh.	11-2	NEW
\$350,000	2+1	1sty-OTHER	



CALLING ALL INVESTORS!

Turn-of-the-century bungalow seeks to be restored to her former glory. Features include high ceilings, wood floors and downtown views. The home shows as 3BR plus 200+ sq. ft. of semi-finished attic space. Several outdoor areas to enjoy. Newer electrical, zoned LAR3. Great investor opportunity or move in and make it your own. Close to Chinatown, Elysian Park, Dodgers Stadium & trendy Echo Park establishments.

Ellen Philips 323.559.3048
 SOTHEBY'S LOS FELIZ

Washer, Dryer, Oven, Fridge, Wood Floors

19 Beverly Center-Miracle Mile *Condo / Co-op*

5826 W OLYMPIC BLVD #102	Open	11-2	rev
\$749,000	2+2	CONTEMPORARY	




NEW CONSTRUCTION, CONTEMPORARY UNITS IN MIRACLE MILE

Exceptional Brand New Construction Building Offering 12 Stunning Contemporary Units In One of LA's Most Central & Ideal Locations, The Famous Miracle Mile Minutes To Everything! Discover Our Meticulously Designed Luxury 2-3 Bedrooms & 2 Bathroom Units. Featuring Italian Design Kitchens, Spacious Bathrooms, Modern Fireplaces, High-End Quality Finishes, Built-In Closets, Outdoor Terraces, & Amazing City Views, Laundry Hook Ups In Unit, & Low HOA Fees. Unit Sizes Range From 1,442 SF - 1,644 SF.

MLS#16-976017
 ST.JAMES + CANTER 310.291.1029
 BERKSHIRE HATHAWAY

WWW.5826OLYMPIC.COM

1732 WESTERLY TER	Open	11-2	rev
\$1,550,000	3+4	MODERN	



HIP & MODERN NEW CONSTRUCTION IN PRIME SILVERLAKE

Hip & Modern New Construction in Prime Silverlake. This light & bright modern home was conceived w/ careful recognition & nod to the masters of mid-century & modernist architecture. Walls of glass & meticulous lines blend a perfectly balanced indoor/outdoor living experience. Adtl media rm w/ bathroom & closet can be used as 3rd bedroom. Highest quality finishes include: SS appls, designer cabinets, wired for sound & cat5, white oak flooring w/ "floating walls". Buyer to verify Square Footage.

MLS#16-101948
 Shawn S. Kormondy 323-638-7567
 KELLER WILLIAMS BH

Bit-Ins,Dshwshr,Dryer,Grbg Disp,Micro



The Source Of Real Time Real Estate™

TUESDAY

22 Los Feliz *Single Family*

1900 N SERRANO AVE	Refresh.	11-2	NEW
\$1,888,000	4+3.5	SPANISH	



NEW LISTING! 1920S SPANISH RESIDENCE IN LOS FELIZ

Rare private, walled and gated 1920's Spanish home close to the park. Arched doorways and classic details can be found in the formal living room w/ stunning Palladian windows. Light filled family room leads to the renovated eat-in kitchen. Formal dining room with French doors offers access to the backyard w/ sparkling pool/spa. Master suite w/ bath and large walk-in closet. 2 additional bedrooms complete the home. 2 car garage w/ guest studio apartment. A Majestic setting in prime Los Feliz.

Bryant | Reichling
SOTHEBY'S 323-854-1780

www.2008SerranoAve.com

1841 1/2 N ALEXANDRIA AVE	Open	11-2	NEW
\$1,295,000	3+4	3sty-ARCHITECTURAL	



A NEW KIND OF LUXURY LIVING IN LOS FELIZ

Four new construction "small-lot" residences featuring unsurpassed build-quality! Homes are outfitted with 6" white oak plank flooring, custom steel staircases, and appliances by Wolf, Miele and Sub Zero. Unique at this price-point and complete with bespoke architectural elements and inspiring views of the Griffith Observatory. Each home is 3 stories with 2-car direct-entry garages. Built for the most discerning buyer looking for turnkey living, with close proximity to Los Feliz Village.

