

## 01 Beverly Hills

Single Family

TUESDAY

<b>1029 HANOVER DR</b>	Open	11-2	<b>NEW</b>
<b>\$45,000,000</b>	5+8	MODERN	



**THE HANOVER HOUSE**

One of the most anticipated new moderns to ever hit the market in Beverly Hills. This incredible Roman James design / build raises the bar for ultimate luxury, located on arguably the best street in Beverly Hills just outside Holmby Hills. 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.

Joshua & Matthew Altman 3108193250  
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

<b>430 WALKER DR</b>	Open	11-2	<b>NEW</b>
<b>\$10,995,000</b>	8+11	CONTEMPORARY	



**INVESTOR DEVELOPER UPSIDE IN BEVERLY HILLS**

Huge Flat View property at the top of Trousdale. Approximately 30,000 SF Lot. City/Ocean/Mountain views. Beverly Hills City Approved plans available upon accepted offer. Plans not included with asking price but negotiable.

MLS#18-323718  
Joyce Rey 3102662777  
COLDWELL BANKER

Colisted w/Timothy Di Prizito

<b>410 WALKER DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$7,995,000</b>	3+4	CONTEMPORARY	




**COME FOR JETLINER VIEWS AND COFFEE CART**

Beautifully designed Sophisticated 3BR, 3.5BA + Den home in Trousdale w/explosive jetliner views of city, mountains & marina. Entr into this priv oasis which entails open flr plan for ent, tile entry, HW flrs, a grmet chef's kit w/walk-in pan, Sub Zero & Viking appli opens to brkft area, Lg fam rm w/FP, flr to ceiling windows, DR, + office/den w/FP. Lavish mstr suite lrg walk-in closet, sliding drs that lead to patio, 3rd BR en suite & Ldry rm off kit. Surround sound throughout

MLS#18-325154  
Susan Kastner 310-382-8555  
PACIFIC UNION INTERN

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

<b>1007 SUMMIT DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,895,000</b>	4+4		



**INCREDIBLE DEVELOPMENT OPPORTUNITY IN COVETED BEVERLY HILLS**

Charming mid-century modern home boasts original details. Generously sized living & dining areas feature Parquet wooden flooring & floor-to-ceiling windowst. The home benefits from an open, spacious floorplan & sits on a mostly flat lot. The garden is enclosed by lush landscaping & fruit trees. Relish the home's unique character by restoring its timeless design or build the ultimate estate. The prime location of this home provides easy access to the finest that Beverly Hills has to offer.

Sally Forster Jones 310.579.2200  
COMPASS

1007Summit.com

<b>710 N REXFORD DR</b>	Refresh.	11-2	592F7	<b>red</b>
<b>\$12,175,000</b>	12500000	5+8	MEDITERRANEAN	



**REDUCED TO SELL & OWNER MAY CARRY! INCREDIBLE OFFERING**

Prime Flats 700blk location. Appx. 8700sf, this gorgeous ItalianEstate is beautifully set on an apprx 19,267sf flat lot w/total privacy. Amazing backyd. Remodeled, pristine condition, filled w/charm, warmth & quality. LivRm, FDR, custom WineRm, FamRm & huge professional, showroom-quality chef's Kitchen. MasterRetreat w/2 baths, SittingRm, Gym & Office. Downstairs full-sized suite great for guests or those needing a 1st flr bedrm. Walnut HW flrs. Gated motorcourt, circular drive& 2-car garage.

MLS#18-300098  
Tania Ferris 3107138234  
COLDWELL BANKER

710Rexford.com

<b>348 N REXFORD DR</b>	Refresh.	11-2	<b>red</b>
<b>\$3,400,000</b>	4+3.5	TRADITIONAL	




**PRICE REDUCED!! THE OPPORTUNITY WILL NOT LAST !!**

1st time on market in decades! Immaculate traditional family home is located in a prime central location of Beverly Hills. It is nearly 3000SF on a 6779 SF lot. Adj. to a landscaped park maintained by the city of BH.This 4 bed 3.5 bath has center hall floor plan and hardwood floors in most rooms. Family room with wet bar and stone fireplace opens out to the backyard, ideal for entertaining & huge 4th bedroom with bath upstairs with balcony. This Opportunity Will Not Last !!

MLS#18-311970  
Alicia Shen 424-279-2900  
BERKSHIRE HATHAWAY H

<b>1296 MONTE CIELO DR</b>	Open	11-2	<b>rev</b>
<b>\$13,870,000</b>	7+11		



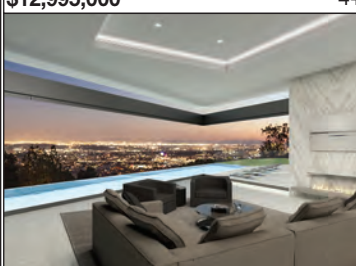
**PRIVATE TUSCAN ESTATE**

Newly Built Beverly Hills estate on aprx. 36,000 sf lot. Gated motor court surrounded by lushly landscaped grounds. Main house: 5 BA + 9 BA. Detached 2 sty. guest house features 2 studios + 2 baths. Elegant 2 sty. entry with sweeping staircase. Boundless living room with fireplace. Extensive formal dining room. Master with sitting room overlooks grassy yard w/pool & spa. Chef's kitchen replete with granite counters. State-of-the-art theater. Wine cellar, sauna, elevator, gym.

MLS#18-306788  
Peter Whyte 310-777-6327  
COLDWELL BANKER

Beverly Hills School District

<b>510 USHER PL</b>	Open	11-2	<b>rev</b>
<b>\$12,995,000</b>	4+5	MID-CENTURY	



**PRIME, RIM PROMONTORY ESTATE SITE IN TROUSDALE ESTATES**

Trousdale Estates offers some of Beverly Hills' most lucrative development opportunities. This one story mid century modern is perfectly situated with ample flat land for building. The current home offers the perfect situation of a living space that opens right onto the deck for maximum enjoyment for the impressive, unobstructed views. Renderings have been created for an absolutely stunning modern home to be developed.

MLS#17-296360  
J.Babajian/A.Kou 424-221-5042  
RR/THE AGENCY

www.510UsherPlace.com

<b>1712 TROPICAL AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,495,000</b>	3+5	TRADITIONAL	



**CHIC TRADITIONAL ORIGINALLY DESIGNED BY SUMNER SPALDING**

Tucked in at the end of a cul de sac and adjacent to the David Geffen (Jack Warner) Estate & respectfully reimagined by designer Susan Hawkins in 2005. Central courtyard, library, den and media room. Pool area, veranda, vegetable and rose gardens. Top notch cook's kitchen and patio. Six fireplaces. Luxurious master with dual baths and closets, sitting room and gym. Lush green views all around. Incomparable, very private pied a terre. Romance.

MLS#18-319924  
Sally Forster Jones 310.579.2200  
COMPASS

1712tropical.com

## 01 Beverly Hills

Condo / Co-op

<b>443 N PALM DR #402</b>	Open	12-2	<b>rev</b>
<b>\$3,300,000</b>	3+4	CONTEMPORARY	



**443 N PALM #402**

Amazing opportunity to live on beautiful Palm Drive in this newer modern doorman building. This stunning 4th floor unit faces the front of Palm with lots of light. This unit is half of an entire floor with 3 bedrooms, 3 1/2 baths, and features a gourmet eat in kitchen. Open floorplan, approximately 2800sf with designer finishes and a beautiful terrace. The building is very private, has a gym and the unit has 3 car parking. Best Beverly Hills location!

MLS#18-306244  
Valerie Fitzgerald 3102857515  
COLDWELL BANKER RESI

Cbl



02 Beverly Hills Post Office

Single Family

1700 BENEDICT CANYON DR

Open11-2

\$3,250,000

3+5

CONTEMPORARY

NEW



MLS#18-311994

SForsterJones/MLewis310.579.2200

COMPASS

1700BenedictCanyon.com

PERFECT BLEND OF MODERN  
OPULENCE & SUMPTUOUS RETREAT

Clean lines & sleek finishes adorn the home's every corner. Bright & open space w/ walls of glass peering out to tree top & hillside views. Bar & living area open to the balcony. Living room, radiant dining, & sun-drenched kitchen flow to pool, barbecue lounge & lead up to spiral staircase to rooftop deck. Spacious bedrooms w/ en-suite baths boasting thoughtful designs. Stone finishes, top-of-the-line appliances, luminous bay window in the kitchen, contemporary fireplaces, and lots of storage.

2281 GLOAMING WAY

Open11-2

\$2,100,000

4+3.5

2sty-ARCHITECTURAL

NEW



Josh Flagg310.720.3524

RODEO REALTY BH

Range, Refrigerator, Fireplace, BBQ

ARCHITECTURAL IN BHPO

Stylishly designed and furnished, this sophisticated 4 br, 3.5 ba Architectural home offers breathtaking canyon views from every room w/ walled privacy. The dramatic double door entry is complemented by high vaulted ceilings, hardwood floors and a relaxing atmosphere that spreads throughout the spacious two stories of living space. The LR is complete with FP, & access to a terrace w/ brilliant views. The adjacent DR is highlighted by an oversized window that provides a spectacular view.

9374 BEVERLY CREST DR


Open12-2

\$11,950,000

5+6

ARCHITECTURAL

rev



MLS#16-130256

Valerie Fitzgerald3102857515

COLDWELL BANKER RESI

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

STUNNING!

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The high-tech kitchen is large with a breakfast bar, dining area, and terrace. There are three additional bedrooms suites all with terraces plus maid/office and a huge media room/family room open to the infinity pool.

13331 MULHOLLAND DR


Open11-2

\$6,450,000

4+6

2sty-CONTEMPORARY

rev



MLS#17-280660

Peter Whyte310-650-8480

COLDWELL BANKER

Views of City Lights & San Gabriel Mtns

GATED CONTEMP. WITH PANORAMIC  
VIEWS

Grand 2 story Contemp. on private promontory. 4BR 6BA 6,700+ sf int. 53,000+ sf lot. Majestic CA Oaks, lush landscaping & tranquil refection pond create a serene sanctuary. FP in Fam Rm & Mstr Suite. Gourmet Kit. Gated motor court with ample parking. 3 car garage, elec. car charging station.

2539 BENEDICT CANYON DR


Lunch11-2

\$4,950,000

5+8

CONTEMP MED

rev



MLS#17-258154

E. Umansky, M.Umansky.310.490.4331

THE AGENCY

Blt-Ins,Dshwshr,Grbg Disp

\$845,000 PRICE REDUCTION

Situated in the upper Benedict Canyon estate, the lushly landscaped home is set back from the street, up a private driveway leading to a generous parking area. The main house offers light filled entertainment areas, architecturally designed stairways,elevator, and multiple access to patios and terraces.

1129 ANGELO DR

Open11-2

\$3,245,000

3+2

MID-CENTURY

rev



MLS#18-310122

Steve Frankel310-281-3981

COLDWELL BANKER RESI

www.stevefrankel.com

CHIC MID CENTURY ON ANGELO

Stunning 1959 Architectural remodeled by Grant Kirkpatrick, AIA. Behind steel doors and through a zen courtyard, discover a superb one-story Mid-Century home. Clean lines throughout with walls of glass, high ceilings, and wonderful vintage stone. Living room with bold open fireplace and gallery skylight. Great walls for art. Den/family room, gourmet kitchen with large dining area. Sexy master suite with marble bath and custom closet cabinetry. Beautiful living!

03 Sunset Strip - Hollywood Hills West

Single Family

1609 MAGNETIC TER


Open11-2

\$19,995,000

6+7

ARCHITECTURAL

NEW



Joshua & Matthew Altman3108193250

DOUGLAS ELLIMAN

thealtmanbrothers.com

HOLLYWOOD HILLS SHOWPLACE

Above Sunset Blvd on a quiet cul-de-sac: an astonishing 6 bed, 8 bath, modern lined w/ breathtaking city views. The home features a 2500sf living area, large chef's kitchen w/ oversized island & butler's pantry, & it's own wellness center/ salon. Retire to the massive master suite w/ an office, 2 walk-in closets, & infinity bath tub. Entertain by the 30,000-gallon infinity pool, outdoor kitchen, theater, & Tuscan olive garden, all while taking in endless views from atop the Hollywood Hills.

8170 LAUREL VIEW DR

Open11-2

\$12,900,000

4+7

FRENCH NORMANDY

NEW

Behind gates in the Hollywood Hills just moments from the Sunset Strip, this 1920s estate strikes a perfect balance between Old Hollywood charm and contemporary sophistication.

