

The Manor
Holmby Hills



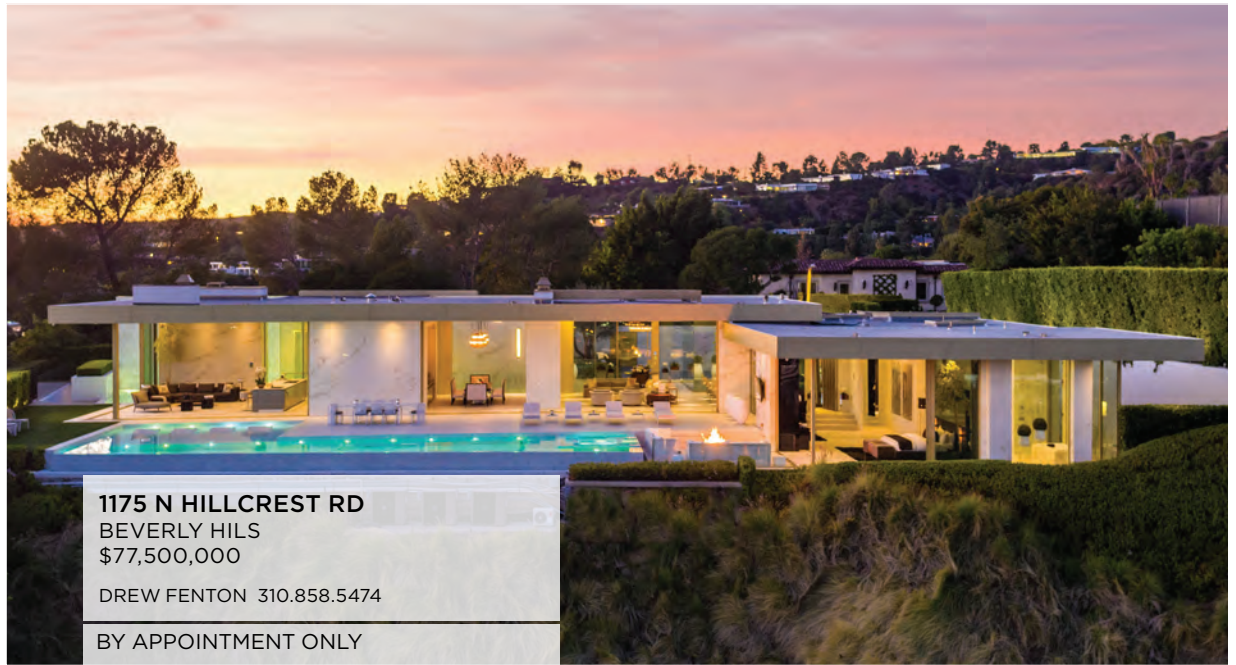
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Arthur R. Kelley, Architect



The Mrs. M.C. Van Musschenbroek Estate, 1923

1853 North Vista Street, Hollywood, California 90046

The 1920's in Hollywood was a time of extraordinary creativity. That vibrant spirit is found throughout this magnificent walled & gated estate home located in an historic enclave at the base of the Hollywood Hills. Impeccable room scale and timeless elegance are hallmarks of the work of architect Arthur R. Kelley (who also designed the storied Playboy Mansion) and these qualities are fully realized here. A beautifully proportioned and spacious living room with beamed ceiling & fireplace, light-filled formal dining room, library, study, spacious kitchen with breakfast area and a guest room & bath are all on the first floor. Upstairs you will find 3 additional beds and baths, including the sumptuous master suite with fireplace as well as a bonus room to play or create in. Outside, the sprawling verdant lawn and mature trees flow from a large entertaining terrace that features cinematic long-range views down through the garden and into the city below. There is also a two car garage as well as a self-contained, stylish guest apartment. This special property has long attracted those at the height of their creative powers, including Roy Pomeroy, a founding member of the Academy and other illustrious artists who left their indelible mark on the culture at large.

5 Bedrooms, 5 Bathrooms

\$ 5,435,000

Christopher Pomeroy 917.838.4692

Beverly Hills: 310.275.2222



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Boulevard
\$5,975,000

Diana Knox
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Jeeb O'Reilly (Co-List)
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SANTA MONICA
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Brian Wiener
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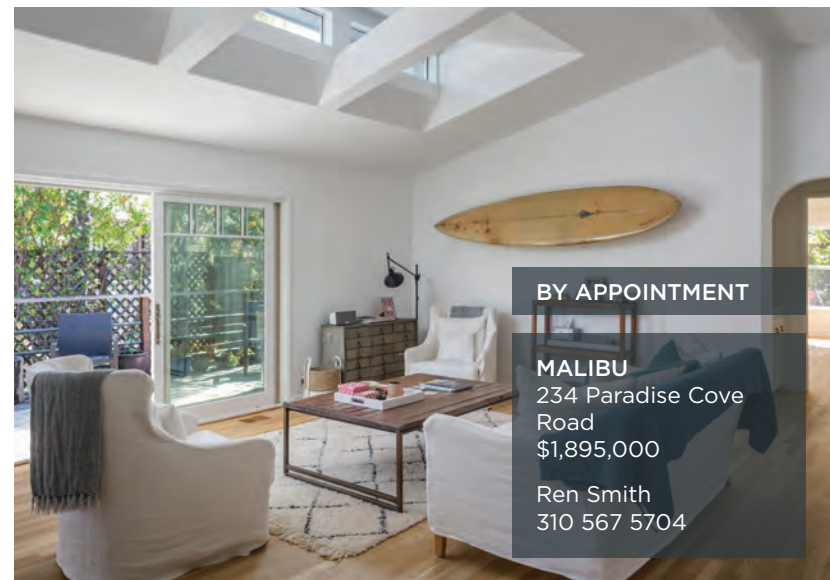
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\$5,995,000

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BY APPOINTMENT

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Henriett Novak
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Patty Ray
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Jory.Burton@sothebyshomes.com | 310.766.5679