MLS#16-106996

Bryant | Reichling
SOTHEBY'S 323-395-9084

www.Alexandria4.com

2300 TRACY TER	Open	11-2	NEW
\$1,245,000	3+2	CONTEMPORARY	



REMODELED HOME W/ APPROVED PLANS FOR 1,300 SQ FT STOREFRONT

Located in Franklin Hills, this remodeled 3 bd/3 ba home has been restored w/ designer finishes and a great single story floor plan. Set back from the street on a generous street to street lot with lots of room for outdoor entertaining. Hardwood floors, fireplace, light & bright kitchen w/ good storage & counter space, recessed lighting, tankless water. Very comfortable living close to trendy shopping and restaurants. Approved plans & permits for a 1,300 sq. ft. 2 story store front on Hyperion.

MLS#16-105940

Brian Ades
SOTHEBY'S 310-503-8080

Dshwshr,Grbg Disp,Rng/Ovn

2310 N EDGEMONT ST	Open	11-2	rev
\$3,295,000	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 1/2 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
BHHS CA PROPERTIES 323-646-3893

www.2310edgemont.com

28 Culver City *Single Family*

11003 OCEAN DR	Open	11-2	763 C6	NEW
\$1,399,000	3+1	1sty-TRADITIONAL		



3 BEDROOM HOME DIRECTLY ACROSS FROM LINDBERG PARK

Charming home located directly across from Lindberg Park on an enormous lot overlooking La Ballona Creek. This lovely 3 bed. home includes a wood burning fireplace, newly refinished hardwood floors and new mouldings. A sunny kitchen with wood cabinets overlooks huge backyard. This is the one you have been waiting for!

Carolyn Schneider
MILLER & DESATNIK RE 310-202-9166

Alarm system, Cable, Ceiling Fan

5380 BALLONA LN	Open	11-2	NEW
\$1,279,000	3+3	2sty-TRADITIONAL	



STORYBOOK HOME IN HERITAGE PARK

Living room with high ceilings & huge windows. Enjoy entertaining around the fireplace or in the formal dining room. Spacious kitchen with breakfast counter that opens onto the family family room & lush/private back yard. Master bathroom is spacious, with private "water closet", double sinks, separate stall shower, spa tub and walk in closet. Heritage Park is within the Farragut elementary school zone. Convenient and walkable to shops, restaurants and parks.

Heather Coombs Perez 310-259-7419

29 Westchester *Single Family*

8309 FORDHAM RD	Open	11-2	rev
\$1,795,000	5+4	CONTEMPORARY	




Gorgeous contemporary home in prime Westchester location. Redesigned from the studs up in 2016 by French architect Bertrand Genoist. Large open concept living space overlooks spacious patio and yard, creating great indoor-outdoor living. 1st floor also boasts a family room, 2 beds & 2 baths. 2nd floor has 3 more beds and 2 baths, including large master suite with walk in closet. Designer finishes throughout. Great walkability & minutes away from beaches & shopping.

MLS#16-976161

Jalda Hoff
THE BLUEWAVE GROUP, 310-488-9494

29 Westchester *Condo / Co-op*

7101 LA TIJERA BLV, UNIT H101	Open	11-2	NEW
\$435,000	2+2	1sty-CONTEMP MED	



TURNKEY 2+2 CONDO IN GREAT LOCATION!

Beautiful, move-in ready rear unit with high ceilings, a cozy fireplace, private balcony, and numerous high-quality upgrades throughout. Updated kitchen w/ breakfast bar, open dining area, and living room w/ gas fireplace. Quiet and private master suite w/ en suite bath. Other features include in-unit washer/dryer hookups, a remodeled second full bath, and new floors throughout the hallway and bedrooms. Centrally located to the beach, LAX, and tons of shopping, dining, and entertainment options!

Dave & Jeff Kaptain
KELLER WILLIAMS BH 310-432-6500

fireplace, balcony, in-unit laundry

Questions? Need Assistance?
Contact our Help Desk Department!

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



30 Hollywood Hills East *Single Family*

3319 CHARLESTON WAY	Refresh.	11-2	NEW
\$1,225,000	3+3	SPANISH	



LAKE HOLLYWOOD VIEW HOME WITH YARD!