MLS#18-323676BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

Mauricio Umansky424.230.3701THE AGENCY

8170 LAUREL VIEW DR


Open11-2

\$12,900,000

4+7

FRENCH NORMANDY

NEW



MLS#18-323676

Mauricio Umansky424.230.3701

THE AGENCY

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

OLD HOLLYWOOD CHARM AND  
CONTEMPORARY SOPHISTICATION

Behind gates in the Hollywood Hills just moments from the Sunset Strip, this 1920s estate strikes a perfect balance between Old Hollywood charm and contemporary sophistication. Stunningly reimaged by The Novogratz design family, grand-scale living spaces are complemented by Schotten & Hansen hardwood floors and Torrance Steel windows and doors.


1486 BLUE JAY WAY

Open11-2

\$12,000,000

0+0

NEW



Joe Babajian310.623.8800


RODEO REALTY BH

SOPHISTICATED MODERN HOME

Situated in the prestigious Bird Streets, this magnificent, sophisticated modern home is an entertainers dream. The high ceilings and open floor plan give the home incredible volume and scale. The large master is situated perfectly to take in the gorgeous airplane views of the city as well as the outdoor areas. A maid's room, extensive gym and sauna, pool, jaccuzzi, office, and 3 car garage make living in this home fully outfitted for the high end LA lifestyle.



<b>1492 BLUE JAY WAY</b>	Open	11-2	<b>NEW</b>
<b>\$9,000,000</b>	0+0		



**DEVELOPERS DREAM**

This chic one-story mid-century contemporary is located in the exclusive Bird Streets sections of the Hollywood Hills. With spectacular views of Downtown Los Angeles to the ocean. Great entertainment flow and floor plan with easy indoor and outdoor living. The spacious floor plan includes a master suite plus additional bedroom and two guest baths. The kitchen opens to family room and formal dining room. The living room overlooks the pool and gorgeous view.

Joe Babajian 310.623.8800  
RODEO REALTY BH

<b>1317 CORDELL PL</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	3+3		



**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. The home is fully automated with Control 4 technology.

Brett Lawyer 310.858.5402  
HILTON & HYLAND

HiltonHyland.com

<b>8883 COLLINGWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	3+3	MID-CENTURY	



**BREATH-TAKING VIEWS ON COVETED BIRD STREETS**

Situated in a private cul-de-sac. This property has over a 15,000 sq ft lot with a sizable flat portion. Build a large estate or remodel existing residence. Floods of light through floor-to-ceiling windows compliment the open and spacious floorplan flowing through the dining room, living room, and den. Step through sliding glass doors onto a large outdoor space with a huge pool overlooking stunning views of the ocean to downtown.

MLS#18-318968  
Sally Forster Jones 310-579-2200  
COMPASS

8883collingwood.com

<b>1888 N CRESCENT HEIGHTS BLV</b>	Open	10-2	<b>NEW</b>
<b>\$3,250,000</b>	3+3	2sty-MEDITERRANEAN	



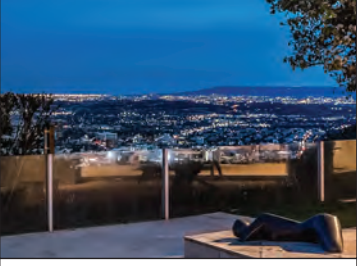
**SOPHISTICATED HOLLYWOOD HILLS MEDITERRANEAN VILLA WITH VIEWS**

Outstanding city/canyon views from this hilltop Mediterranean Villa. Gated entry, courtyard w/ water feature. Lg outdoor areas for entertaining. Main level: foyer, formal LR, dble height ceiling, frplc & French doors. Kitch w/ center island, family room w/ frplc, lg dining area. 2 Lg Bdr w/ hallway bath & guest powder off foyer. 2nd level: lg open den/office area, luxurious master w/fireplace, balconies w/ views, luxurious bath. Atchd 2 car grg w/ direct entry. Short distance to Sunset Strip.

Pete Buonocore 323-762-2561  
KW LARCHMONT

www.1888CrescentHeights.com

<b>1883 RISING GLEN RD</b>	Open	11-2	<b>NEW</b>
<b>\$6,495,000</b>	3+4		



**OPEN TUES 11-2 AND TWILIGHT 6-8**

A Waldo Fernandez design with spectacular city views at the top of Rising Glen!

For more information please visit 1883RisingGlen.com

Marcie Hartley 310.691.5950  
HILTON & HYLAND

HiltonHyland.com

<b>2617 LAUREL PASS</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,100,000</b>	4+4	1sty-MID-CENTURY	




**STUNNING MID CENTURY LUNCH SERVED**

Built in 1957 and situated on a private drive, this classic mid-century in the Hollywood Hills has been artfully renovated by award winning architect Joey Shimdoa AIA. Stepping through the front door, your eyes are pulled up to the vaulted ceilings that are the perfect backdrop for the homeowners art collection. The entry, living, dining and kitchen are wide open. The kitchen adorned with a 48" Wolf 6 burner stove with Grill and SubZero full size freezer and full size refrigerator.

MLS#18-325188  
Gene Bush 310-657-5050  
COLDWELL BANKER RESI

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

<b>8046 OKEAN TER</b>	Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	3+4	MID-CENTURY	




**EXTENSIVELY REIMAGINED MID-CENTURY MODERN ESTATE**

Extensively reimagined Mid-Century Modern estate, presiding on a lushly landscaped acre+ lot, in a quiet Hollywood Hills enclave. Gourmet kitchen showcases Thermador appliances, custom cabinetry and an oversized island. The master suite boasts a spa-like bath and boutique-inspired closet. Craftsmanship prevails, with two guest bedrooms, office and media/game/bar area, which can be configured as a guest suite. Extraordinary grounds, with firepit, barbeque area, gazebo w/ bar and artist studio.

Billy Rose 424 230 3702  
THE AGENCY

<b>1331 CORDELL PL</b>	Open	1-2	<b>NEW</b>
<b>\$2,495,000</b>	3+3	2sty-CONTEMPORARY	




**A RARE OPPORTUNITY TO OWN A UPDATED HOME IN LOWER DOHENY !!!**

Rare opportunity to own a stylish remodeled property in prime Lower Doheny on a street-to-street lot at this price! This gated contemporary mid-century style home is situated on a quiet cul-de-sac and has an attached 2-car garage, a private yard, a large covered patio with outdoor dining area and spa, plus expansive landscaped grounds with views. The home boasts floor to ceiling glass windows that provide natural light and views from all rooms. There are 3 bedroom suites with the lower as den

Michael Eisenberg 310 748 5410  
KELLER WILLIAMS BH

Dshwshr,Frzr,Grbg Disp,Hood Fan,Intrcm,

<b>8448 HAROLD WAY</b>	Open	11-2	<b>NEW</b>
<b>\$5,295,000</b>	3+4	ARCHITECTURAL	



**IMPECCABLE VIEW PROPERTY ON SUNSET STRIP**

An architectural tour-de-force set just above the Sunset Strip with the most spectacular jetliner views of the entire city and ocean. Completely remodeled in 2018, the soaring ceilings and open floor plan create an abundance of natural light throughout, and the floor-to-ceiling glass doors and windows are a perfect transition for indoor-outdoor living. The pool and deck boast plentiful entertaining space as guests look over the city lights from Downtown to the Ocean.

MLS#18-325432  
Jason Oppenheim 3109906656  
THE OPPENHEIM GROUP

www.ogroup.com

<b>6846 PACIFIC VIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,185,000</b>	4+5	CONTEMP MED	



**BRAND NEW CONSTRUCTION IN HOLLYWOOD HILLS**


New Construction. High ceilings and light filled open rooms. Stunning chefs kitchen with family room, media room, sweeping canyon views, and pool. Lounging terraces off the master and kitchen / family room make this a perfect setting for year round entertaining.

MLS#18-323432  
Whitney Williams 2087214919  
SOTHEBY'S INTERNATIO

Blt-Ins,Dshwshr,Elvtr,Frzr,Other



<b>2044 STANLEY HILLS DR</b>		Open	11-2
<b>\$1,195,000</b>	2+2	COTTAGE	



**NEW**

**BEAUTIFUL ROMANTIC CONTEMPORARY COTTAGE ENTERTAINER'S DREAM**

An Entertainer's paradise in this beautiful Romantic Contemporary Cottage home. Loft-style living room w/ 2x height ceilings filled w/ natural sunlight, wood burning fireplace & hardwood floors. Indoor/outdoor living - French doors connecting the formal dining area to the wrap around patio, multi-terraced yard w/ stone walls and English Garden, perfect to entertain or dine Al Fresco. 2 large BD suites w/ balconies & remodeled ensuite bathrooms. 4 parking spaces. Wonderland School District.

MLS#18-324964

ST. JAMES + CANTER 310.614.0820

BERKSHIRE HATHAWAY

WWW.2044STANLEYHILLS.COM

<b>6969 WOODROW WILSON DR</b>		Open	11-2
<b>\$1,785,000</b>	3+3	ARCHITECTURAL	



**red**

**ABSOLUTELY AWESOME!**

Best value in the Hwd Hills. Soaring ceilings, walls of glass, wide opn spaces and spectacular vus. A modern archit dream. Minutes from great shopping, entertainment and the finest restaurants. An abundance of natural light and volume. The emphasis here is on clean horizontal and vertical lines. A flexible and exciting lifestyle with a tremendous flow both inside and out. The grounds are fantastic w an abundance of lush landscaping, extensive fit pads and a huge spa. Sheer drama in the evening.

MLS#17-269214

Neal Baddin 323-793-7405

COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Dryer,Grbg Disp

TUESDAY

<b>1932 WEEPAH WAY</b>		Open	11-2
<b>\$979,000</b>	2+1.75	COTTAGE	



**NEW**

**HIDEAWAY IN THE CITY!**

Nestled in the hills of Laurel Canyon w/ endless canyon views & indoor-outdoor living is a sweet writers retreat. Living room w/ high beamed vaulted ceilings, Australian Cypress wood floors & fireplace. Dining area w/ french doors & wraparound patio. Remodeled Kitchen w/ SS appliances & granite counter-tops. Tranquil Master sweet. Second BR offers access to the rear outdoor area. Wonderland School district. Easy access to shops & restaurants on the Sunset Strip or Ventura Boulevard.

Rosalie Klein 310.261.8878

RODEO REALTY SUNSET

www.RosalieTheRealtor.com

<b>1646 BLUE JAY WAY</b>		Open	11-2
<b>\$12,495,000</b>	6+6	CONTEMPORARY	



**rev**

**PREMIER VIEW PROPERTY ON PRESTIGIOUS BLUE JAY WAY**

Private compound with two detached guest-houses & stunning expansive rooftop garden. This chic contemporary home has incredible volume & scale & high-end features. The main house as well as both guest houses and terraces offer views from downtown to the ocean and the entire L.A. Basin. The first guest house contains living space as well as a lower large party area with a commercial style kitchen and theater. Bottom guesthouse also has an outdoor terrace, bath and jacuzzi overlooking an orchard.


MLS#18-323478

J.Babajian/T.Woods 310-623-8800

RODEO REALTY - BH

www.1646Bluejayway.com

<b>8511 NASH DR</b>		Open	11-2
<b>\$795,000</b>	2+2	2sty-COTTAGE	



**NEW**

**LAUREL CANYON HIDEAWAY**

Peaceful retreat on dead end street in prime Laurel Canyon. Remodeled in 2016/17. Intimate oasis with open floor plan, french doors leading to large decks, wide oak floors and new kitchen. Upstairs, the master has high ceilings and sexy private bathroom and canyon views. Addl storage area for workshop or studio. Why buy a condo when you can live in the canyon and enjoy the birdsong? This is the perfect condo alternative or play a terre for your most discriminating buyers. Wonderland School dist.

Tori Horowitz 3232030965

COMPASS

<b>1416 BLUEBIRD AVE</b>		Refresh.	11-2
<b>\$6,495,000</b>	5+5.5	2sty-MEDITERRANEAN	



**rev**

**ENCHANTING BIRD STREET HOME WITH POOL & GUEST HOUSE**


2 story 1930's Mediterranean, set back from street w/ beautiful landscaping. Completely renovated custom home features 4 bedrooms & 4.5 baths + large 1bd & 3/4ba guesthouse. Chef's kitchen w/ high-end appliances, island, breakfast area & butler's pantry. FDR w/ FP & full wet bar connects to patio/ outdoor cooking area. Sunny, step down LR opens to both front garden & enormous back grounds w/ salt water pool. Upstairs master suite w/ FP & private view balcony w/ direct access to gardens & pool. Large lot.