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Julia Delorme 310.729.1649



BRENTWOOD | 3167StoneOak.com
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LOS FELIZ | 1940 North Western Avenue
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MALIBU | 18219 Coastline Dr., Unit 4
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weahomes.com/listing/33218-pacific-coast-hwy
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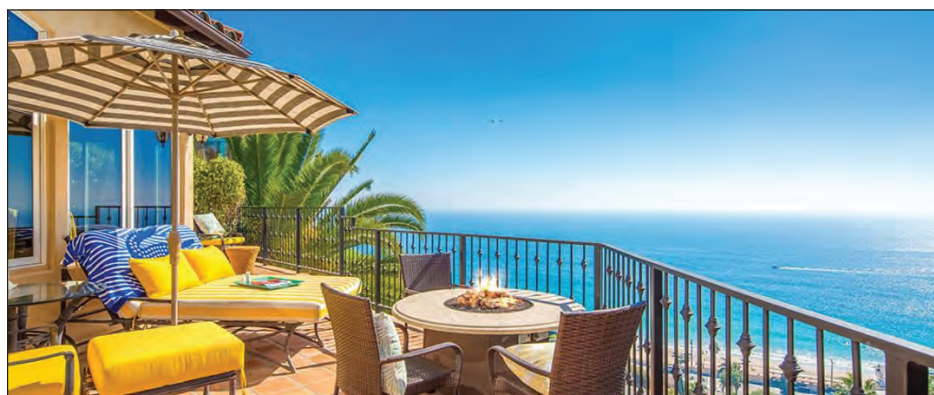
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SoCal is blessed with a Mediterranean-like climate that affords a fluid style of living between indoors and out. The goal of capturing that seamless relationship defined LA-based ShubinDonaldson's approach in adapting to the challenging climate of Dubai, which is quickly emerging as an ultramodern architecture mecca. They designed an estate located in a rugged area with a hidden beauty, as well as intense heat and severe sand storms. Three main ideas informed the aesthetic: 1) in response to the extreme climate, the home's upper volume is positioned as a windbreak, which enabled a pool to be incorporated at the interior courtyard level; 2) a series of concentric shell walls surround the property creating a solid and protective exterior, much like the petals of a flower, concealing a safe, oasis-like calm within; and 3) again using the upper building's volume and perimeter walls to screen the intense sun and unwanted views, the design allows one to visually appreciate filtered natural light from all the spaces. Finally, the warm tonality of the desert landscape influenced the materials selected. Regionally sourced limestone clads facades and precast concrete perimeter wall panels made from indigenous pigments and aggregate complement the soft natural shades of the region.

ShubinDonaldson Architects was founded in 1991 by principals Russell Shubin and Robin Donaldson as a design-based architectural practice that specializes in developing livable environments with a refined sensitivity toward the land, its users and context. In 2016, Mark Hershman became a partner at the firm.

www.shubindonaldson.com



Renderings by ShubinDonaldson

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: CLIFF MAY



SANTA BARBARA | \$19,500,000

Sensational Cliff May architectural estate. Approx. 4.25 flat acres, completely remodeled.

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CalRE #01368477

THE COLONIAL HOUSE



WEST HOLLYWOOD | \$2,600,000

Superbly and lovingly restored, this 3+3 home has all of its 1930's charm and glamour.

ALY DUNNE 310.321.2571
CalRE#01970392

ARCHITECT: JEFFREY EYSTER



LOS ANGELES | \$4,900,000

Incredible city, cyn, mtn vus. Spectacular trophy architectural. Indoor/outdoor lifestyle.

BRENDA CATALANO 310.777.6240
CalRE#00828758

STUNNING MID CENTURY MODERN

HOLLYWOOD HILLS



2617 LAUREL PASS

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- Beautiful kitchen & baths
- Large grassy yard

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ARCHITECTURAL WITH



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952 STONEHILL LANE
OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL | 310.979.3990

PANORAMIC VIEWS



This stylish residence defines chic, mid-Century living on a knoll with Getty and City Lights views. A solid wooden gate invites entrance into a private, romantic haven. The timeless beauty and panache of its era have been preserved and complemented with the most sophisticated renovations. Once you enter you will be captivated by fashionable style and tasteful ambiance. A serene contemporary, a unique retreat, ideal for the couple or single who demands a quiet private escape. \$3,695,000

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CHIC CONTEMPORARY ON A MAGICAL COVE IN MALIBU!

31972 PACIFIC COAST HIGHWAY, MALIBU



SALE PRICE

\$6,400,000



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BEL AIR

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LOWER BEL AIR MID-CENTURY



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TIFFANY MILLS

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TIFFANY@TIFFANYMILLS.COM | WWW.TIFFANYMILLS.COM

985 LINDA FLORA DRIVE

BEL AIR

\$4,299,000

OPEN TUESDAY 11-2

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1441 ORIOLE DRIVE

SUNSET STRIP

\$4,295,000

OPEN TUESDAY 11-2

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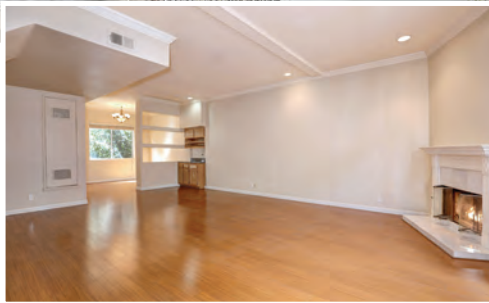


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Fabulous Townhome in Exclusive 6-unit Building

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7121 Hillside Avenue Unit 3 • Hollywood Hills West

- Immaculate updated sunlit townhome
- High ceilings throughout for added volume
- Striking wooden flooring throughout
- 3 vaulted-ceiling bedrooms and 2 baths upstairs
- Large master with walk-in closet
- Loft/office above master with direct access to large roof deck
- Roof deck features BBQ + wonderful city and hillside vistas
- "Great" room design with fireplace and bar
- Separate powder room for a total of 2.5 baths
- Superb kitchen with upgraded stainless appliances
- Private patio off of the "great" room
- Laundry inside of unit
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- Guest parking provided in the community garage
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\$839,000

Michael J. Libow
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- Totally charming sunlit home
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- Lovely formal dining room
- Separate family room and den/office overlook grounds
- Stunning nearly new center-isle kitchen with top appliances
- 3 generous bedrooms upstairs + maid's quarters downstairs
- Master retreat w/big sitting room/FP/luxe bath/walk-ins
- Outdoor dual-room bonus space with bath
- Lush deep grounds with patios/lawns/large pool/gazebo
- Sublime curb appeal on everyone's favorite Westend Flats' road
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Bel Air Tennis



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Court Estate



Drive over a quaint wooden bridge to a surprise - an enchanting resort-like estate. Play tennis in the morning on the championship court. Luncheon in the cool gazebo followed by a relaxing swim. Then take a nap in the charming library. Twilight cocktails on the wide veranda and an elegant dinner in the glamorous dining room. Completely remodeled throughout with finest materials and state of the art features, this 4 BR home is almost all on one story. Upstairs gym, media/billiard room and office are bonuses. \$9,750,000

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MID-CENTURY ARCHITECTURAL

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1129Angelo.com Offered at \$3,245,000 OPEN TUESDAY 11A-2P



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BRENTWOOD 121 N CANYON VIEW DR

Open Tues March 27th 11-2 · Catered Lunch
6 Bed · 8.5 Bath · Offered at \$7,695,000



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dianashirazi@yahoo.com
310.666.1666 | dre 01015935

ROCHELLE ATLAS MAIZE
rochelle@rochellemaize.com
310.968.8828 | dre 01365331

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WEST L.A. / BRENTWOOD

1310 ARMACOST AVE. #104

\$975,000 | 2^{BED} 2^{BTH} 1,740^{SQ. FT.}

OPEN TUESDAY 11-2PM

1310ARMACOST.COM

CHRISTINE QUINN
REALTOR ASSOCIATE

christine@ogroup.com | 310.871.7805

JASON OPPENHEIM
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IMPECCABLE VIEW PROPERTY ON THE SUNSET STRIP

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SUNSET STRIP

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\$5,295,000 OR \$24,500/MO.