Amazing opportunity to live in the highly desirable Lake Hollywood Manor. This bright, one-owner home has unlimited potential. Highly maintained- Move-in ready, or ready to update and remodel to suite your taste. A spacious and lovely home with breathtaking views from most rooms. There is a large 425+ square foot bonus room with many possibilities to become a 4th bedroom, media room, gym or whatever, is not included in the square footage, buyers to verify permits, square footage. Grassy yard!

MLS#16-105436
Tom Otero 818-919-5350
RODEO REALTY

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

2169 WILLETTA ST	Refresh.	11-2	NEW
\$1,199,000	3+3	VILLA	



CHARLES LISANBY RESIDENCE IN HOLLYWOOD DELL- DO NOT MISS!

Long time residence of award winning production designer Charles Lisanby is now available for the first time. Classic 1920's Villa offers 3 beds & 3 baths. Detailed moldings & soaring ceilings in Living room. Formal dining room leads you to the kitchen, bedroom & laundry room. Romantic master suite with bath and large dressing room. 2 car garage w/ large studio space above. The interiors reflect Lisanby's world travels and eclectic design aesthetic, creating an inspiration for its next owner.

MLS#16-105982
Bryant | Reichling 323-395-9084
SOTHEBY'S

www.2169Willetta.com

2103 ALCYONA DR	Refresh.	11-2	593F3	rev
\$2,149,000	5+6	MEDITERRANEAN		



COMPLEMENTARY GOURMET ESPRESSO DRINKS

Gorgeous Courtyard Mediterranean Villa, Custom Cabinetry, Stone Work, Wrought Iron, Refinished Beam Ceilings, Large Kitchen, Grand Living Room with Fireplace, Courtyard Entry and two Balconies, West Facing Over the Hollywood Hills, Large Master with Office or Second Bedroom, Downstairs has Family Room and Two Additional Bedrooms with Ensuite Baths. Above the Garage has Guest House/Studio with Full Bath and Kitchenette. Come and enjoy complementary Espresso drinks!

MLS#15-931977
Ladd Jackson 310-346-1744
HILTON & HYLAND

30 Hollywood Hills East *Condo / Co-op*

2222 N BEACHWOOD DR, UNIT 214	Open	11-2	NEW
\$649,000	2+2	CONTEMPORARY	



BEACHWOOD VILLAGE CONDO WITH VIEWS!

Luxury 2 bedroom and 2 bath Condo with amazing views. Large balcony, open floor plan with lots of light. Wood floors with fireplace in living room. Recess lighting, central heat & air. Stackable washer/dryer in unit. Enjoy community pool, spa and gym. 2 car parking side by side.

Susan Andrews 323-829-8811
JOHN AAROE GROUP

Built-ins, refrig, stove, dishwasher

35 Inglewood *Single Family*

210 E FAIRVIEW BLV	Lunch	11-2	673C7	NEW
\$549,000	2+1	COUNTRY FRENCH		



CHARMING HOME LOADED WITH CHARACTER & ARCHITECTURAL FEATURES


This truly charming home in a great N Inglewood neighborhood is loaded with character. Hardwood floors & many architectural details. Airy sunroom would be a great office. Breakfast room has glass doors to big flat back yard & covered porch for outdoor dining. Set up a hill - city views over the trees. Lovely outdoor sitting area in back yard. Lot size almost 7,000 square feet! Spacious studio space perfect for artist or shop. Walking distance to La Brea shops & restaurants. Detached 2-car garage

Donald White 310-943-9220
REALTY MINDED

IN A GREAT NORTH INGLEWOOD NEIGHBORHOOD!

62 Encino *Single Family*

4727 BALBOA AVE	Lunch	11-2	NEW
\$2,975,000	5+5.5	2sty-CAPE COD	



GATED TENNIS COURT ESTATE - S OF THE BLVD IN ENCINO

Stunning gated tennis court estate, located S of Ventura Blvd on tranquil cul-de-sac. Grand entry w/vaulted ceiling sets the tone for this 4977 SF Cape Cod style home. Featuring large living, dining & family rooms. Spectacular gourmet kitchen w/huge marble center island. 5 bedroom suites including impressive master plus bonus room. On approx 1/2 acre magnificent lushly landscaped grounds include resort style Pebble Tech pool/spa, grassy area & patios. Incredible quality entertainers home!