MLS#17-267780

Linda Semon 310.351.3995

COLDWELL BANKER SM

<b>1441 ORIOLE DR</b>		Open	11-2
<b>\$4,295,000</b>	2+2	CONTEMPORARY	



**red**

**PRIME BIRD STREETS! INCREDIBLE NEW PRICE!**

Gated Contemporary Retreat located in the prime Bird Streets. Chic designer quality home with total privacy & beautiful city & canyon views. Gated front motorcourt. Spacious living room with vaulted ceilings, built-ins, & fireplace. Dining room & fabulous gourmet kitchen. Master suite with vaulted ceiling and sumptuous bath. Walls of French doors throughout open to the beautiful yard with ozone pool and spa, patios, grassy hidden garden, & viewing deck overlooking the shimmering vistas.

MLS#17-289280

Jade Mills/Tiffany Mills 310-285-7508

COLDWELL BANKER

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

<b>2760 NICHOLS CANYON RD</b>		Open	11-2
<b>\$4,995,000</b>	4+5	2sty-COUNTRY FRENCH	



**rev**

**BEAUTIFULLY RESTORED FRENCH COUNTRY COTTAGE**

Let this stunning 1920s-style French country estate be the backdrop for your Hollywood Hills fairytale. Set on a half-acre double lot overlooking the city, this charming property exudes original character while recent renovations make it fit for 21st-Century nobility. Truly a special property.

MLS#18-314316

Josh Myler & Jeff Kohl 323.333.0301

THE AGENCY

Dryer,Frzr,Grbg Disp,Rng/Ovn,Fridg,Other

<b>7529 FRANKLIN AVE</b>		Open	11-2
<b>\$3,995,000</b>	4+3.5	2sty-SOUTHERN COLONIAL	



**red**

**GRACIOUS SOUTHERN COLONIAL**

Rare 1912 Southern Colonial above street & behind hedges w/ privacy & views. Grand, bright entry parlour opens to living room, formal dining, eat-in kitchen, & guest bed w/ bath. Upstairs includes master suite, 2 family beds, & sun room. Extensive decking w/ veranda, bbq area, & pool. 2-story accessory structure w/ gym & shower downstairs & 1-bed guest house w/ kitchenette & bath up. Significantly historic, from "Rebel Without A Cause". Wattles Park adjacent, near Hollywood & Sunset Strip.

MLS#18-304294

JR Davidson + Nina Chea 323.821.7300

KW LARCHMONT

RedXRealEstate.com/7529Franklin

<b>8623 FRANKLIN AVE</b>		Refresh.	11-2
<b>\$2,679,000</b>	3+4	2sty-MEDITERRANEAN	



**rev**

**A MEDITERRANEAN COMPOUND WITH POOL VIEWS & MUCH MORE.**

THIS CLASSIC HOME IN THE HEART OF THE SUNSET STRIP HAS AN OPEN FLOORPLAN AND DECORATIVE ELEMENTS WHICH HIGHLIGHT THE ARCHITECTURAL STYLE AND GRACE OF OLD HOLLYWOOD. A PLUSH THEATRE, CITY AND CANYON VIEWS, A BACKYARD WITH POOL AND SPA CREATES A COMPOUND THAT IS ESPECIALLY RARE TO FIND IN THE HILLS.

MLS#17-282344

Jane Schore 323-573-6562

CB SUNSET

www.ShoppingwithSchore.com



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

<b>7121 HILLSIDE AVE #3</b>	Lunch	11-2	<b>NEW</b>
<b>\$839,000</b>	3+3	3sty-CONTEMPORARY	



**IMMACULATE 3BD TOWNHOME NEXT TO RUNYON CANYON PARK!**

EXCLUSIVE 6-UNIT BUILDING MOMENTS FROM RUNYON CANYON PARK! HIGH CEILINGS THROUGHOUT. "GREAT" ROOM DESIGN WITH FIREPLACE AND PRIVATE PATIO. SUPERB KITCHEN WITH STAINLESS APPLIANCES. 3 BEDROOMS UP WITH DRAMATIC VAULTED CEILINGS. MASTER SUITE WITH WALK-IN, STAIRWELL ACCESS TO LOFT WHICH OPENS TO PRIVATE ROOF DECK. ROOF DECK HAS BBQ AND CITY VIEWS. LAUNDRY IN THE UNIT! SIDE-BY-SIDE PARKING WITH DIRECT ACCESS. GUEST PARKING IS ALSO PROVIDED IN THE GARAGE. LOW HOD'S INCLUDE EARTHQUAKE INSURANCE.

**MLS#18-325778**  
MICHAEL J. LIBOW 310-285-7509  
CBRB - BH S  
WWW.7121HILLSIDE3.COM

<b>7250 FRANKLIN AVE, UNIT 609</b>	Refresh.	11-2	<b>NEW</b>
<b>\$775,000</b>	2+2		



**COMMANDING VIEWS | 2 BED 1393 SQ FT**

Commanding views from Hollywood to the Hills and Beyond from every room highlight the largest 2 bedroom floor plan that exists in the Full Service Franklin Towers. Make this your own by utilizing every angle of the desirable spacious floor plan to create the condominium's maximum potential, allowing any or all aspects to be imagined by the buyer's taste and custom style throughout.

**IAN RHODES** 323.821.4069  
KW RHODES LEAD HOME  
FranklinTowers609.com

<b>8787 SHOREHAM DR #608</b>	Refresh.	11-2	<b>NEW</b>
<b>\$599,000</b>	0+1	6sty-CONTEMPORARY	




**NEW! CITY-TO-OCEAN VIEWS FROM THIS CHIC SHOREHAM TOWERS UNIT**

Modern, luxurious unit with dramatic, sweeping views from downtown to the ocean, in one of the best full-service buildings in West Hollywood. Large glass doors allow indoor/outdoor living, and the head-on panoramic views can be enjoyed from all areas of the unit. Done to perfection, the unit feels like a 5-Star hotel. This full-service building offers 24-hour valet and front desk along with a pool, spa, and exercise room. This is the ultimate in urban living, convenience, and beauty.

**MLS#18-324596**  
Kevin Keyser 323.877.2040  
SOTHEY'S  
www.ShorehamTowers608.com

**03 Sunset Strip - Hollywood Hills West** Lease

<b>9222 FLICKER WAY</b>	Open	11-2	592H5	<b>rev</b>
<b>\$15,000</b>	3+3.5	1sty-CONTEMPORARY		




**NESTLED IN THE ICONIC BIRD STREETS**

Private, charming, wonderfully inviting home! California outdoor lifestyle by architect Gerard Colcord. Beautifully landscaped gated yard w/pool & spa. Large living room, dining room & family room w/wet bar area, hardwood floors, vaulted beam ceilings, fireplaces. Romantic master suite w/fireplace & remodeled bathroom w/walk-in closet. Kitchen w/stainless appliances & breakfast area. Great floor plan for indoor/outdoor entertaining. Over-sized private garage, carport & additional 6 car parking. Large lot.

**MLS#17-289422**  
Linda Semon 310.351.3995  
COLDWELL BANKER SM

**04 Bel Air - Holmby Hills** Single Family

<b>1150 BROOKLAWN DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	4+6	ARCHITECTURAL	




**OWN A PIECE OF MODERNIST HISTORY**

Ground-up remodel by award-winning architect designer, Tim Campbell. Stunning ultra-high end finishes throughout. Great volume with walls perfect for art. Expansive use of glass & sliding doors opening up on to famed Luis Barragan pool & fountain. Large Media/Game room with sunken bar, main level bedroom suite, powder room and large entertaining areas that allow for the perfect indoor, outdoor experience. Beautiful living in Holmby Hills/Bel Air, LA's most exclusive neighborhood.

**MLS#18-312578**  
Steve Frankel 310-281-3981  
COLDWELL BANKER RESI  
www.stevefrankel.com

<b>985 LINDA FLORA DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,299,000</b>	5+5	MID-CENTURY	




**LOWER BEL AIR MID-CENTURY**

Situated in Lower Bel Air, this beautiful, light & bright mid-century style home offers 5 bdms & 5 bths w/5,190 sqft of living space on an expansive lot of 33,271 sqft. Feel like you are on top of the world in this fabulous home that features a kitchen, breakfast area, family room & living room that all lead to the beautiful outdoor terrace w/180 degree views. The downstairs bedroom is spacious & perfect for a gym, rec room or home theater. The property boasts canyon & hillside panoramic views.

**MLS#18-322768**  
Jade Mills/Tiffany Mills 310-285-7508  
COLDWELL BANKER  
Dryer, Micro, Fridg, Wshr

<b>1843 N BEVERLY GLEN</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,600,000</b>	3+3	3sty-CRAFTSMAN	



**MLS#18-323076**  
Rami Atherton 310-472-1300  
DOUGLAS ELLIMAN  
Blt-Ins

<b>3005 N BEVERLY GLEN CIR</b>	Refresh.	11-2	592A1	<b>red</b>
<b>\$3,799,000</b>	3995000	5+6	3sty-SPANISH	



**POTENTIAL FOR LEGAL STEAL! SELLERS LOOKING AT ALL OFFERS!**

This stately, character-rich Spanish villa has 6500sf on 3 levels w/elevator. Enter to a soaring marble entry w/ sweeping staircase. Gracious FDR & LR. Huge isle kitchen with s/s appliances, granite-topped cabinetry & brkfst area opening to a family rm. Upstairs: 3 ensuite BRs + luxury Master suite w/frplc, balcony, walk-in closet, bonus rm & dual marble BAs. Bottom level w/separate entry = fab guest/ staff qtrs or theater w/kitchenette. Private gated grounds feature a pool/spa, patios & lawn.

**MLS#18-308554**  
Patricia Phillips 818-535-4920  
RODEO REALTY  
Dble Fridge, 6-Bnrr Range, Cent Vac, Elvtr,

<b>1940 BEL AIR RD</b>	Open	11-2	<b>rev</b>
<b>\$28,500,000</b>	8+15	VILLA	




**EXTRAORDINARY BEL AIR MASTERPIECE**

This extraordinary Italian Villa is perched on a more than half acre promontory at the end of a cul-de-sac in prime Bel Air overlooking the blue waters of the Stone Canyon Reservoir. As Bel Air's closest property to this exclusive waterfront, this private estate transports you to Italy's enchanting lake region. Just completed w/17,200+ sq. ft. & 3 levels connected by an elevator & smart home technology. Reservoir, cyn, city & ocean views. Theater, wine cellar, gym, indoor & outdoor pools & spas.

**MLS#17-294818**  
Jade Mills 310-285-7508  
COLDWELL BANKER  
Blt-Ins, Dshwshr, Elvtr, Grbg Disp, Hood Fan

<b>2239 STRADELLA RD</b>	Open	11-2	<b>rev</b>
<b>\$3,995,000</b>	5+6	CONTEMPORARY	



**STUNNING CONTEMPORARY ON STRADELLA ROAD!**

Located in prestigious Bel-Air, near coveted Roscomare Elementary, this fabulous single story Contemporary home has been completely remodeled from top to bottom. Featuring five ensuite bedrooms with generous sized closets, there is a bright and airy feel throughout. It is situated around a large pool on a 16,500 SF lot (apx. 12,000 flat!). The entire living room wall opens up for the best in indoor/outdoor living. A great backyard with large grassy area for barbecues and entertaining.

**MLS#18-319084**  
Josh Flagg 310-623-8703  
RODEO REALTY - BEVER  
Dshwshr, Frzr, Rng/Ovn, Fridg



**05 Westwood - Century City** *Single Family*

<b>920 MALCOLM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,499,000</b>	3+2	SPANISH	



**CHARMING 1936 SPANISH COLONIAL, ONE BLOCK FROM UCLA!**

Beautifully preserved Little Holmby Spanish Colonial, mid-block on a tranquil, tree-lined street, one block from UCLA. Gated courtyard, high-ceilinged Deco entryway, living room w/stained glass picture window & fireplace. Center hall w/period skylight, large formal dining room, breakfast room, laundry, period kitchen and Deco baths. Beautifully refinished hardwood floors, French windows, period arches and wrought iron accents. Bedrooms open onto covered rear deck, pool, and backyard cabana.