3 BED 4 BTH | 3,708 SQ. FT.

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BERKSHIRE HATHAWAY | California Properties HomeServices



\$5,250,000 | 24279 Bridle Trail Rd, Hidden Hills | 6BD/9BA
Valerie Punwar | 818.618.8291
Lic # 01491245



\$6,950,000 | 23920 Linden Terrace, Calabasas | 6BD/10BA
Marc & Rory Shevin | 818.251.2456/818.251.2476 | Lic # 00559629/00671618



\$3,195,000 | 865 S Tremaine Ave, Hancock Park | 4BD/4½BA
L. Young/S. Dishell-Abbott | 310.777.2879 / 820.9372
Lic # 00999537/01234709



OPEN TUES 11-2

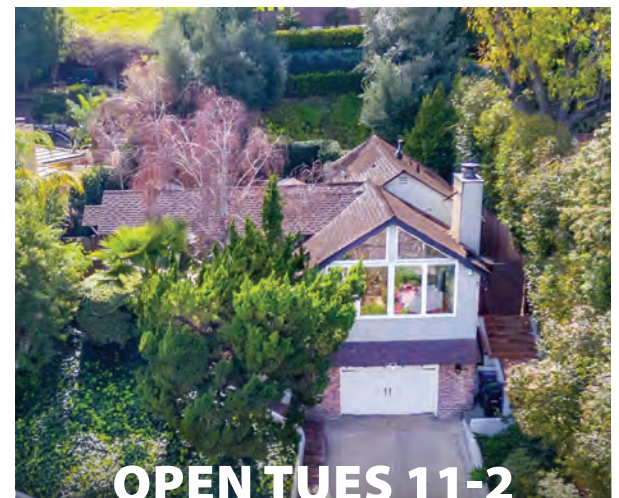
\$2,495,000 | 101 Ocean Ave #701D, Santa Monica | 2BD/2BA
Betty-Jo Tilley | 310.429.9833
Lic # 01001357



\$1,600,000 | 1037 Palms Bl, Venice | 4BD/3BA
Kristine Halverson | 310.737.8173
Lic # 01736854



\$3,695,000 | 70300 San Lorenzo Road, Palm Desert | 9BD/13BA
St. James + Canter | 310.704.4248 | Lic # 01810156/00949711



OPEN TUES 11-2

\$1,095,000 | 4195 Crisp Canyon Rd, Sherman Oaks | 2BD/2BA
Cameron/Spitz | 818.380.2151/818.817.4284
Lic # 00675971/00924610

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\$3,995,000 | 2320 Alta Avenue, Santa Monica | 4BD/3BA
Chris Hicks | 310.980.7980 | Lic # 01315836



\$4,175,000 | 1216 State St #R701, Santa Barbara | 2BD/2½BA
Cristal Clarke | 805.886.9378
Lic # 00968247



\$1,495,000 | 13650 Marina Pointe Dr #607, Marina del Rey | 2BD/2BA
Ryan Sokolowski | 310.344.0898
Lic # 01859461



\$1,449,000 | 5156 Dumont Pl, Woodland Hills | 3BD/3BA
Karen Thelin | 310.940.4480
Lic # 01312055



\$1,250,000 | 6250 Hollywood Bl #6E, Hollywood | 2BD/3BA
Matt Epstein | 818.789.7408
Lic # 01121162



\$848,000 | 332 W Avenue 41, Mount Washington | 2BD/1¼BA
Mancinelli/Moore | 323.578.3093
Lic # 01259427/01057987



OPEN TUES 11-2
\$1,995,000 | 3540 Beverly Ridge Drive, Sherman Oaks | 4BD/3BA
Scott Wynne | 818.294.4545 | Lic # 01291071

PALISADES | PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA

features of property. Info. is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. Buyer is advised to independently verify the accuracy of that information. Lic# 01317331

TWILIGHT WINE & CHEESE TUESDAY 5:30PM-7:00PM MUST RSVP TO ATTEND

THE WILSHIRE

Only once in a while does a sophisticated home like this become available in the highly coveted residence, "The Wilshire" - catering to the most discerning buyers' needs & epitomizing ideal LA living. Exit off the elevator into your personal foyer, enter an elegant, serene retreat w/ spectacular unobstructed panoramic ocean/city views. The 3 bed, 2.5 bath home flows w/ one of the greatest entertaining spaces on the Corridor. Exquisite living & dining rooms feature floor-to-ceiling windows, custom cabinetry, private garden patio & fireplace. Wood floor from Vermont barn. Refined culinary cook's kitchen has top-of-line appliances. The en-suite master has 2 ample walk-in closets, private terrace, Zen bath w/ mosaic tile, Jacuzzi, & a generous shower. The versatile second & third bedrooms are complete w/ custom built-ins ideal for office, den or guest room use. 2 parking spaces, dedicated electric charging station & private storage. **Please RSVP to marcy@marcyroth.com**

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Beautiful Romantic Contemporary Cottage Entertainer's paradise feat an indoor/outdoor sun-drenched loft-style living area w/2x height ceilings, hardwood flrs and fireplace seamlessly connected to the wrap around patio, multi-terraced yard & English Garden. 4 parking spaces.



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ENCINO HILLS
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 DAVID KRAMER 310.691.2400
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\$3,995,000
 BRETT LAWYER 310.858.5402
 OPEN TUESDAY 11-2



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1883

RISING GLEN
SUNSET STRIP

Open Tuesday

11AM-2PM | TWILIGHT 6PM-8PM

\$6,495,000

1883RisingGlen.com

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DRE 01358268

SAMARA SAFFIAN

818.970.1171
DRE 01036043

 HILTON & HYLAND

 Dilbeck
REAL ESTATE



1317 CORDELL PL | SUNSET STRIP

\$3,995,000 | OPEN TUESDAY 11-2



This gorgeous fully renovated traditional, tucked away on a cul-de-sac in prime lower Doheny Hills, combines custom architectural detail, views, a landscaped street-to-street hillside lot, and a separate unique vintage artist's cottage. Spacious living room with beamed ceiling and hardwood floors overlooks the swimming pool/views then opens to a charming outdoor patio with fireplace. State of the art chef's kitchen boasts stainless steel appliances, quartzite counters, large center island, and opens to a formal dining room and an out-

door breakfast terrace. The master bedroom suite offers views, a beautifully finished bathroom, and an outdoor patio. There is also a guest bedroom suite, a wood-paneled suite which can be used as an office or third bedroom, an attached 2 car garage with driveway, and a finished basement. The home is fully automated with Control 4 technology. The artist's cottage has stone floors/fireplace, beamed ceilings, and expansive city views plus garden pathways and a brick patio. A one of a kind value in this location!