Margie Markus 818.807.7414
COLDWELL BANKER

www.BalboaEstate.com

4414 CORONET DR	Open	11-2	NEW
\$1,699,000	3+3	CONTEMPORARY	



STUNNING CONTEMPORARY RENOVATION IN ENCINO HILLS

Contemporary Encino Hills home on a quiet street with charming canyon and city views. Spacious home that is bright throughout with a functional floor plan. Walls of glass to the back bring the light in and highlight the views from the living room, formal dining room, and master. Living room with fireplace and French doors that open to the back yard. Chef's kitchen with breakfast area, large center island, ample cabinet storage and counter space. Step down family room also opens to backyard.

A. Rosenfeld/K. Giese 310-595-5915
MERCER VINE

Open House Tuesday, Friday and Sunday

15505 LA MAIDA ST	Open	11-2	NEW
\$1,299,000	4+3.5	CAPE COD	



CLASSIC CAPE COD IN ENCINO.

This gorgeous custom home was built in 1990 w/ no expense spared. The beautifully designed property includes dual-pane windows, high end appliances, French doors, granite countertops, white oak hardwood floors, expansive storage, 2 fireplaces, dual zone heating, A/C & a raised foundation. This exceptional home has been meticulously maintained by its original owners. With an open floor plan that integrates great scale & volume, it offers endless opportunities for entertaining.

Peter DiVito 818.942.4262
TELES PROPERTIES

15505LaMaida.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.



TUESDAY

72 Sherman Oaks Single Family

14405 VALLEY VISTA		Open	11-2	NEW
\$849,000	2+2	TRADITIONAL		



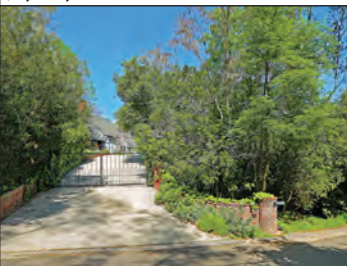
OPEN TUESDAY 11AM-2PM

2 bed 2 bath. Every room is flooded w/ natural light. Living room w/ hwd flrs, crown mouldings & decorative fireplace. Bedrooms share a full bath. Dining room is open to the living room & kitchen. Updated kitchen w/ plenty of cabinets, stainless steel appliances, counter space & breakfast bar. Full guest bath off the kitchen. The backyard is a perfect for entertaining. Addtl features: 2-car garage, laundry area, copper plumbing, off street parking for 4 cars, central AC/heat, recessed lighting.

MLS#16-105516	
Elizabeth Marquart	310-246-0888
RE/MAX ESTATE PROPER	
Cing Fan, Dshwshr, Frzr, Grbg Disp, Micro	

73 Studio City Single Family

X 12127 IREDELL ST		Lunch	11-2	NEW
\$5,995,000	4+5	2sty-COUNTRY ENGLISH		



FRYMAN CANYON'S TROPHY TENNIS COURT ESTATE

GATED & SET ABOVE THE STREET FOR PRIVACY ON NEARLY ONE ACRE OF LUSH LAND, AUTHENTIC 1937 COUNTRY ENGLISH ESTATE WITH SUNKEN LIT TENNIS COURT & SERENE TREETOP VISTAS ABOUNDING. HUGE MOTORCOURT ALONG WITH STRONG ARCHITECTURAL PRESENCE. SPACIOUS RMS W/BEAMS, FRENCH DRS, DISTRESSED WD FLRS, CUSTOM SLATE ROOF. DRAMATIC 2STY ENTRY & BEAMED CLNG LIV RM W/LIBRARY AREA. 'GREAT' RM W/LG BAR OPENS TO REAR GROUNDS W/ STUNNING PL/SPA/EXPANSIVE BRICK PATIOS. UNLIMITED POTENTIAL FOR YOUR CREATIVE SPIRIT & MIND!