**MLS#18-325394**  
Ned Brown (310)270-9288  
**DOUGLAS ELLIMAN**

Dshwshr,Rng/Ovn,Fridg

<b>10323 EASTBORNE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,765,000</b>	2+1	1sty-TRADITIONAL	




**THE ESSENCE OF COMSTOCK HILLS**

Great vibes in this 30's treasure. High beam ceilings, 2 FP, inviting den, sunny dining room. This comfy house is just around the corner from Clementine Cafe and across the road is the fabulous re-imagined Westfield with Eataly and all the other attractions making it the go to place on the Westside! World famous hotels are just around the corner, too. Fantastic location!

**Jan Reichmann** 310 666-9708  
**PACIFIC UNION BH**

FA/AC, alarm,

<b>1500 PANDORA AVE</b>	Lunch	11-2	<b>red</b>
<b>\$2,495,000</b>	3+3	TRADITIONAL	



**PRIME WESTWOOD LOCATION**


Traditional residence is set in wonderful neighborhood. Lower level attached guest quarters features 3rd br & bath w/separate entrance, kitchenette & large walk-in closet - perfect for in-law, nanny or studio suite. Home sits on a large corner lot with gated entry and expansive front patio. Newly remodeled kitchen has stainless steel appliances. Spacious living room w/recessed lighting & crown moldings. Large formal dining rm w/fpl & blt-in bar area. Fairburn Elementary School District.

**MLS#18-318302**  
James Muske 310.612.4894  
**COLDWELL BANKER RESI**

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

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

<b>10551 WILSHIRE #904</b>	Open	11-2	<b>NEW</b>
<b>\$1,750,000</b>	2+3	TRADITIONAL	



**10551 WILSHIRE #904. GORGEOUS VIEWS!**

Lovely 9th floor remodeled unit with spectacular views of Little Holmby and Westwood. This unit is slightly over 2000 sf with hardwood floors throughout. The living room has a great fireplace and is open to the dining area and has a lovely terrace to enjoy the views. The master is huge with a wall of windows facing west and custom cabinetry. The master bath has been remodeled and also has a view. There is an additional generously sized second bedroom and bath with the best view of the corridor.

**MLS#18-324130**  
Valerie Fitzgerald 310-285-7515  
**COLDWELL BANKER RESI**

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

<b>10727 WILSHIRE #606</b>	Open	11-2	<b>rev</b>
<b>\$1,299,000</b>	2+2.5	ARCHITECTURAL	



**BESPOKE RESIDENCE**  
**WWW.10727WILSHIRE606.COM**

Wilshire Corridors' premiere address, The Remington. Direct entrance to foyer opening to a expansive light filled open floor plan. Stunning new hardwood floors, a chef-inspired kitchen with granite counter tops. Spa style baths are en-suite. Features include: generous storage, a large master with walk-in wardrobe and in-unit laundry. Full service community include concierge, valet parking, private meeting rooms, gymnasium, pool and gardens. Unit has outside storage room and private wine locker.

**MLS#18-320582**  
Scottman Wall 310-780-8001  
**KELLER WILLIAMS HH**

www.OmegaGroup.LA

<b>10336 WILSHIRE #503</b>	Open	11-2	<b>rev</b>
<b>\$1,195,000</b>	3+3	5sty-MODERN	




**Bright open floor plan rear facing south east outside walkway. up grades marble entry, hardwood carpet in 3 bedrs. Master with walk in closet double sink bath 2nd bed custom built - in wall unit Murphy bed. Up-graded kit stainless appl sep breakfast area. Liv room din room comb, laundry in unit, sep storage unit #6 2 car tandem pkgSeller wishes to sell furniture and art out of escrow only. Condo is sold in "as is" condition. Guest self prk available. Fireplace liv rm not being used.**

**MLS#18-303084**  
Gail Lowenstein 310-276-5165  
**COLDWELL BANKER RESI**

Blt-Ins,Cbl

**06 Brentwood** *Single Family*

<b>110 N ROCKINGHAM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$19,500,000</b>	4+9	FRENCH NORMANDY	



**WALLACE NEFF & ROBERT STERN MASTERPIECE**

Originally built by Wallace Neff in 1968 & expanded by Robert A.M. Stern in 1999, this approx 9,000+sf French Manor exudes characteristics of simplicity & strength recognizable as Neff's hand. The original Brentwood Park estate's parcel was divided in the late 60's. When the current owners purchased the property, they reassembled the original estate back to its previous grandeur spanning approx. 1.6 acres of gardens & grounds. Sumptuous & chic, brick wrap the exterior walls.

**MLS#18-325402**  
Linda May Guy Levy 310.492.0734  
**HILTON & HYLAND**

BrentwoodNeffEstate.com

<b>143 S ROCKINGHAM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$7,995,000</b>	4+5	TRADITIONAL	



**BUILD A DREAM ESTATE IN BRENTWOOD PARK**

Only opportunity to view inside the home - All offers to be submitted by Thursday 29th 5pm. A very rare and unique development opportunity in Brentwood Park to build your dream estate on arguably one of the best streets in Los Angeles. With a lot size of approximately 24,000 square feet, rarely do opportunities like this become available.

**MLS#18-320832**  
Santiago Arana 310-926-9808  
**THE AGENCY**

www.TheAgencyRE.com

<b>121 N CANYON VIEW DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$7,695,000</b>	6+8.5		



**NEW CONSTRUCTION CAPE COD IN BRENTWOOD PARK**

New construction located in the highly desirable Brentwood Park adjacent neighborhood. This incredible 6 bedroom 8.5 bathroom residence features a contemporary and open design, w/ a marble fireplace bringing the space together. Spacious chefs kitchen with stainless steel appliances. A dream master suite provides dual bathrooms & closets on opposite sides. Other features include a theater room, spiraling staircase, gym, wine cellar, entertaining yard, & classic pool/spa, this home has it all!

**Rochelle Atlas Maize** 310-968-8828  
**NOURMAND & ASSOCIATE**

Blt-Ins,Dshwshr,Dryer,Rng/Ovn

<b>3167 STONE OAK DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,595,000</b>	6+7	3sty-CONTEMPORARY	



**BRENTWOOD'S BEST VALUE VIEW HOME**

SPECTACULAR CITY VIEWS. SECURE ACCESS COMMUNITY. GATED HILLTOP ENCLAVE. BRENTWOOD CENTRAL. Move-in, remodel or build new on one of a select view point gated, private, home properties at below market value. This 6,800+ sf contemporary style home sits on two lot parcels of 26,000+ sf. Features include: 6 bedrooms/7 baths, family and formal rooms with high ceilings, abundant light, and non-linear design. Marble/granite surfaces. Light finish wood floors. Pool, spa, Koi pond, and more.

**MLS#18-325340**  
MICHAEL HIATT (310) 481-4342  
**SOTHEBY'S**

www.3167StoneOak.com



<b>224 N KENTER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,399,000</b>	4+5	TRADITIONAL	



**TRADITIONAL BRENTWOOD ESTATE WITH 4 BED/5 BATHS.**

Dramatic double door entry. Living room with fireplace and French doors to front and rear terraces. Formal dining room connects to gourmet, center-isle kitchen w/stainless appliances, custom cabinetry, stone counters and great room. Beyond the kitchen is a private office or guest suite. Upstairs you'll find the 3 generously sized bedrooms with en suite baths and walk-in closets. Finished basement & two-car garage. Private backyard with patio & pool. In coveted Kenter Canyon Charter Elementary.

Ben Lee 310.858.5489  
CB - BEVERLY HILLS N

www.224kenter.com

<b>475 HALVERN DR</b>	Open	12-2	<b>rev</b>
<b>\$9,495,000</b>	5+7	CONTEMP MED	




**475 HALVERN DR**

Walled and gated contemporary Mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. The home has soaring wood beamed ceilings, custom oak hardwood floors with rich details throughout that compliment the entry, living and dining rooms, chefs kitchen and family room.

MLS#17-251614  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

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

<b>475 HALVERN DR</b>	Open	12-2	<b>rev</b>
<b>\$9,495,000</b>	5+7	CONTEMP MED	



**STEP INTO A PRIVATE PARADISE**

Walled and gated contemporary mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. Sumptuous master suite with separate his and her baths and closets to impress the most discerning.

MLS#17-251614  
Steve & Jennifer Levine 310.200.5366  
HILTON & HYLAND

Co-Listed w/ Valerie Fitzgerald

<b>304 S GRETN GREEN WAY</b>	Open	11-2	<b>rev</b>
<b>\$6,988,800</b>	7+6.5	3sty-CAPE COD	




**SOPHISTICATED NEW CONSTRUCTION**  
**WWW.304GRETNAGREEN.COM**

Designer done w/ brick & copper Artisan finish details, situated on a centrally located 7355sf lot that's walled & gated for privacy. This home encompasses nearly 6500sf on three levels w/ a spacious 2 car garage, 7 bedrooms and 6 1/2 half baths! Impeccably executed w/ extensive custom woodwork including box beam ceilings, decorative wainscoting, art lighting & high-end finishes throughout. The magical back yard has a covered lanai, pool-spa, BBQ & mature landscaping. This is a coveted offering!

MLS#17-287062  
Omega Group-Todd Michaud 310.429.8191  
KELLER WILLIAMS HH

www.OmegaGroup.LA

<b>12730 W SUNSET BLVD</b>	Open	11-2	<b>rev</b>
<b>\$6,795,000</b>	5+5	2sty-SPANISH	



**MASSIVE \$200,000 PRICE REDUCTION IN BRENTWOOD PARK**


Gracious 1928 classic Spanish in Brentwood Park set on almost 1 acre of completely secluded park-like grounds with over 120 feet of frontage. Teeming with historical details yet modern day amenities, this 5,540-SF 5-bedroom, 5-bathroom-home is set away from the street and offers gated privacy. Backyard includes a paddle tennis court, vast lawn, mature trees and outdoor seating. One of the most coveted areas of Brentwood, moments to town, schools, the beach, restaurants, bike paths, and hiking.

MLS#18-308358  
David Kelmenson 310-863-3030  
THE AGENCY

Almost 1 ACRE LOT

<b>06 Brentwood</b>	Land		<b>NEW</b>
<b>1041 1/2 N BUNDY DR</b>	Open	11-2	

**\$4,950,000** Land




**REFRESHMENTS WILL BE SERVED**

Incredible opportunity to own a 1.28-acre view site estate. There are complete plans with permits available for a 16,000-square-foot, Marc Whipple contemporary masterpiece or come build and design your dream home. This property sits majestically with incredible views of the city and canyon. The finished product will be a truly transformative home. This property and future home will take your breath away. The lot is located on a private cul-de-sac above Bundy Road and Bundy Place.

MLS#18-305702  
J.Babajian/S.Arana 310.623.8800  
RR/THE AGENCY

<b>07 West L.A.</b>	Condo / Co-op		<b>NEW</b>
<b>1310 ARMACOST AVE #104</b>	Open	11-2	

**\$975,000** 2+2 MEDITERRANEAN



**SPACIOUS CONDO WITH LARGE BALCONY**

This beautiful and spacious Brentwood-adjacent condo boasts high ceilings and an expansive private patio perfect for indoor-outdoor entertaining. The condo offers more than 1,700 sq. ft. of interior living area, open kitchen, luxury finishes, wood floors throughout, alarm system, in-unit washer and dryer, and two tandem parking spaces in a gated garage. Near to Wilshire Blvd., it's the perfect location for those who value the finer things in life as well as convenience.

MLS#18-325128  
Jason Oppenheim 310-990-6656  
THE OPPENHEIM GROUP

www.ogroup.com

<b>08 Cheviot Hills - Rancho Park</b>	Single Family		<b>NEW</b>
<b>10567 BLYTHE AVE</b>	Open	11-2	

**\$2,895,000** 5+6 CAPE COD




**PRIME RANCHO PARK - CLOSE TO GOLF COURSE**

Beautiful understated east coast traditional. You'll feel the warmth and charm to this amazing open floor plan. Spacious kitchen, complete with high end stainless steel appliances. Wine storage closet. 5 Bd, each w/ en suite bathrooms, an additional powder room downstairs. Master suite w/ vaulted ceiling, walk in closets, fireplace and balcony. State of the art bi-fold glass doors invite you to the resort style backyard with pool and spa.