 BRETT LAWYER

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9,000+SF HOUSE + 3,000SF GUEST HOUSE ON 1.6 ACRE LOT | BRENTWOODNEFFESTATE.COM
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— BRENTWOOD MANOR —
GUEST HOUSE, SCREENING ROOM AND TENNIS PAVILION



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310.492.0735
DRE 00475038

GUY LEVY
Guy@LindaMay.com
310.492.0734
DRE 01374536

HH HILTON & HYLAND



THE
Californian

ON WILSHIRE
UNIT #1604



BY APPOINTMENT ONLY
\$4,995,000

DREW FENTON
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“Rutherford House”, 1936
The Jewel of Beverly Hills



826 Greenway Drive
New Price \$31,900,000

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EXCLUSIVE REPRESENTATION:



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NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.

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\$9,750,000 including furnishings curated by SFA design

3 bed, 5 bath / 5078 SF living

1251 SF terrace / 4 parking spaces

3% TO BUYER'S AGENT



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* This is the new Hollywood.

NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.

THE VISTA.

\$8,750,000 including furnishings curated by SFA design

3 bed, 4 bath / 4708 SF living

827 SF terrace / 4 parking spaces

3% TO BUYER'S AGENT



BEN BACAL

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benbacal@gmail.com

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MICHELLE MONTANY

Vine Street Realty

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BRE #01731312



ABOVE THE PENTHOUSES

W-ABOVETHEPENTHOUSES.COM

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24818 PACIFIC COAST HIGHWAY

MALIBU

OPEN WEDNESDAY
MARCH 28TH, 10-12:30PM

\$27,500,000
6 BEDROOMS
7 BATHROOMS
13,000 SQ. FT.
74,919 SQ. FT. LOT

Spanning more than 1.7 bluff-top acres in the heart of Malibu, this magnificent French Regency style estate epitomizes modern luxury in one of the world's most desirable locales, showcasing unrivaled craftsmanship, spectacular grounds and breathtaking ocean and city light views.

Beyond a walled and gated entry, a long, private drive past expansive lawns and old-world gardens leads to the two-story main house, flanked by a grand circular motor court. Doors open to opulent interiors on par with the world's finest resorts. A stately entry showcasing soaring ceilings and a striking staircase opens to grand-scale living spaces, including an ocean-view great room lined with French doors that foster an effortless flow to the picturesque grounds and views beyond. A voluminous chef's kitchen boasts a large marble center island, breakfast area and adjacent formal dining room. A theater, billiards room, and six expansive bedroom suites, including an elegant, ocean-view master with dual bathrooms and showroom closets, complete the main house. Two exceptional guest houses are privately sited on the property; a charming one-bedroom, one-bathroom cottage with a full kitchen, living room and fireplace, and a second guest house with a fully equipped gym, voluminous suite and one-bedroom, one-bathroom staff quarters with a kitchen.

SANDRO DAZZAN

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MAURICIO UMANSKY

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LIC. # 01222825



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THEAGENCYRE.COM



9894 BEVERLY GROVE DRIVE

BEVERLY HILLS



MODERN MASTERPIECE WITH UNOBSTRUCTED PANORAMIC CITY AND OCEAN VIEWS

Modern masterpiece offered fully furnished with design and custom furnishings by C.W. Eisner. Set behind gates offering privacy on a promontory with unobstructed city and ocean views from almost every room. Open floor plan with French white oak floors, Fleetwood floor to ceiling doors and windows, trimless lighting, elevator and Savant smart system. Resort like grounds with infinity edge waterfall pool and spa, outdoor kitchen and shower, a secret garden and expansive viewing terraces.

OPEN TUESDAY 11-2PM

NEW LISTING | \$11,995,000

APPROX. HALF AN ACRE LOT



JAMES HARRIS

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LIC. # 01909801

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NEW LISTING

8046 OKEAN TERRACE | SUNSET STRIP

OPEN TUESDAY 11-2 PM

EXTENSIVELY REIMAGINED MID-CENTURY MODERN ESTATE

\$5,995,000 | 3 BEDS | DEN/OFFICE | 1 ACRE+ LOT

Extensively reimaged mid-century modern estate, with impressive scale and volume, presiding on a lushly landscaped over an acre lot, in a quiet Hollywood Hills enclave, featuring a breathtaking entry, framing picturesque canyon and sweeping treetop views and a vanishing-edge pool and spa. Extraordinary grounds with firepit, barbecue area, party gazebo with bar, play area and artist's studio, are drawn inside through expansive, pocketing walls of glass, unveiling an incredible indoor-outdoor flow. Gourmet kitchen showcases Thermador appliances, walnut custom cabinetry and an oversized island. The master suite boasts a spa-like bathroom and envious boutique-inspired closet. Impeccable craftsmanship prevails, with two additional guest bedrooms, custom built-out office, and, on its own level is a media and bar area, which can be easily configured as a guest suite. Escape to this sanctuary retreat, perfect for relaxing and entertaining. Crestron home automation and eight off-street parking spots.

BILLY ROSE

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NEW PRICE

2539 BENEDICT CANYON DRIVE | LOS ANGELES

OPEN TUESDAY 11-2PM
BRUNCH PROVIDED - AUSTRALIAN CRAFTED DRINKS BY LONGSHOT COFFEE

\$845,000 PRICE REDUCTION

\$4,950,000 | 5 BEDS | 7 BATHS | 6,837 SQ. FT. | 27,657 SQ. FT. LOT

Gated compound with lush gardens up a private driveway. Light filled entertainment areas, elevator, patios, and terraces. Chef's kitchen with breakfast area and terrace. Dining, media and living room grace the lower level. Master suite with sitting area, fireplace, dual closets and access to a Zen like Japanese garden. Across the lush pool area with grotto and water slide, lies the guesthouse with private entrance, beamed ceilings, bedroom, gym, bath, and indoor-outdoor entertaining areas

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LIC. #01933070



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NEW LISTING

143 S. ROCKINGHAM AVENUE | BRENTWOOD

OPEN TUESDAY 11-2PM | ONLY OPPORTUNITY TO VIEW THE HOUSE

ALL OFFERS TO BE SUBMITTED BY THURSDAY 29TH 5:00PM

\$7,995,000 | 4 BEDS | 5 BATHS | 4,355 SQ. FT. | 23,522 SQ. FT. LOT

Unique development opportunity in Brentwood Park to build a dream estate on one of the most desirable streets in Los Angeles, west of the 405 freeway. With a lot size of approximately 24,000 square feet and in a prime location near Paul Revere Charter Middle School, golf courses, restaurants and shopping areas, rarely does an opportunity like this become available. This is an opportunity not to be missed.