MLS#16-107022	
LIBOW/HELBLING	310-285-7509
CBRR/BHHS	
www.12127IREDELL.COM	

3386 FRYMAN PL		Refresh.	1-2	NEW
\$1,899,000	3+4	1sty-TRADITIONAL		



NEW IN FRYMAN

Exquisite traditional in coveted Fryman Estates. Surrounded by nature find this single level charmer with a versatile floor-plan, patios, decks, pool, spa and waterfall. Gated, private and moments from the hiking trail and Carpenter Charter Elementary. Coffee Bar and Lunch.

MLS#16-102142	
Denise Moss	(310) 508-1812
KW BEVERLY HILLS	
Built-ins	

11170 VALLEY SPRING PL		Open	11-2	NEW
\$1,695,000	4+3	TRADITIONAL		



REMODO STUDIO CITY ESTATE W GUEST HOUSE ON OVER 1/4 ACRE!

Enter Your New Amazing Great-Room Where The Heart Of This Home Spills Out Into Your Luxury Resort Backyard w Outdoor Kitchen, Pool, Lounge Areas & More. Inside, The W. Wing Offers A Master Ste w 2 Sets of French Doors Out To Your Terrazzo w Pergola & A Custom Spa-Style Bathroom. The 4th Bedroom Is Converted To A Screening Room Den. Your Cooks Kitchen Boasts Custom Cabinetry, Black Granite Counters & Custom Butcher Block Prep Island. Finally, The E. Wing Feat 2 Guest Rooms That Share A Full Bath.

MLS#16-106128	
Jason Reitz	323-656-1800
ROCK REALTY GROUP	
www.11170ValleySpringPl.com	

4418 CAMELLIA AVE		Open	11-2	NEW
\$895,000	3+2.5	TRADITIONAL		



CHARMING, UPDATED TRADITIONAL

This charming, updated and expanded traditional is in beautiful, move-in condition and sited within walking distance of Tujunga Village. All entertaining spaces, including living, formal dining, atrium and expansive family room with tall, vaulted ceiling, fireplace and French doors open to one another and a generous, covered terrace overlooking the rear garden. The renovated, gourmet kitchen has a vaulted ceiling and built-in dining space. 3 bedroom and 2.5 renovated bath. Detached 2-car garage.

MLS#16-983991	
Bennett Carr	310.995.5251
SOTHEBYS INTL REALTY	

2971 LAUREL CANYON		Refresh.	11-2	rev
\$1,795,000	5+6	TRADITIONAL		




STUNNING NEW CONSTRUCTION IN STUDIO CITY!

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. Truly a must see!

MLS#16-983991	
Milstein/Silver	310-867-5598
KELLER WILLIAMS BH	
Dshwshr, Frzr, Grbg Disp, Hood Fan, Micro	

74 Toluca Lake Condo / Co-op

10648 WOODBRIDGE ST #106		Refresh.	11-2	NEW
\$699,000	3+3	SPANISH		



SENSATIONAL ONE LEVEL 3+3 IN TOLUCA LAKE

Over 1800sf of GORGEOUS. Beautiful hardwood floors. Bright sparkling kitchen w/granite breakfast bar overlooking light-filled large open Living Area w/Mantled Fireplace. Perfect entertainment flow. Storage galore. Private Master Suite. Custom walk-in closet. Tub & Shower w/double sinks in Bath. Powder Rm and Laundry Closet. Luxury resort style Roof-top Pool, Spa, BBQ, FP, Lounge Area and well equipped GYM. Gated 2car parking+Guests. Built in 2011 -http://10648Woodbridge106.com.-MUST SEE!

MLS#16-102142	
Denise Moss	(310) 508-1812
KW BEVERLY HILLS	
Built-ins	

93 Eagle Rock Single Family

4648 LOLETA PL		Open	11-2	NEW
\$799,000	4+3	2sty-TRADITIONAL		



PERFECTLY LOCATED AT THE END OF A QUIET CUL-DE-SAC!

Perched high above the street, this beautifully renovated traditional home boasts awe-inspiring treetop & city views! Featuring a spacious living room flooded w/natural light, showcasing a stone fireplace & hardwood floors which leads to an updated kitchen w/Quartzsite countertops, S/S appliances & breakfast bar that opens to a sun-filled dining room. Cozy den looks out to an expansive terraced backyard. Large master suite provides a stylish updated en-suite bath w/dual sinks.