MLS#18-325492  
Ron Wynn 310-621-1772  
COLDWELL BANKER RES

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

<b>10552 CHEVIOT DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>	4+2	TUDOR	



**STORYBOOK TUDOR ON A LARGE CORNER LOT!**


Located in the Overland Avenue School District. 3 bed/2 bath home on the market for the first time in generations. Bring your designer and create a masterpiece. Built in 1929 and perched high above the neighborhood, this home has a downstairs private suite, perfect for guests, in-laws or to be used as a den. Main floor living room w/fpl & treetop views. Generous formal dining room leaded glass windows and the kitchen with breakfast nook overlook upper courtyard.

Ben Lee  
CB - BEVERLY HILLS N

www.benleproperties.com

<b>09 Beverlywood Vicinity</b>	Single Family		<b>NEW</b>
<b>X 9314 OAKMORE RD</b>	Lunch	11-2	

**\$4,395,000** 6+6 TRADITIONAL



**BEVERLYWOOD HOA NEW CONSTRUCTION**

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

MLS#18-303500  
Meir Kroll 3106581288  
THE AGENCY

BBQ,Dshwshr,Dryer,Frzr,Hood Fan,Other



**10 West Hollywood Vicinity** *Single Family*

<b>830 PALM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	2+1	1sty-CALIFORNIA BUNGALOW	



**CHARMING SINGLE FAMILY HOME W/ UNLIMITED OPTIONS**


This unique, charming & centrally located single family home is Zoned R4B & is a gorgeous Residence, 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 323.353.7200  
SOTHEY'S INT REALTY

FANTASTIC, FLEXIBLE, MULTI-USE PROPERTY

**10 West Hollywood Vicinity** *Condo / Co-op*

<b>949 N KINGS RD #403</b>	Open	11-2	<b>NEW</b>
<b>\$999,999</b>	2+2	CONTEMPORARY	



**RARE PRIVATE PENTHOUSE WITH HUGE DECK AND VIEWS**

Rare opportunity to own a one of a kind Penthouse on one of the most desirable streets in WEHO. Two blocks from Melrose Place and LA's hottest restaurants, shops and galleries. Large entry leads to a living room flooded with natural light, a fireplace, wet bar and large dining area all opening to a deck of approximately 800 sq. ft. with city and hilltop views. Master with en-suite bath with skylight and walk in closet. Second bedroom converted to den. Kitchen with breakfast area. Laundry room

MLS#18-321862  
Andrea Ferretti 310-666-4512  
COLDWELL BANKER RESI

Blt-Ins,Cent Vac,Dshwshr,Micro

<b>1131 ALTA LOMA RD #514</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	1+2	CONTEMPORARY	



**RARE TOP FLOOR UNIT AT RESORT-STYLE PARK WELLINGTON**

Newly renovated top floor 1BD/1.5BA with balcony at the resort-style Park Wellington. Complete w/ brand new flooring, updated bathroom, granite kitchen countertops, built-ins & recessed lighting. Perfectly located in the heart of Sunset Plaza and West Hollywood, this property features mature landscaping, heated swimming pool & spa, sauna, outdoor sun decks, N/S facing tennis court, fitness center & 24-hour security/concierge.

MLS#18-324994  
ST. JAMES + CANTER 310.291.1029  
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

<b>1131 ALTA LOMA RD #232</b>	Refresh.	11-2	592 J6	<b>NEW</b>
<b>\$625,000</b>	1+2	ARCHITECTURAL		



**STRIKING ONE BEDROOM IN THE PRESTIGIOUS PARK WELLINGTON**


Exceptional One Bedroom in the sought after Park Wellington, WeHo's premier full amenity resort style complex. With custom upgrades thruout, this unit offers luxury and style. Maple Hardwood floors, recessed lighting and a redone kitchen with Wood Mode Cabinetry and granite counters. Recently added is an isle breakfast bar that opens to the spacious living room & a Built-in Credenza in the Dining room that expands the gourmet kitchen. This unit overlooks the most private gardens of the complex.

MLS#18-317708  
Vida Nahmouli 310-339-9117  
LUXE PROPERTIES

Blt-Ins,Dshwshr,Frzr,Grbg Disp,Rng/Oven

**10 West Hollywood Vicinity** *Lease*

<b>9048 N PHYLLIS AVE</b>	Open	12-2	<b>NEW</b>
<b>\$2,995</b>	2+1	1sty-SPANISH	



**CHARACTER 2 BEDROOM LOWER DUPLEX N PRIME WEST HOLLYWOOD**

Located in a prime South of Sunset location off Doheny in West Hollywood, This charming Spanish two bedroom lower unit of a duplex features newer appliances, a formal entry, hardwood floors, built-ins, a fireplace in the living room, Coved ceilings, French windows & doors, breakfast room and rear entrance to access the carport. There is a separate laundry with washer and dryer and extra storage off kitchen, window A/C units and separate tub and shower in bath.

MLS#18-322358  
Brian Mazurkiewicz 323-315-7426  
PACIFIC UNION

Blt-Ins,Clng Fan,Dshwshr,Dryer, parking

**11 Venice** *Single Family*

<b>1131 LAKE ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,795,000</b>	3+3	MODERN	



**ONE OF THE LARGEST LOTS IN THE NEIGHBORHOOD!**

Completely remodeled, this two-level Venice Beach property encompasses a 3 bed/3 bath main residence with a private entertaining yard and a standalone guest studio offering additional living space or an investment opportunity for rental income. Modern in design, the 2,896 sq. ft. home features a gourmet kitchen, open-concept dining/living area w/fireplace, charming carriage doors, a den/office, engineered French Oak flooring, and a sumptuous A-frame master suite with its own patio.

Diana Braun 310.866.5039  
COMPASS

www.dianabraungroup.com

<b>742 BROOKS AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,695,000</b>	4+4	3sty-MODERN	



**NEW + MODERN LEED CERTIFIED HOMES**

A collection of four brand-new Gold LEED certified single-family homes; Brooks Venice is the perfect blend of modern architecture, smart home technology, and eco-friendly design in a prime Venice location. For tech aficionados, smart home features abound in each home, including Nest thermostats, Ring doorbells with voice and video, Lutron smartphone-controlled lighting and garage door opener, and pre-wired for CAT6 cabling throughout the home.

MLS#18-324798  
Kerry Ann Sullivan 310-907-6517  
HALTON PARDEE

www.HaltonPardee.com

<b>1109 LAKE ST</b>	Open	11-2	<b>rev</b>
<b>\$1,875,000</b>	4+2	1sty-TRADITIONAL	



**TURNKEY VENICE TRADITIONAL**

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 Ave and Lincoln Blvd.

MLS#18-322488  
Michael Grady/Jagger K. 424-354-2929  
THE AGENCY

Pool, Blt-ins, Kegeator, Rng/Ovn

**11 Venice** *Income*

<b>118 VISTA PL</b>	Open	11-2	<b>rev</b>
<b>\$1,995,000</b>			



**PRIME DUPLEX OPPORTUNITY WITH PARKING IN VENICE**


This newly updated and move-in ready Venice Walk Street duplex comes with Venice Beach and Abbot Kinney 1 block away! Each unit is approximately 800 sq. ft. with 2 bedrooms and 1 bathroom. Come home to a bright and sunny floor plan featuring an upgraded kitchen and bathroom and hardwood floors throughout. The upstairs unit has generous built-out closets.

MLS#18-310870  
Penny Muck 310-266-9946  
HALTON PARDEE

www.haltonpardee.com

**12 Marina Del Rey** *Condo / Co-op*

<b>3950 VIA DOLCE, UNIT 508</b>	Open	12-2	<b>NEW</b>
<b>\$1,295,000</b>	2+2.5	2sty-TRADITIONAL	



**RARE & SOUGHT AFTER TOWNHOME IN MARINA STRAND COLONY**

This 2-story unit is one of the largest available due to the enclosed balconies. Wood floors in entryway w/coat closet. Kitchen with 4 burner gas stovetop & breakfast area, rear balcony w/BBQ. Powder room. Living room w/cozy brick-facing fireplace, recessed lighting & large east-facing balcony. Very large master bedroom, 2nd bedroom & 2 baths upstairs. Huge loft storage space+add'l storage for bikes & more. Completely renovated building w/8 elevators, 35 guest parking spots, pool, spa & more!


Peter & Ty Bergman 310-821-2900  
BERGMAN/PAC UNION

3950viadolce508.com



**13 Palms - Mar Vista** *Single Family*

<b>3126 GREENFIELD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,675,000</b>	5+6	CONTEMPORARY	



Sophisticated contemporary constructed in 2015. Grand front door w/ floor-to-ceiling glass, Fleetwood windows/doors, open floor plan, soaring ceilings & smart home features. Ultimate California indoor/outdoor living. Expansive living rm & gourmet kitchen w/ 10' island, state-of-the-art appliances, Italian finishes. Private patio with fireplace. Upstairs are 4 en-suite bedrooms w/ luxurious baths & private balconies. Master bedroom features 2 large walk-in closets & spa-like master bath.

**MLS#18-325042**  
Eitan Constine 310-963-1648  
**NOORMAND & ASSOCIATES**

<b>13007 MORNINGSIDAY WAY</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,295,000</b>	4+3	TRADITIONAL	



**STRIKING + ENCHANTING REIMAGINED MEDITERRANEAN**

This stunning reimagined Mediterranean home is located on one of Mar Vista's most sought-after streets. Stroll through the lush landscaping and enchanting curb appeal into the double door entryway. The character and charm welcome you with beautiful hardwood floors and wood detailing on the stairway. Each room is designed to allow the exterior to come through for alfresco living. The formal living area boasts a fireplace with surrounding built-in shelving and soaring ceilings.

**MLS#18-318184**  
Nancy Osborne 310-795-6600  
**HALTON PARDEE**

www.HaltonPardee.com

**14 Santa Monica** *Single Family*

<b>430 ADELAIDE DR</b>	Open	11-2	<b>NEW</b>
<b>\$13,750,000</b>	5+5	OTHER	



**DEVELOPERS DREAM SITTING ON ALMOST 20K SQ FT. IN HEART OF SM**

Tucked away on one of the most sought after streets in Santa Monica, this unique private sits on a hard to come by, wide open and rare 19,642 sq. ft. lot with head on expansive canyon and partial ocean views. This sale also includes the 3731 sq. ft. parcel across the street, further protecting your expansive views. Property had a full Property Development Analysis report done. Existing home is 4797 and if less is more, it can certainly be renovated into a mid-century showcase.

**MLS#18-323988**  
Veronica Klein 310-704-3554  
**PACIFIC UNION INTERN**

<b>624 22ND ST</b>	Open	11-2	<b>NEW</b>
<b>\$4,395,000</b>	5+6	CONTEMP MED	




**COME JOIN US FOR TACOS. PRIME NORTH OF MONTANA**

North of Montana Mediterranean on a tree-lined street. Open floor plan with soaring ceilings, wood floors & huge arched windows. Updated gourmet kitchen features granite counters, center island, updated appl & 2 large pantries. Kitchen opens to formal dining room & a large family room with built-ins & bar area. 4 bedroom suites upstairs. Expansive master suite with large sitting area & spa-like bathroom. The lower level offers a 5th bedroom suite & home office with built-ins. Private grassy yard

**MLS#18-325584**  
Rivera/Fleminger 310-850-8053  
**NOORMAND & ASSOC**

Dshwshr, Grbg Disp, Rng/Ovn, Trsh Cmpctr

<b>418 HOLLISTER AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,490,000</b>	4+3	2sty-ARCHITECTURAL	



**2018 NEW CONSTRUCTION ARCHITECTURAL | OPEN TUESDAY 11-2**

New to Market! Ocean Park New Construction near Santa Monica Beach. COME BY FOR LUNCH & YOUR FAVORITE COFFEE BEVERAGE. You don't want to miss this one!

**MLS#18-322842**  
Marny Maslon 424-202-3298  
**DOUGLAS ELLIMAN**

Refrigerator, Stove, Dishwasher

<b>737 RAYMOND AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	2+3	CONTEMPORARY	



**LUXURIOUS FARMHOUSE MEETS BEACH LIVING**

You will be transported into luxury as you enter this re-imagined urban Farmhouse. Located in sought after Ocean Park off Main Street near the beach and Venice's Abbott Kinney, the sun drenched rooms are designed w/ no expense spared. Each detail was thought out and seamlessly flows: rich French oak flooring, Carrara marble counter tops, Italian porcelain tile, high end fixtures, and appliances to impress the most discerning chef. The house opens to an expansive entertaining area.