SANTIAGO ARANA

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An international associate of Savills

THEAGENCYRE.COM





NEW PRICE

6115 W. 6TH STREET | BEVERLY GROVE

OPEN TUESDAY 11-2 PM

THOUGHTFULLY DESIGNED NEW MODERN IN BEVERLY GROVE

\$3,849,000 | 5 BEDS | 4.5 BATHS | 5,187 SQ. FT. | 7,933 SQ. FT. LOT

Hedged-in and standing tall in the heart of Beverly Grove, this new modern concept by PERS Development is a stunning demonstration of architecture and technology. Nearly 5,200 SF, this thoughtfully designed 5-bedroom, 4.5-bathroom smart-home is situated on an 8,000-SF lot. 20-foot ceilings frame a dramatic entry. Floor-to-ceiling Fleetwood glass doors open to the pool with barbecue and grassy pad. The kitchen is expansive and equipped with custom cabinetry, new appliances, and unrivaled storage.

BEN BELACK

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LIC. #01900787

ANDREJ NAGY

ANagy@TheAgencyRE.com
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NEW LISTING

1109 LAKE STREET | VENICE

OPEN TUESDAY 11-2 PM

TURNKEY VENICE TRADITIONAL

\$1,875,000 | 4 BEDS | 2 BATHS | 1,640 SQ. FT. | 5,169 SQ. FT. LOT

A magnificent blend of traditional style and California ease, this turnkey home features an open single-story floor plan with large private pool. An abundance of natural light and hardwood floors with cozy fireplace deliver warmth and ease to this contemporary sanctuary. Features include newly renovated kitchen with center island, stainless steel appliances and under cabinet LED lighting. Conveniently located to Penmar Park with new shops, restaurants and cafes along Rose Avenue and Lincoln Blvd.

MICHAEL GRADY

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JAGGER KROENER

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NEW LISTING

244 N. ROSSMORE AVENUE | HANCOCK PARK

OPEN TUESDAY 11-2 PM

BEAUTIFULLY RE-IMAGINED SPANISH CONTEMPORARY

\$4,750,000 | 6 BEDS | 5.5 BATHS | 6,437 SQ. FT. | 21,677 SQ. FT. LOT

A gorgeous redesigned Spanish contemporary set in prime Hancock Park. This sprawling tennis court estate sits on almost half an acre and features a sparkling pool and spa, outdoor kitchen, and covered dining area. With nearly 6,500 square feet of grand living space, this stately home seamlessly blends original period details with new, modern design.

JON GRAUMAN

JGrauman@theagencyre.com

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LIC. #01469825



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NEW LISTING

712 N. ALPINE DRIVE | BEVERLY HILLS

OPEN TUESDAY 11-2PM

\$29,500/ MO | 6 BEDS | 8 BATHS | 7,122 SQ. FT. | 15,555 SQ. FT. LOT

This French Normandy estate is located in the heart of the Beverly Hills Flats. The main level consists of chef's kitchen, family room, bar area, dining room and large living room. Second level includes five bedrooms plus large master suite with dual bathrooms. Additional features include a gym, hardwood and slate floors, crown moldings, French doors with beveled glass, and library. The outdoor area is completed by pool and spa along with guest house.

BLAIR CHANG

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LIC. #01248419

JOEY BRAUER

JBrauer@TheAgencyRE.com
424.271.3341
LIC. #01949799



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NEW LISTING

815 N. TIGERTAIL ROAD | BRENTWOOD

OPEN TUESDAY 11-2 PM

CROWN JEWEL OF BRENTWOOD

\$11,495,000 | 6 BEDS | 9 BATHS

Located on one of the most iconic streets in Los Angeles, this architectural modern masterpiece is the crown jewel of Brentwood. This fabulous new construction has unobstructed ocean views from every room and an abundance of light and outdoor living space. This property is the embodiment of the quintessential California lifestyle. Featuring a chef's kitchen, home theater, Australian Oak cabinetry, onyx bar, wine cellar, designer fixtures and finishes. Built to entertain with total privacy.

ARI SHRAM

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LIC. # 01863613



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NEW LISTING

9314 OAKMORE ROAD | BEVERLYWOOD

OPEN TUESDAY 11-2PM - CATERING PROVIDED

BEVERLYWOOD TRADITIONAL NEW CONSTRUCTION

\$4,395,000 | 6 BEDS PLUS OFFICE | 6 BATHS | 4,733 SQ. FT. | 7,511 SQ. FT. LOT

This beautifully crafted 6-bedroom, 3-story traditional 2018 new construction is located in the heart of the Beverlywood HOA. First floor opens up to a formal living room, large dining room, kitchen, and family room which opens to the entertainers' back yard, offering the desirable indoor-outdoor flow. A 1-bedroom suite, office, and powder room, complete the first floor. Four ensuite bedrooms plus oversized master, which boasts an incredible walk-in closet and massive spa-like bathroom upstairs.

MEIR KROLL

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LIC. #01864039



An international associate of Savills

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7436 DEL ZURO DRIVE

NICHOLS CANYON



OPEN TUESDAY 11-2PM

Perched in the heart of Nichols Canyon within the wonderful Hollywood Hills. The Mediterranean revival style home is wrapped in lush landscaping that combines both tropical and temperate elements. Similarly, the interior design couples old-world Mediterranean styling with a rich modern feel. A complete renovation has brought new life to this home. An open floor plan makes entertaining much more enjoyable. The luxurious master suite affords the utmost in privacy as it is on a floor of its own.

JOHN TASHTCHIAN

John.t@TheAgencyRE.com

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LIC. #01453364



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LUNCH & COFFEE CATERED - VALET PROVIDED

NEW LISTING | \$2,395,000

3 BEDS

3 BATHS

2,642 SQ. FT.