MLS#16-106128	
Kristian Bonk	310-839-8500
RE/MAX BEVERLY HILLS	
www.ResultsRealEstateGroup.com	

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1458 Montecito Heights *Single Family*

1050 PAGODA PL	Open 11:30-1:30	rev
\$825,000	3+2 RANCH	



HISTORIC AND SPECIAL HOME AT VERY TOP OF MONTECITO HEIGHTS

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

MLS#16-105408
Rona K./Jackie C. 310-962-8797
TELES PROPERTIES
1050PagodaPlace.com

WEDNESDAY OPEN HOUSES

332 Palm Springs Central *Condo / Co-op*

434 VILLAGE SQ	Open 11-12:30	NEW
\$249,900	2+2	

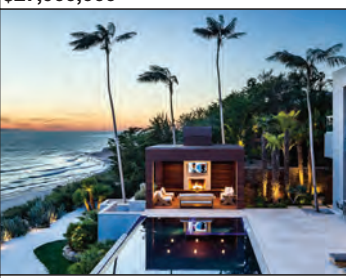
remodeled 4 level condo with 2 bedrooms, 2 Baths, and 1 car garage. Great separation of bedrooms and entertainment space. updated Kitchen with granite counter tops, Farmhouse sink, Den, Dining

MLS#16-981371PS	Dshwshr, Dryer, Grbg Disp, Hood Fan, Micro,
Larry Gable	760-219-1316 GABLE PACIFIC PROPER

THURSDAY OPEN HOUSES

33 Malibu *Single Family*

11846 ELLICE ST	Refresh. 9:45-12	NEW
\$27,900,000	7+11	



MARISOL MODERN 9:45-NOON COFFEE/PASTRIES 4-7 WINE/CHEESE

Open 9:45-Noon and 4-7PM. This Doug Burdge exceptionally private estate is situated on one acre of exquisite gardens, on an oceanfront bluff top, 80 feet above and with 137' of frontage on Malibu's finest surf break, in MariSol Malibu, Malibu's exclusive and exceptionally private 80 acre 17-home resort-style community. View more at bit.ly/marisolmodern

R Iglesias, H Deeds 310.699.3435
HILTON & HYLAND
www.hiltonhyland.com

86 Pasadena *Single Family*

1588 CORSON ST	Lunch 10-2	NEW
\$898,000	4+2 1sty-CRAFTSMAN	



WHERE VINTAGE MEETS MODERN LIVING


Originally built in 1926, this California bungalow has been lovingly redone with the modern lifestyle in mind. 4bd/2ba, high ceilings, delightful light fixtures, formal dining rm, and breakfast area. The stunning all white kitchen with stainless steel appliances lead you to the huge living rm, French doors to the lush backyard, pool and shaded deck. Original hardwood floors, sparkling new bathrooms and a huge grassy front yard, this is the ideal home and entertaining in mind!

Rosemary Low 323.660.5885
SOTHEYBY'S LOS FELIZ
Hrwd floors, Rng Oven, Hi Ceilings, Pool

FRIDAY OPEN HOUSES

73 Studio City *Single Family*

12127 IREDELL ST	Refresh. 11-2	NEW
\$5,995,000	4+5 2sty-COUNTRY ENGLISH	



FRYMAN CANYON'S TROPHY TENNIS COURT ESTATE

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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
WEDNESDAY, THURSDAY AND FRIDAY



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BY APPOINTMENT


15 Pacific Palisades

Lease

600 PASEO MIRAMAR		3+3	CONTEMPORARY	NEW
\$11,400				
				
SOPHISTICATED CONTEMPORARY IN PASEO MIRAMAR				
This contemporary home is erched at the end of a gated drive, has 3 bds, 3 bths, 2,437 sq ft & ocean & mountain views. Glass doors open to 1,180 sq ft deck+705 sq ft patio. The kitchen has Thermador appliances, warming drawer, granite counters & leads to family, dining & living rooms. Two fireplaces bring warmth to the open floor plan. Glass door off kitchen leads to rear patio w/built-in Lynx BBQ. Master bed has walk-in closet, marble bath & glass doors w/direct access to deck.				
MLS#16-973185				
Anthony Marguleas	310-573-4245	BBQ,Blt-Ins,Dshwshr,Fridg		
AMALFI ESTATES				