**MLS#18-312396**  
Nancy Osborne 310-795-6600  
**HALTON PARDEE**

www.HaltonPardee.com

<b>2419 CLOVERFIELD BLV</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	4+2.5	1sty-TEAR-DOWN	



**TWO SIDE BY SIDE FIXERS IN SUNSET PARK**


Two fixers next to each other in one of Santa Monica's hottest neighborhoods, Sunset Park. 2419 Cloverfield Blvd is a traditional 4 bedroom 2.5 bathroom home with an open layout and plenty of natural light. Bring your imagination and creativity as this residence is ready to be remodeled or redeveloped. Walking distance to many shops, restaurants, schools and only a short drive to the famous Santa Monica Pier. Property next door, 2415 Cloverfield Blvd is also available for sale at the same price.

**MLS#18-310324**  
Katia Miramontes 310.310.0324  
**THE AGENCY**

Bring Your Investors!!!!

**14 Santa Monica** *Condo / Co-op*

<b>101 OCEAN AVE #D701</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	2+2	7sty-ARCHITECTURAL	



**LIFE'S A BEACH PAD! LIVE THE BEST OF OCEAN AVENUE LIFE!**

Exquisite ocean views! THE Ultimate So Cal luxury lifestyle! Spacious stylish pied-a-terre w/separate office & lounge deck. You'll never want to leave your captivating sunrise-to-sunset & nighttime vistas over the Pacific's most famous beach. Undeniably the most prestigious concierge building, largest pristine grounds & most sumptuous resort-style pool & entertainment areas on the west side. At your feet are Palisades Park, the Beach, bike path & Ocean & Montana Avenues cafes & boutiques.

**MLS#18-325430**  
Betty-Jo Tilley 3104299833  
**BERKSHIRE HATHAWAY**

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

<b>101 OCEAN AVE #F401</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	1+2	1sty-ARCHITECTURAL	




**LUXURY BEACHSIDE LIVING**

Indulge your love of the beach in quiet privacy. Use your home as a one bedroom and den. Or easily convert to 2 bedroom, adding instant value. This 101 Ocean Avenue address provides you with a dramatic & sophisticated lifestyle. It is truly a luxury residence easily accessible to Santa Monica Beach. Its location is so convenient This unit provides quiet corner elegance. A generous patio with beach & coastline overlook enhances your oceanside lifestyle. Semi-priv elevator direct unit entry.

**MLS#18-325512**  
Joan Sather 310-740-0302  
**SOTHEBY'S INTERNATIO**

Blt-Ins, Dshwshr, semi-priv elvtr

<b>520 MONTANA AVE, UNIT 101</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	2+2	3sty-OTHER	



**STUNNING 2+2 OVERLOOKING MONTANA AVE**

**MLS#18-322842**  
H. Jasan Sherman 3106003825  
**RODEO REALTY BRNTWD**

Dishwasher, Garbage Disposal, Hood Fan



<b>1813 ARIZONA AVE, UNIT 5</b>	Refresh.	11-2
<b>\$1,299,000</b>	2+2.5	ARCHITECTURAL



**BRIGHT AND SPACIOUS THREE LEVEL ARCHITECTURAL TOWNHOME**

Three level architectural townhome. Light filled, spacious living room with high ceilings & volume, floor to ceiling windows & wood burning fireplace. Polished concrete floors that lead to an entertainers' kitchen. Indoor/outdoor entertaining spaces/private patios. On the second level, a spacious loft is open to the living room below, providing an area for a home office or family room. The master suite, guest bedroom and 2 beautifully renovated full baths are on the third level.

Diane Dorin 3104661619

<b>341 SURFVIEW DR</b>	Open	11-2
<b>\$3,495,000</b>	5+4	1sty-CONTEMPORARY



**SPACIOUS ONE STORY IN PACIFIC VIEW ESTATES**

Spacious one story five bedroom in desirable Pacific View Estates. Dramatic entry w/ skylights. Bright formal dining room. Oversized living/great room with fireplace and French doors opening to picturesque rear patio and yard w/ waterfall cascading into pool with spa. Master bedroom has sitting/office area and fireplace. Kitchen has granite counters and breakfast area with bay window. Rare one story home with good square footage on a large lot. Excellent potential to customize and make your own.

MLS#18-325496  
James Respondek 310-488-4400  
SOTHEBY'S

BBQ,Blt-Ins,Cbl,Cing Fan,Dshwshr,Other

<b>1328 BERKELEY ST #103</b>	Open	11-2
<b>\$949,000</b>	3+2	CONTEMPORARY



**FABULOUS 3+2 SANTA MONICA CONDO**

LIGHT + BRIGHT + SPACIOUS Beautiful 3 bed, 2 bath condo offers an open floor plan w/upgrades. Features include central air, LED lighting, plantation shutters, washer/dryer, insulated energy efficient windows/doors. The great room combines a spacious LR w/fireplace, large dining room and open kitchen. Large master suite offers plenty of closet space, ceiling fan and built-ins and remodeled bathroom with dual sinks. Two-car parking, extra storage and includes EQ insurance! Low HOA dues!

MLS#18-324244  
Sparks Landen 310-387-3865  
REAL ESTATE EBROKER

GREAT LOCATION!!

<b>327 LOMBARD AVE</b>	Open	11-2
<b>\$2,950,000</b>	3+3	TRADITIONAL



**FIRST TIME AVAILABLE IN 50+ YEARS**

Located just two houses away from the ocean bluffs and several blocks from the Village, this is a rare opportunity to remodel or rebuild. Two-story Traditional on a nearly 7,000 square foot lot with a gated courtyard entry and large back yard. Mostly hardwood floors throughout. Charming living and family rooms, plus kitchen/dining and one bed + 1.5 baths on main level. Upstairs includes two bedrooms, one bath and a peek of the ocean. Tremendous potential. Tract 9300 & Coastal Commission.

MLS#18-325852  
Michael Edlen 310-230-7373  
COLDWELL BANKER RESI

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

<b>1217 24TH ST #C</b>	Open	11-2
<b>\$1,399,000</b>	2+3	3sty-ARCHITECTURAL



**STUNNING ARCHITECTURAL TOWNHOUSE**

Architectural front west facing unit featuring 2 bedrooms, 2 3/4 bathrooms & 2 large loft spaces. Cathedral ceilings & substantial windows provide dramatic natural light throughout the unit. Gourmet kitchen w/Miele & Sub-Zero appliances, built-in coffee maker, PaperStone countertops, custom Henrybuilt cabinets. Hardwood floors. Spacious master suite w/2 story windows & European styled bathroom w/double sinks, good size 2nd bedroom & bath, patio, private garage, laundry & more! Great location!

MLS#18-320496  
Linda Semon 310.351.3995  
COLDWELL BANKER SM

121724thc.com

<b>16426 AKRON ST</b>	Open	11-2
<b>\$1,975,000</b>	3+2	MID-CENTURY



**FABULOUS OPPORTUNITY HUGE LOT, CANYON VIEWS**

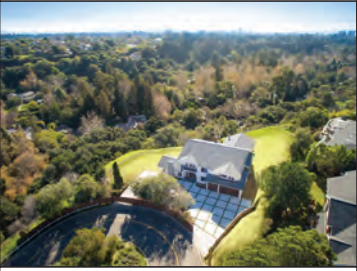
Fabulous 3+2 Pacific Palisades opportunity. Original A. Quincy Jones home on exceptional 11,000 plus square foot canyon view lot. Bring your builders or lovers of Mid-Century architecture. An amazing oasis in nature, yet in the heart of Pacific Palisades. Minutes to the new Caruso Village development with easy access to movie theater, restaurants, shopping.

MLS#18-320270  
Marta Samulon 3105925155  
PACIFIC UNION INTERN

Blt-Ins,Rng/Ovn,Fridg

15 Pacific Palisades Single Family

<b>1061 WILL ROGERS STATE PARK RD</b>	Refresh.	11-2
<b>\$8,995,000</b>	5+6	TRADITIONAL




**WILL ROGERS ESTATES, DIAMOND IN THE ROUGH**

One of the last undeveloped equestrian-zoned properties with panoramic canyon and Ocean views. Perched on a private hill by Will Rogers State Park, it is the only residential property with an address on Will Rogers St. Park Rd. This estate offers a unique history, equestrian facilities and endless trails. An incredible opportunity to remodel the existing 4,638 sq.ft. home or build 1 or 2 new homes. Plans pending incl. an 18,248 sq.ft. home and a second home of 12,965 sq.ft. Approx. 1.4 acre lot.

MLS#18-322674  
Karine Mailliez 310-279.7527  
SOTHEBY'S INTER.

Dshwshr,Dryer,Frzr,Rng/Ovn,Fridg,Other

<b>18319 CLIFFTOP WAY</b>	Refresh.	11-2
<b>\$15,000</b>	3+4	2sty-CONTEMPORARY



**SUNSET MESA CONTEMPORARY WITH GORGEOUS VIEWS**

Superb entertainer's Open plan layout joins-via disappearing walls of glass, the interior living room overlooking private garden shared fireplace with dining room and upscale Chef's kitchen to exterior split level entertainment deck, with a waterfall feature, outdoor fire-pit and amazing infinity pool, all with backdrop of extraordinary wilderness mountain/canyon views. 3 generous bedrooms and bath. Mindful artistic touches, creative flair, and carefully chosen finishes throughout.

Sewit Eshetu 310-962-3069  
PACIFIC UNION B.H

Built-ins, Range, Fridge, Washer & Dryer

<b>1329 LACHMAN LN</b>	Open	11-2
<b>\$5,350,000</b>	4+3	1sty-CONTEMPORARY



**ONE OF THE BEST VIEW LOTS IN LOS ANGELES!**

Panoramic unobstructed views ranging from the Santa Monica Mountains to Downtown Los Angeles to The Santa Monica Pier to Catalina Island and coastline beyond. Huge Development Opportunity on a 14,380 SqFt lot with majority of it a flat pad. Plans for a 7,300 SqFt Contemporary home. Build your DREAM VIEW HOME and enjoy the new Palisades lifestyle.

MLS#18-325332  
Ali Rassekhi 310.359.5695  
COLDWELL BANKER

Dshwshr,Rng/Ovn,Fridg

<b>18351 WAKECREST DR</b>	Open	11-2
<b>\$2,375,000</b>	4+3	TRADITIONAL



**OCEAN VIEWS IN SUNSET MESA**

Come enjoy the coastal lifestyle at this designer renovated Sunset Mesa property. This stunning 4 bedroom, 2.5 bath home has been completely remodeled, from top to bottom. The property features white oak floors, new roof and Hvac. Upstairs bedrooms and chef's kitchen have ocean views. Master suite sits on it's own private floor leading to garden. This sought after location is conveniently located minutes from the beach, excellent hiking trails and the highly anticipated Caruso development.

MLS#18-307006  
Jacqueline Chernov 3104037557  
PACIFIC UNION INTERN

www.18351wakecrest.com



<b>16620 LINDA TER</b>	Refresh.	11-2	<b>rev</b>
<b>\$4,250,000</b>	6+8	3sty-CONTEMPORARY	



**DEVELOPMENT OPPORTUNITY WITH UNOBSTRUCTED OCEAN VIEWS**

Amazing end user or developer opportunity. Situated on a large lot with incredible unobstructed ocean and city views. RTI's within 30 days. Plans to build stunning 7,200 SQFT, 3 level home featuring: pool, chef's kitchen, elevator, game room, gym, media room, garage, dining room, wine cellar, basement, and living room.

**MLS#18-321588**  
 Scott Moore 310-678-7855  
 DOUGLAS ELLIMAN  
<http://16620lindaterrace.com>

## 15 Pacific Palisades Condo / Co-op

<b>18219 COASTLINE DR #4</b>	Open	11-2	<b>NEW</b>
<b>\$1,175,000</b>	2+2	2sty-CONTEMPORARY	



**HUGE OCEAN VIEWS**

Unbelievable Views. Beautiful 2 beds, 2 baths, corner townhome near The Getty Villa and across from the beautiful Pacific Ocean. Enjoy spectacular 180 degree ocean, coastline and Catalina Island views from most rooms and your own deck. One car carport parking. Hardwood Floors throughout, updated kitchen and baths with both bedrooms upstairs. One block from the beach to enjoy the ocean breezes and the sunrises to sunsets from this incredible location. Live the Malibu life, yet close to all

**MLS#18-316228**  
 Enzo Ricciardelli 310-255-5467  
 SOTHEY'S INT'L RLTY  
 Dshwshr,Rng/Ovn,Fridg,Satellite

<b>16601 MARQUEZ AVE, UNIT 604</b>	Open	11-2	<b>NEW</b>
<b>\$865,000</b>	1+1	TRADITIONAL	




**SPECTACULAR TOP FLOOR RESIDENCE WITH OCEAN VIEWS**

This spectacular one-bedroom, one-bathroom, top floor residence in Pacific Palisades is located on a desirable street with head-on gorgeous ocean views. Experience romantic sunsets on a spacious balcony that overlooks the Pacific Ocean, relaxing sounds of the ocean, and close proximity to the Village and new Caruso Development with retail, restaurants, movies, and parks. Recently redone pool and gym, and just minutes to the beach. HOA fee includes earthquake insurance, Direct TV, pool, and gym.