8,720 SQFT LOT





NEW LISTING | OPEN TUESDAY 11-2PM

3532 CAMINO DE LA CUMBRE | SHERMAN OAKS | \$1,699,000
3 BEDS | 3.5 BATHS | 2,690 SQ. FT. | 8,714 SQ. FT. LOT
CO-LISTED WITH STEFAN POMMEPUY | LIC. # 01817077



BY APPOINTMENT ONLY

17414 MAGNOLIA BLVD | ENCINO | \$3,395,000
6 BEDS | 8 BATHS | 6,800 SQ. FT. | 26,180 SQ. FT. LOT
CO-LISTED WITH JAMES HIRSCH | LIC. # 01970186



NEW LISTING

4910 BREWSTER DRIVE | TARZANA | \$2,299,000
6 BEDS | 7 BATHS | 6,209 SQ. FT. | 30,808 SQ. FT. LOT
CO-LISTED WITH DANIEL OHANA | LIC. # 01941646



BY APPOINTMENT ONLY

4816 TOPEKA DRIVE | TARZANA | \$3,749,000
5 BEDS | 6 BATHS | 6,108 SQ. FT. | 86,279 SQ. FT. LOT
CO-LISTED WITH INGRID SACERIO & JON GRAUMAN | LIC. # 01905431 & 01469825

CRAIG KNIZEK

CKnizek@TheAgencyRE.com

424.230.3718

LIC. # 01377932



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OPEN TUESDAY 11 - 2 PM



Sunset Strip/West Hollywood

8787 SHOREHAM DRIVE # 608

LUXURIOUS/MODERN CONDO WITH PANORAMIC CITY TO OCEAN VIEWS

Offered at \$599,000 | www.ShorehamTowers608.com



Kevin Keyser

DRE: 01700377 | 323.877.2040

KeyserHomes@gmail.com

SUNSET STRIP BROKERAGE | 9255 Sunset Blvd, Mezzanine., West Hollywood, CA 90069 | sothebyshomes.com

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THE BEST BUY IN DEEP CANYON



AFA SHAFa
Director, Estates Division
310.748.8050
afashafa@gmail.com
pacificunionla.com/afashafa

2753 DEEP CANYON DRIVE BEVERLY HILLS POST OFFICE

Delightful 2-story gem, recently renovated and adorned with lavish finishes and a floor plan that is perfect for large scale entertaining. The remodeled kitchen with stainless steel, top of the line appliances opens to the family room with fireplace. Dramatic, private living room with a cozy conversation pad. Park-like backyard and separate pool is ideal for parties and playing. Upstairs there is a master suite, 3 other bedrooms and a second family room/movie theater.

[2753deepcanyon.pacificunionla](https://www.pacificunionla.com/2753deepcanyon)

Offered at \$2,849,000



BY APPOINTMENT

AGOURA HILLS
29194 Old Mill Creek Ln
\$2,999,000

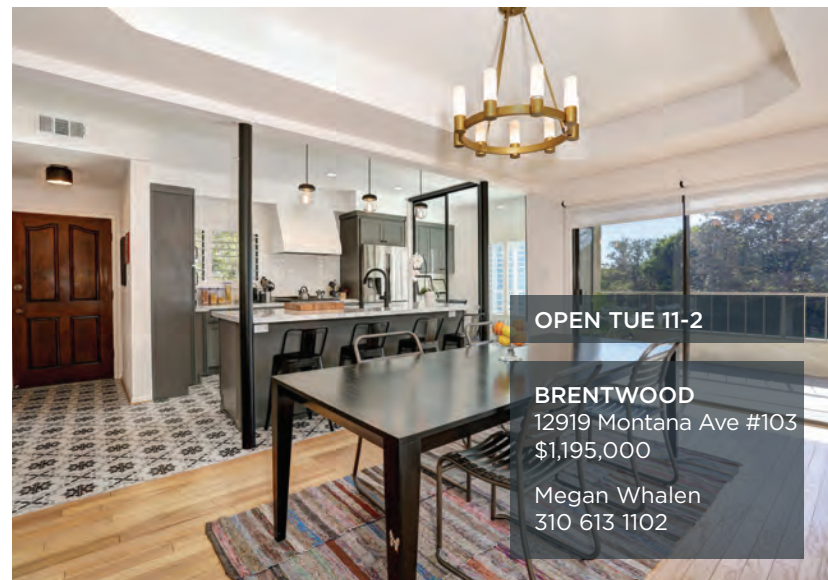
Daniel Lowe
310 420 6531



OPEN TUE 11-2

WESTCHESTER
5974 W. 75th Street
\$1,395,000

Julie Prewitt
310 927 0360



OPEN TUE 11-2

BRENTWOOD
12919 Montana Ave #103
\$1,195,000

Megan Whalen
310 613 1102

1492 BLUE JAY WAY
HOLLYWOOD HILLS

\$9,000,000

OPEN TUESDAY 11-2

JOE BABAJIAN
310.623.8800
joe@joebabajian.com
CalBRE# 00813384



1486 BLUE JAY WAY
HOLLYWOOD HILLS

\$12,000,000

OPEN TUESDAY 11-2



JOE BABAJIAN
310.623.8800
joe@joebabajian.com
CalBRE# 00813384



Open Tuesday 11-2 | 1908NBeverlyDrive.com

BHPO | 1908 N Beverly Drive | 4BD/4.5BA | 3,000± | \$2,950,000 | web: 0027964
Mid-century | Wine Cellar | Sky-lit Entry | High Ceilings | Pool | Mountain Views | Prime Location

DREW MANDILE • DEAN MANDILE • BROOKE KNAPP
DrewAndBrooke.com | Drew@DrewAndBrooke.com | 310.749.7124

1908 North Beverly Drive

1908NBeverlyDrive.com



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INTERNATIONAL REALTY

OPEN TUESDAY 11 - 2 PM

830 PALM AVENUE

West Hollywood | Zoned R4B



2BD/1BA | Gated | Outdoor Space | On-site Parking | \$1,495,000

This unique, charming and centrally located single family home is Zoned R4B. A gorgeous Residence or flexible Live/Work space or a highly functional, convenient location for Business. Solar powered & fully gated, the property is ideally situated to experience the very best of West Hollywood. Endless possibilities await with multiple outdoor spaces, large vegetable garden, on-site parking, easy access to mass transit and an overall private compound feel.



Patrick Martin

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PatrickMartin323@sbcglobal.net

Sotheby's
INTERNATIONAL REALTY



Malibu

6648ZUMIREZDR.COM

5BD/5BA | 4,883± sq.ft. | \$9,995,000

Situated on highly desirable Zumirez Drive, Point Dume, an easy golf cart ride to one of the most exclusive private beach accesses in California, is this sophisticated tropical inspired Zen paradise. Enter through gates and under a lush pergola to this comfortable, elegant, five bedroom featuring Brazilian Cumaru hardwood floors, photovoltaic solar, LED lighting – all creating a healthy, efficient and sustainable life style. Indoor/outdoor living flows naturally through effortless Fleetwood pocket sliding doors. Luxurious finishes including Miele Kitchen and polished custom concrete radiant heated floors. High beamed ceilings in the dining / living great room with pocket doors opening to both the back outlook and to the pool area. Luxurious master opens to pool and spa and master bath opens to additional outdoor shower area. This property is also a Platinum LEED home (highest rating Leadership in Energy and Environmental Design). Sustainable non VOC (Volatile Organic Compound) materials including bio lime plaster walls throughout, with soothing green belt and mountain views.