406 San Marino

Single Family

1477 OLD MILL RD		5+5	2sty-TRADITIONAL	rev
\$6,800,000				
				
PRIME SAN MARINO ESTATE				
Main House - 4276 sq ft, Guest House - 1033 sq ft. This magnificent estate was completely renovated at a cost of \$2,000,000. At 35,595 sq ft the secluded park-like grounds has a Pool, Spa, Outdoor Kitchen, Dining Pergola for 18, Patios, 3-Car Garage w/Tesla charging station, Guest House has Living Room, Fireplace, Master Bed/Bath & garden .Kitchen with top of the line appliances. Butler's Pantry, Dining room seats 16. San Marino Schools.				
Terri Miller		626-824-2336		
TEMPO REALTY				

SUNDAY OPEN HOUSES

30 Hollywood Hills East

Income

2135 WHITLEY AVE		593E3	NEW
\$1,290,000	Duplex	MEDITERRANEAN	
			
DRIVE BY ONLY. ELEGANT, 1920'S DUPLEX IN WHITLEY HEIGHTS.			
Stunning Mediterranean style Duplex in historic Whitley Heights. Spacious apartments include l' room, kitchen,laundry, d'room, balconies, private patio.1 single level and 1 two story T'house. 2 garages.Great canyon and city views. Property is within close proximity to H'wood Bowl, Kodak Theater,shopping, restaurants. Easy access to 101 freeway . Both units are tenant occupied . Please do not walk on to the property. Showings with accepted offer. Trust property to be sold AS IS.			
MLS#16-104756			
Denise Katz	310-500-9724	www.2135whitleyavenue.com	
BERKSHIRE HATHAWAY			

44 Westlake Village

Single Family

3148 SIERRA DR		Open	2-5	NEW
\$1,075,000	4+3	TRADITIONAL		
				
Great 2 story family home with 4 beds and 2 baths upstairs. Chefs dream kitchen with granite island counter, top of the line Viking SS appliances and separate breakfast area. A family/media room, with wet bar, additional game room is perfect for casual get together.The upstairs floor features an over-sized master suite with the private terrace.High ceilings, plenty of closets, master bath with double sinks, spa tub, shower and skylight.Perfect for the family with kids, ready for great schools.				
MLS#16-103460				
Ekaterina Nalbandova		Blt-Ins		
COLDWELL BANKER RESI				

BY APPOINTMENT

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



SUNDAY

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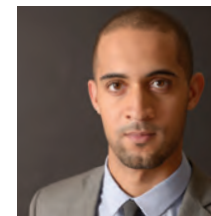
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*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

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*By dollar volume in 2014, *Scotsman Guide*, April 2015.

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Brandon Richman

Vice President Mortgage Lending



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Brandon Richman

Vice President Mortgage Lending
NMLS# 281348

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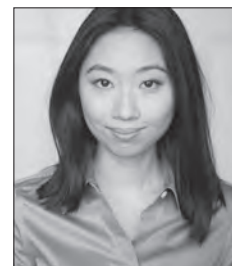
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A top producing Realtor in Los Angeles, Gary Reavis became an integral part of building market centers in LA and went on to lead several incredible teams: Keller Williams Studio City, Keller Williams Hollywood Hills and most recently as an owner and operating partner at Keller Williams Los Feliz.

Passionate about empowering his agents and supporting them to achieve their personal and financial goals with his infectious energy, and burning passion to help his peers – Gary lends himself as a constant resource to help others to perform at their highest level. He will certainly be missed by teams of agents as he moves forward, but he will continue to lead, cultivate and nurture a caring staff as he expands his network of support for all of his associates as they “build careers worth having, businesses worth owning and lives worth living.”

Having been recognized consistently throughout his career – including the Keller Williams “Hall of Famer” induction given only to a select few – Gary will maintain that his greatest accomplishment has been helping agents build their lives and businesses. We are so honored to be working with Gary and look forward to his leadership as he steers the future growth at KW Beverly Hills.

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