**Santiago Arana 310-926-9808**  
 THE AGENCY  
[www.TheAgencyRE.com](http://www.TheAgencyRE.com)

## 16 Mid Los Angeles Single Family

<b>1851 VINEYARD AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$799,000</b>	4+2	MODERN	




**GORGEOUS MODERN IN MID-CITY!**

This home features 3 bedrooms+den and 2 baths. 1600 sq ft. Master suite on second floor. Recently renovated. Tons of privacy. Open-concept with high ceilings, recessed lighting, state-of-the-art kitchen. Sub-zero, thermador and Bosch appliances, wine fridge, Carrera marble countertops and a huge island great for entertaining! Rooftop access with views for days! New HVAC, birch and bamboo floors, double pane windows and new systems including electrical and plumbing. Don't miss this one!

**MLS#18-325108**  
 Cameron Fedderman 323.683.4265  
 KELLER WILLIAMS  
 Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

## 17 Mid-Wilshire Income

<b>439 N HELIOTROPE DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$888,000</b>		SPANISH	



**DUPLEX WITH POTENTIAL!**

Here's what so many have been looking for: a corner-lot duplex with multiple possibilities. Currently owner-occupied, this property will be delivered vacant at the close of escrow. Move in with an extended family OR use one unit for income OR rent both units for income OR possibly re-develop the property. The units roughly mirror each other with 2 bedrooms; 1 bath; living; dining; kitchen and pantry in each.

**MLS#18-325908**  
 Richard Stanley 213 300-4567  
 COLDWELL BANKER - LF  
[www.439heliotrope.com](http://www.439heliotrope.com)

## 18 Hancock Park-Wilshire Single Family

<b>244 N ROSSMORE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,750,000</b>	6+5.5	2sty-SPANISH	



**BEAUTIFULLY RE-IMAGINED HANCOCK PARK SPANISH CONTEMPORARY**

A beautifully re-imagined 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 with the original period details and the new, modern design.

**Jon Grauman 3104036477**  
 THE AGENCY

<b>343 N IRVING</b>	Open	11-2	CHIC!	<b>NEW</b>
<b>\$1,499,000</b>	2+2.5	1sty-CALIFORNIA BUNGALOW		



**DESIGNER-DONE HANCOCK PARK BUNGALOW W/GARAGE CONVO+1.5BA**

Designer-done Hancock Park-area bungalow sits near the heart of Larchmont Village. Renovations includes a master suite addition (including spa bathroom), kitchen redesign with banquette, Caesarstone counter tops, and floor-to-ceiling pantry, and a loft-like garage which has been converted to usable bonus space. Original oak floors gleam in the living areas. Living room features a barrel ceiling, and picture windows. Formal dining is roomy enough for large gatherings. Charming, private backyard.

**MLS#18-323670**  
 JEFF YARBROUGH 323.854.4300  
 L.A. LUXE GROUP @ KW  
[www.343Irving.com](http://www.343Irving.com)

<b>5016 ROSEWOOD AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+3.5	ARCHITECTURAL	



**TWILIGHT OPEN THURSDAY W/WINE & CHEESE 5:30PM - 7:30PM**

Introducing The Rosewood, an intimate collection of 4 new architectural Single-Family Homes w/3 BD + Loft, 3.5 BA near Larchmont Village in Hancock Park. Featuring designer finishes w/Porcelanosa tiles, cook's kitchen w/German-Import Leicht Cabinetry & large windows that provide abundant natural light. 2-car attached garage w/direct entry. Incredible volume w/17 ft. ceilings on the main living level. Loft opens to private outdoor patio w/dramatic views of the city & Griffith Observatory.

**Grant Linscott 323-300-1111**  
 KELLER WILLIAMS RLTY  
 stove, fridge, dishwasher, microwave

<b>323 N NORTON AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,249,000</b>	3+2	1sty-CALIFORNIA BUNGALOW	



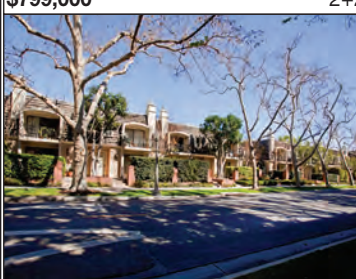
**3+2 CALIFORNIA BUNGALOW**

Larchmont Village charmer with many original details + modern amenities. LR with wonderful artistic fireplace + dining room. Remodeled kitchen with wood cabinetry, granite counters, Viking stove and stainless steel appliances. 2 beds with Jack & Jill bath. Master suite with private 3/4 bath + ample closet space. Separate sitting area leads to private, grassy yard. 2 car dry walled garage. Short distance to the Village + park.

**Eileen Lanza 323.810.7935**  
 KW LARCHMONT  
 Fridge, Oven, Washer + Dryer

## 18 Hancock Park-Wilshire Condo / Co-op

<b>634 WILCOX AVE</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	2+2.5	2sty-COUNTRY FRENCH	



**LOCATED ON LOVELY TREE LINED STREET**

Great rear 2 bedroom/ 2 1/2 bath townhouse. LR with decorative fireplace and molding, dining area and kitchen with adjoining breakfast area. Large master with 2 closets & upstairs balcony. Second bedroom overlooks the LATC. Other amenities include hardwood floors, powder room, central heat and air and upstairs washer/dryer. There are both front and back patios, a pool and community room, 2 car side by side parking plus plenty of guest parking. 3rd Street School District. Easy to show.

**Kathy Gless/ Rick Llanos (323) 460-7622**  
 COLDWELL BANKER HP  
 Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan



18 Hancock Park-WilshireIncome

1126 S LONGWOOD AVEOpen11-2

\$2,749,000DuplexCONTEMP MED



MLS#18-313672

Josh Myler323.333.0301THE AGENCY

Dshwshr,Frzr,Rng/Ovn,Fridg

rev

!PRICE REDUCTION!

Situated on private .24 acre you'll find a grand duplex over 4,200 sq ft of living space Townhouse side by side. Unit One is true owner user / grand unit over 3,000 sqft 4 beds + 3.5 bath Smart House (audio, visual, lighting,camera, gates, garage, intercom cam entry, climate, security.) Master is a true suite, with sitting space, large custom walk in closet, and grand spa retreat bath. This is a one of kind property. A must see!

19 Beverly Center-Miracle MileSingle Family

6115 W 6TH STOpen11-2

\$3,849,0005+4.5MODERN



MLS#18-318726

Belack/Nagy310.497.6789THE AGENCY

-5,200/sqft on an 8,000sqft lot

rev

NEW PRICE!

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.

6207 W 5TH STOpen11-2

\$2,999,0004+5SPANISH



MLS#17-298218

Paul Wylie323-515-9585LAMERICA REAL ESTATE

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

rev

A KITCHEN FIT FOR A CHEF!

Magnificent custom new construction home at its very finest! Incredible California indoor/outdoor flow and very walkable neighborhood. Resplendent with natural light and built with quality and care. high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

19 Beverly Center-Miracle MileCondo / Co-op

121 N CROFT AVE #201Refresh.11-2

\$699,0002+2CONTEMPORARY



MLS#18-325310

Steven Aaron323.459.1138WWW.121NCROFT201.COM

Dshwshr,Rng/Ovn

NEW

TRUST SALE ALERT!

Light and bright Front facing unit with two generous size balconies. Freshly painted with brand new carpeting. Fabulous central location near the Beverly Center and hip shops, restaurants, close to West Hollywood and Beverly Hills. Ready to move in as-is or update to your taste. Don't miss this incredible value and opportunity. Agents, please see private remarks for offer submission details.

120 N SWALL DR #206Lunch11-2

\$1,085,0002+31sty-CONTEMPORARY



MLS#18-321644

Cathy Kamran310.430.5346KELLER WILLIAMS BH

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

rev

SEE YOU FOR LUNCH

Located in one of the finest pockets of Los Angeles, between Beverly Hills and West Hollywood, this gorgeous and bright front unit has all that you have been looking for. Two spacious bedroom suites in addition to a powder room. Master Bedroom has a large walk-in closet and bathroom. Open floor plan with high ceilings and fireplace in the living area. Balcony with tree lined view. Laundry inside. Secured building and two parking spaces with plenty guest parking.

19 Beverly Center-Miracle MileIncome

1207-09 S CLOVERDALE AVERefresh.11-2

\$1,750,000Duplex2sty-SPANISH



MLS#18-324192

Jerry & Rachel Hsieh424.242.8856KELLER WILLIAMS RLTY

www.jerryandrachel.com

NEW

PRME MIRACLE MILE! TURNKEY TROPHY SPANISH DUPLEX!!

Fully Renovated 2-Story Duplex on a quiet street! Open floor plan, character details galore. OVER 4000 SQ FT!! Upper unit vacant. Downstairs has great tenants! Grand kitchen and remodeled bathrooms, huge master suite with XL closet, hardwood floors, French doors, lpe deck & private patios. Lower renting @ \$3700/mn. Grassy yards and 3 car garage. Many system upgrades. You must see this property to experience - Located in a highly sought part of Miracle Mile with shops & trendy cafes all around!

19 Beverly Center-Miracle MileLease

435 N FORMOSA AVEOpen11-2

\$7,0003+21sty-TRADITIONAL



MLS#18-321498

N. Hartman/L. Brenner323-860-4259COLDWELL BANKER HP

Dishwasher,WasherDryer,Range/Oven,Fridge

NEW

GORGEOUSLY REMODELED TRADITIONAL HOME!

It features lovely bright LR with coved ceilings, stone wall fireplace and picturesque window, formal DR overlooking the front porch with large flower planters. Impeccable kitchen boasts brand new stainless steel appliances and breakfast area. 3 spacious BR & 2 baths. Step outside to an inviting verdant back yard with flowers, grassy area, fruit trees and sparkling pool & spa. Gleaming hardwood floors, central AC, spacious closets and 2-car garage complete this home ready for a new tenant.

20 HollywoodSingle Family

5016 ROSEWOOD AVELunch11-2

\$1,295,0002+3ARCHITECTURAL



MLS#18-322790

Grant Linscott323-300-1111KELLER WILLIAMS REAL

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

NEW

TWILIGHT OPEN THURSDAY W/WINE & CHEESE 5:30PM - 7:30PM

Introducing The Rosewood, an intimate collection of 4 new architectural Single-Family Homes w/2 BD + Den + Loft, 2.5 BA near Larchmont Village in Hancock Park. Feat. designer finishes w/Porcelanosa tiles, cook's kitchen w/German-Import Leicht Cabinetry & large windows that provide abundant natural light. 2-car attached garage w/direct entry. Incredible volume w/17 ft. ceilings on the main living level. Loft opens to private outdoor patio w/dramatic views of the city & Griffith Observatory.

1412 N STANLEY AVEOpen11-2

\$1,395,0003+4CONTEMPORARY



MLS#18-320580

Bryant \ Reichling323-395-9084COMPASS

www.row2la.com

rev

THE MODERN RETREAT- INTRODUCING ROW2

Eight contemporary, single-family residences in three stories of sleek style. Each home features 3 beds, 3.5 baths with impeccable finishes throughout; engineered wood flooring, tiled baths, white lacquered cabinetry, and top-tier appliances such as Bertazzoni, Thermador and Bosch. Private and inspiring roof decks feature gas fireplaces and landmark, perfect for entertaining. New construction, smart design, and a great location make Row2 the hottest new address in town.

21 Silver Lake - Echo ParkSingle Family

2525 IVAN HILL TERRACEOpen11-2

\$1,195,0002+3MODERN



MLS#18001301it

Brandon Road(626) 354-2640PACIFIC UNION INTL

NEW

Silver Lake Modern built in 2006 with expansive views featuring wood floors, gourmet kitchen, Viking oven/range, fireplace, attached two car garage, tankless water heater, two balconies & a large lot.