James Respondek

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PACIFIC PALISADES BROKERAGE | 15308 Sunset Boulevard, Pacific Palisades, CA 90272 | sothebyshomes.com

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INTERNATIONAL REALTY

READY TO SELL? LOOKING TO BUY?

IT'S TIME FOR ELLIMAN



BEVERLY HILLS | NEW LISTING | 1029 HANOVER DRIVE | \$45,000,000
5-BR, 8-BA Web# 18320176 Josh & Matthew Altman O: 310.819.3250



CHEVIOT HILLS | 3133 GILMERTON AVENUE | \$7,000/MO | 3-BR, 2-BA
Web# 18323476 Michelle Oliver M: 310.734.2653



HOLLYWOOD HILLS | 1249 NORTH DOHENY DRIVE | \$7,995,000 | 6-BR, 7-BA
Web# 18307806 Josh & Matthew Altman O: 310.819.3250 Heather Altman
M: 310.924.4664



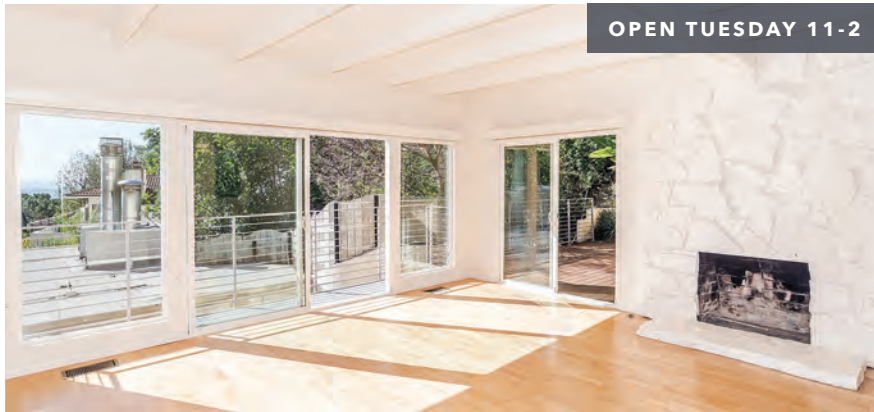
LAGUNA VILLAGE | NEW LISTING | 2529 SOUTH COAST HIGHWAY
\$27,000,000 | 12-BR, 11-BA Web# OC18045257 Josh & Matthew Altman
O: 310.819.3250



MALIBU | NEW LISTING | 197 PARADISE COVE ROAD | \$1,975,000
3-BR, 2-BA Web# 18324814 Juliette Hohnen M: 323.422.7147



SUNSET STRIP | 1416 BLUEBIRD AVENUE | \$6,495,000 | 5-BR, 6-BA
Web# 18318978 Jeeb O'Reilly M: 310.980.5304 Tori Barnao M: 323.633.1878



SUNSET STRIP | NEW LISTING | 1714 QUEENS COURT | \$1,395,000
2-BR, 2-BA Web# 18324686 Eric Purcell O: 310.595.3882



VENICE | 917 NOWITA PLACE | \$4,350,000 | 4-BR, 3-BA Web# 18315214
Juliette Hohnen M: 323.422.7147



WEST HOLLYWOOD | NEW LISTING | 1609 MAGNETIC TERRACE
\$19,995,000 | 6-BR, 8-BA Web# 17297830 Josh & Matthew Altman
O: 310.819.3250



WEST HOLLYWOOD | 8827 BETTY WAY | \$1,300,000 | 3-BR, 2-BA
Web# 17292840 Eric Purcell O: 310.595.3882



WEST HOLLYWOOD | NEW LISTING | 8814 BETTY WAY | \$1,295,000
3-BR, 2-BA Web# 18324426 Eric Purcell O: 310.595.3882



WESTWOOD | 920 MALCOLM AVENUE | \$2,499,000 | 3-BR, 2-BA
Web# 18325394 Ned Brown O: 310.270.9288

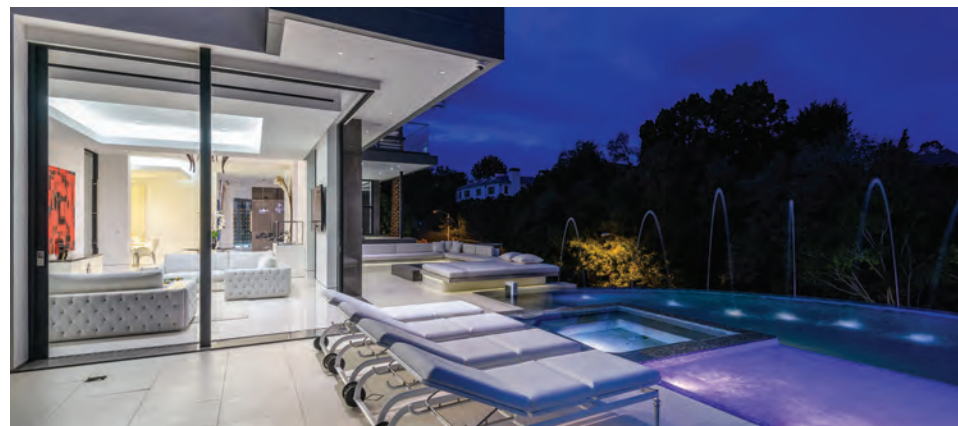


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OPEN TUESDAY 11-2



THE HANOVER HOUSE NEW LISTING | OPEN TUESDAY 11-2

Beverly Hills | 1029 Hanover Drive | \$45,000,000 | 5-BR, 8-BA | The Hanover House is one of the most anticipated new moderns to ever hit the market in Beverly Hills. This incredible Roman James design raises the bar for ultimate luxury. The panoramic windows of this architectural home offer commanding views of the best Beverly hills has to offer. Among its unrivaled offerings are two pools, movie theater, full bar, and a full-sized tennis court. Highlights of this designer home are listed but to experience the vastness, the attention to detail and incredible open flow of the floor plan one must tour it. **Web# 18320176**

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

Realtors®

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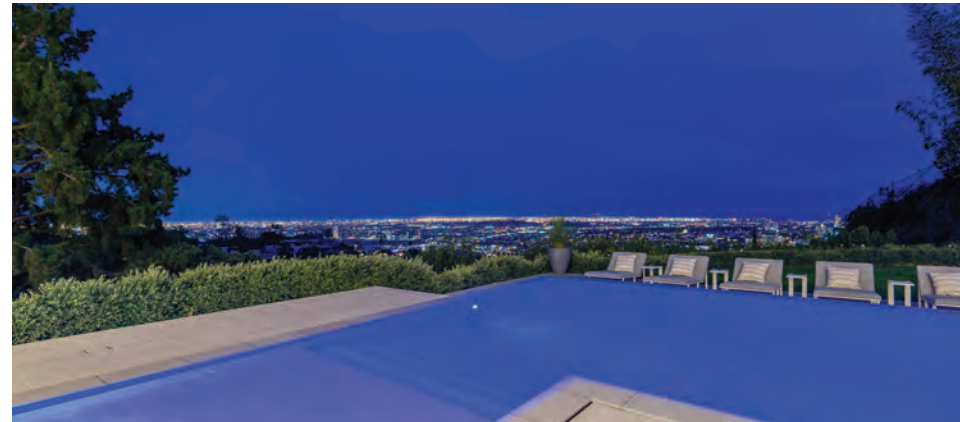
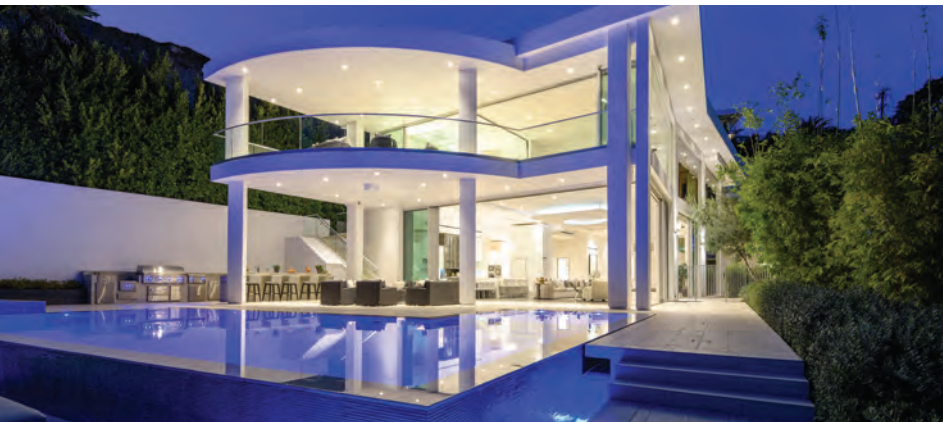
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OPEN TUESDAY 11-2



HOLLYWOOD HILLS SHOWPLACE NEW LISTING | OPEN TUESDAY 11-2

West Hollywood | 1609 Magnetic Terrace | \$19,995,000.00 | 6-BR, 8-BA | Situated above Sunset Bouvelard on a quiet cul-de-sac: an astonishing 6-BD, 8-BA, modern home lined with breathtaking city views. Enter through the gated driveway to find the sprawling approx. 12,000 sf 3-story showplace. The home features an approx. 2500 sf living area, large chef's kitchen with oversized island and butler's pantry, and its own wellness center/salon. Retire to the massive master suite with an office, 2 walk-in closets, and infinity bath tub. Entertain by the 30,000-gallon infinity pool, outdoor kitchen, theater, and Tuscan olive garden, all while taking in the endless views from atop the Hollywood Hills. **Web# 18324614**

AB THE ALTMAN BROTHERS

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OPEN TUESDAY 11-2



NEW CONSTRUCTION CUSTOM ARCHITECTURAL NEW LISTING | CATERED LUNCH & COFFEE CART

Santa Monica | 418 Hollister Avenue | \$3,490,000 | 4-BR, 3-BA | Ocean Park new construction near Santa Monica Beach. This 4 bedroom architectural luxury home is close to freeway and light rail for easy access to downtown LA, Beverly Hills, LAX and Silicon Beach. It's urban, low-maintenance design is perfect for the consummate traveler or beach lover to lock up and go. Dream garage for a car enthusiast or collector is ready for a charger with an epoxy floor and high ceiling for a future car-lift. Open floor plan and Fleetwood doors for indoor/outdoor living. One bedroom/office with separate entrance & $\frac{3}{4}$ bath is downstairs for a flexible floor plan. **418Hollister.com Web# 18322842**



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STYLISH HOME IN MALIBU'S PARADISE COVE NEW LISTING | SHOWN BY APPOINTMENT ONLY

Malibu | 197 Paradise Cove Road | \$1,975,000 | 3-BR, 2-BA | Stylishly updated home in Malibu's Paradise Cove with canyon and partial ocean views. This lovely 3 bedroom, 2 bathroom home has a sought-after corner location and low space rent. Light-filled and recently updated with hardwood floors, rustic barn doors, and other high-end finishes. Ideal for weekend getaways or as a primary residence, Paradise Cove presents a great chance to live in Malibu and enjoy the beaches of Point Dume. 197ParadiseCove.com Web# 18324814



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RODEO REALTY

265 S La Peer

Beverly Hills CA 90210

4 Bed | 3.5 Bath | Guest House | \$2,399,000



Open March 27th 11-2pm



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Private Laurel Canyon Hideaway

COMPASS



\$795,000 | 2 Bed | 2 Bath
8511 Nash Drive, Laurel Canyon
Open House March 27, 11am-2pm

- Completely remodeled
- Master suite occupies the entire upstairs
- Multiple outdoor spaces with canyon views
- Perfect condo alternative or pied a terre
- Peaceful cul-de-sac



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GRACIOUS SOUTHERN COLONIAL



OPEN TUESDAY 11 - 2

7529 FRANKLIN AVENUE - HOLLYWOOD HILLS

\$3,995,000

Rare Southern Colonial design circa 1912 set high above the street behind hedges to afford privacy and views. Grand, light-filled entry parlour opens to living room, formal dining room, eat-in kitchen, and lower level guest bedroom with bath. Upstairs includes master suite, two additional family bedrooms, and sun room. Extensive outdoor decking with veranda, barbecue area, and pool. Two-story accessory structure providing a gym with steam shower on the lower level and a one-bedroom guest house equipped with kitchenette and bath upstairs. Film buffs will recognize the house from "Rebel Without A Cause"; very apropos for this significantly historic residence adjacent to Wattles Park and within close proximity to Hollywood and the Sunset Strip.

- X** 4 Bedrooms
- X** 3 1/2 Bathrooms
- X** Guest House
- X** Walled and Gated for Privacy
- X** Veranda and Pool
- X** Multi-Zone HVAC System
- X** Home Gym
- X** Formal Dining Room

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