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



**22 Los Feliz** *Single Family*

<b>1961 DE MILLE DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,999,000</b>	6+5	2sty-MODERN	




**LAUGHLIN PARK ARCHITECTURAL WITH SPECTACULAR VIEWS**

Located behind private gates in the prestigious community of Laughlin Park, this architectural tour de force soars above the city with expansive views that span across the skyline. Open spaces and distinctive lines give tremendous scale and volume to this sleek, modern home. This private, celebrity enclave has become one of the most desirable places to live in Los Angeles.

Chris Dyson/Jon Grauman  
THE AGENCY 3104036477

**28 Culver City** *Single Family*

<b>11246 MCDONALD ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,349,000</b>	3+3	1sty-RANCH	




**SUNKIST PARK SPACIOUS RANCH HOME**

Situated in the Sunkist Park neighborhood of Culver City sits this spacious three-bedroom, two and a half bathroom ranch home on a huge lot. Surrounded in windows and oversized sliding glass doors, lovely sunlight coats ever square inch of this 2,265-square-foot home this home is your perfect opportunity to create the home of your dreams.

MLS#18-324114  
Michael Cohen 310-622-0512  
COMPASS

Clng Fan, Grbg Disp, Rng/Ovn, Fridg

<b>4022 BOISE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,275,000</b>	3+1	1sty-TRADITIONAL	



**90066 WITH CULVER CITY SCHOOLS**

Super cool location, 1/2 block from great restaurants and coffee shops. Los Angeles address with Culver City Services and Schools. Move-in ready with original hardwood floors plus updated kitchen and bath with overhead skylights. Large spacious quartz countertops in kitchen with extra cabinet space. Bedroom and kitchen open to outdoor deck overlooking giant backyard. Finished 2-car garage can be used for extra studio space. It truly feels like Home Sweet Home!

MLS#18-325312  
Lisa Pound/Ken Rota 310-710-6149  
PACIFIC UNION

4022Boise.com

**28 Culver City** *Condo / Co-op*

<b>3827 HURON AVE #4</b>	Refresh.	11-2	<b>NEW</b>
<b>\$985,000</b>	3+3	MEDITERRANEAN	



**REFINED TOWNHOME MOMENTS TO DOWNTOWN CULVER CITY**

This spacious 3/3 home features a refined interior space w/ high-end stainless steel kitchen appliances, custom cabinets & granite countertops. The open living area offers high ceilings, hardwood floors, & double sided fireplace, as well as custom built-in cabinets w/wine fridge & beer tap installed. Upstairs enjoy 3 spacious beds including a large master w/ walk-in closet & bath w/ dual sinks & separate shower & tub. Direct access private & expansive garage w/ enough space to accommodate 4 cars

MLS#18-315124  
Jonathan Pearson 310-907-6517  
HALTON PARDEE

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

<b>4190 DUQUESNE AVE #1</b>	Refresh.	11-2	<b>NEW</b>
<b>\$649,000</b>	1+1	1sty-CONTEMPORARY	



**PRIME CULVER CITY CONDO**

Fully updated condo located within close proximity to the trendy shops and restaurants in downtown Culver City. 1 bed/1bath home. Experience a spacious open layout, ideal for entertaining guests. Cozy fireplace, recessed lighting, hardwood floors and custom window coverings which flows to the dining/kitchen area. The kitchen offers stainless steel appliances and beautiful custom finishes. New energy efficient windows, new central A/C & heating unit, nest thermostat and two-car tandem parking.

MLS#18-322926  
Jonathan Pearson 310-907-6517  
HALTON PARDEE

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

**29 Westchester** *Single Family*

<b>5874 W 76TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,650,000</b>	4+3		



**EXQUISITE REBUILT ON TREE-LINED STREET IN WESTPORT HEIGHTS**

Bright and open living & dining areas flow seamlessly into chef's kitchen w/SS appliances, white cabinets, stylish subway tile backsplash and eat-in center island. Unwind in the decadent and spacious master suite, boasting a stylish glass shower, soaker tub, dual sink vanity and sizable walk-in closet. Guest bedrooms boast recessed lighting, large closets, and windows welcoming floods of light. Additional features include a laundry room, second level living space and expansive backyard.

Sally Forster Jones 310.579.2200  
COMPASS

5874w76th.com

<b>5974 W 75TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+2	1sty-SEE REMARKS	



**FARMHOUSE STYLE HOME**

Completely remodeled beautiful farmhouse style home nestled in the sought-after Westport Heights neighborhood. Lofty ceilings and open concept living area with French Oak hardwood floors are illuminated by the consistent warmth of abundant natural light. Entertaining is a breeze with a gourmet kitchen. Master suite with vaulted ceiling & two closets. Master bath with separate shower and pedestal tub. Two additional bedrooms and luxurious bathroom.

Julie Prewitt 310-927-0360  
PACIFIC UNION LA

<b>8500 HASTINGS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$885,000</b>	2+2	CALIFORNIA BUNGALOW	




**OPPORTUNITY KNOCKS IN WEST WESTCHESTER**

Situated in the West of Lincoln area of Westchester, this move-in ready home features an open floor plan w/ gleaming hardwood floors, formal living room with marble clad fireplace, gracious formal dining room, upgraded gourmet kitchen with granite counters and stainless-steel appliances, two family bedrooms, and two updated marble baths. The rear of the house opens to a private patio and yard, perfect for al fresco dining, along with a large detached 2 car garage plus extra off-street parking.

James Bremner 310-622-7445  
PACIFIC UNION INTL

www.8500hastings.com

<b>6567 W 85TH PL</b>	Open	11-2	<b>red</b>
<b>\$1,775,000</b>	4+3	TRADITIONAL	



**REDUCED! THE BEST PRICED NEWLY REBUILT HOME IN KENTWOOD!**

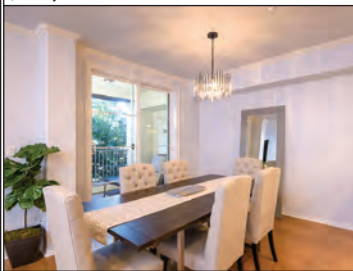
Bright & open living/dining areas flow seamlessly to gourmet chef's kitchen w/stainless steel appliances, bright white cabinets, stylish herringbone tile backsplash and expansive eat-in center island that opens out to the vast outdoor entertaining area and backyard. Decadent master boasts glass shower, soaker tub, dual sink vanity and walk-in closet. Bedrooms have recessed lighting, large closets, & windows welcoming floods of light. Additional features-laundry room, second level living space.

MLS#18-312138  
Sally Forster Jones 310-579-2200  
COMPASS

6567w85th.com

**39 Playa Vista** *Condo / Co-op*

<b>13031 VILLOSA PL #118</b>	Open	11-2	<b>NEW</b>
<b>\$980,000</b>	2+3	CONTEMPORARY	



**Now's your chance to get into one of the most desirable locations in all of LA, the ever so changing, fast paced Playa Vista! With an immaculate open floor plan and immense square footage, this sought after townhouse has it all.**

MLS#18-310150  
Trevor Levin 310.866.8738  
NOURMAND & ASSOCIATE

Clng Fan, Dshwshr, Dryer, Washr



42 Downtown L.A.

Condo / Co-op

900 W OLYMPIC #48G


Open 11-2

\$7,500,000

3+4

MODERN

NEW



THE BEST UNIT AT THE RITZ-CARLTON RESIDENCES

Jaw-dropping unobstructed head-on views and newly customized to suit with unparalleled 5-star luxury living & amenities. Features an open floor plan perfect for large-scale entertaining, including a large living room, media room, & chef's kitchen. An incredible master suite includes automatic bypass entry doors & a luxurious bathroom with spacious his/hers walk-in closets, high tech lighting, and a spectacular master bath with an amazing whirlpool tub. Luxury living at its finest.

MLS#18-322180

Kurt Rappaport WEA

310-860-8889

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

60 Tarzana

Single Family

5413 TAMPA AVE


Open 11-2

\$2,399,000

5+4

2sty-CONTEMP MED

NEW



UNPARRALLELED ESTATE W/ ONE-OF-A-KIND BACKYARD

One-of-A-Kind estate embodies the perfect blend of Mediterranean & modern aesthetics. A sense of intimacy & warmth pervades the open floor plan w/ soaring ceilings. Resort-caliber oasis w/ \$800k renovations that fits 3 water features & custom light show. Entertain w/ endless resort-like amenities of the highest caliber from the patio, gorgeous cabana, Eco-friendly pool, Jacuzzi, mist system & a fully equipped BBQ & Bar. Addtl fts are paid-off solar panels, Nest thermostat, & Crestron Smart Home.

MLS#18-324956

Mehry Ziai KELLER WILLIAMS RLTY

(310) 897-0762

www.5413Tampa.com

19204 TOPHAM ST


Open 11-2

\$399,000

3+1.75

TEAR-DOWN

NEW



LOCATED JUST SOUTH OF THE ORANGE LINE IN TARZANA

Close proximity to plenty of amenities and services, this property beckons for the right owner to repurpose it into a space befitting this great lot. With so many potential uses- fixer, starter home, or possible teardown- you won't find a better buy in all of Tarzana. Situated on a sprawling lot of over 8,000 square feet, a new owner with vision will find themselves with one of the premiere houses on one of the most prime lots in the area. Property being sold strictly as-is.

MLS#18-325652

Eli Karon DOUGLAS ELLIMAN

424-202-3262

www.19204Topham.com

62 Encino

Single Family

16948 COTTER PL


Open 11-2

\$2,100,000

5+4

RANCH

rev



NEWLY REMODELED CALIFORNIA RANCH STYLE HOME

Newly reduced, beautifully remodeled California ranch-style home. features 5 bedrooms, 4 bathrooms, amazing living and entertainment area. Main living area, with its vaulted and beamed ceilings, opens to private sunny backyard, terrace, outdoor kitchen, pool and gazebo, for seamless indoor outdoor entertainment. - chef's kitchen, beautiful wide plank oak floors, beautifully finished bathrooms. 2 master suites and 2 secondary bedrooms. full of light, volume and openness for today's living.

MLS#18-314186

D Heller & J Grauman THE AGENCY

310-466-7809

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

63 North Hills

Single Family

8527 NOBLE AVE


Refresh. 11-2

\$469,000

3+1.75

RANCH

NEW



DANDY NORTH HILLS 3 BEDROOM RANCH

Classic early 50's North Hills ranch ready for a re-do. First time on the market since original owners bought it in 1954 when the explosive post-war boom created new neighborhoods in the San Fernando Valley. 3 bedrooms, 1.75 baths, an enormous family room added in the mid-sixties and a big old backyard full of possibilities. At this price you've got losta room to upgrade or just give it a coat of paint, recarpet or decarpet and move into this dandy single family house. Come and get it.

MLS#18-324424

Bill Lustig PACIFIC UNION INTERN

3107700283

72 Sherman Oaks

Single Family

3951 SUNNY OAK RD


Open 11-2

\$1,329,000

3+2

1sty-RANCH

NEW



CANYON VIEWS AND TRANQUILITY

Situated toward the end of a quiet cul-de-sac south of the boulevard this inviting home offers 3 bedrooms, 1.75 baths with sophisticated updates and serene canyon views.

TIM MCLAUGHLIN WISH/SOTHEBY'S

818-414-2553

75 Valley Village

Single Family

14918 MARTHA ST


Lunch 11-2

\$1,499,000

4+4

1sty-CONTEMPORARY

NEW



EXCEPTIONAL NEW CONSTRUCTION CONTEMPORARY IN VALLEY VILLAGE

Exceptional new construction single story contemporary. Enter into living room with 10 ft ceilings and expansive open floor plan. This 4 BR/4BA property features chefs kitchen with Sub Zero and Viking stainless steel appliances, fully wired smart-home and sound system, quartz countertops, custom cabinetry, Italian tile, and white oak wood flooring throughout. Access your beautiful pool, grassy yard, and BBQ area from entry, master bedroom, dining, and kitchen spaces. Come view for yourself!

Oliver Thornton COMPASS

3107041794

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

VESTA PLUS™

POWERED BY THE MLS™

Test drive the new mobile experience at demo.themls.com/vestaplus

Listing Search

Auto-Suggestions

SMS Text Sharing

