

AREA  
3

7860Fareholm.com

# ALISACUNNINGHAM

818.472.2801 | www.AlisaCunningham.com



SUNSET STRIP –  
HOLLYWOOD HILLS WEST



7860 Fareholm Drive, Hollywood Hills  
3bd 3ba | 2,214 sqft taped

Listed at \$2,195,000

Views! In the hills above Hollywood resides this 1925 Spanish showcase beauty, privately tucked into a magical fairy land of waterfalls, ponds, rock trails and award winning landscaping. Keeping its original 1925 details & architecture yet updated completely for today's modern living. Dramatic loggia, hidden garden, gourmet kitchen, multiple deck and balcony levels, sound throughout the house and grounds, vivid lighting, numerous fire features and those spectacular views. 7860Fareholm.com



Alisa Cunningham: California Bureau of Real Estate #01719178

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# 1927 6 Unit Apt Building

AREA  
3

SUNSET STRIP -  
HOLLYWOOD HILLS WEST



1515 N HAYWORTH AVE

Prime A+ Sunset Strip w strong rental income stream and a CAP rate/GRM that outperforms current market trends in this area. Majestic 1927 Spanish building: 6 2-BR townhouse units, private gardens, courtyards, LG impressive windows accent each unique floor plan

w 10' ceilings, wood floors, central AC, fireplace, wrought-iron staircase, wide landing, LG BR. Most units: upgraded kitchens w/ new appliances + wash/dry. 8 car spots. Very well maintained/preserved. Upgraded electrical, copper plumbing

Offered At **\$4,395,000**



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AREA  
3  
SUNSET STRIP –  
HOLLYWOOD HILLS WEST

# 2750 CARDWELL PLACE · HOLLYWOOD HILLS

## SHORT OR LONG TERM FULLY FURNISHED LEASE



**\$20,000/MONTH - 3 MONTHS OR LONGER**  
**SHORTER TERM AVAILABLE FOR AN ADDITIONAL COST**



Turnkey, fully furnished short or long term rental including maid service. Huge outdoor space comparable to 5 star hotel with double-edged infinity pool, spa, fire pit and outdoor kitchen overlooking city lights, mountain and canyon view This trophy architectural is the perfect California indoor/ outdoor modern lifestyle located just off celebrity row of Woodrow Wilson. Flawlessly designed with Fleetwood disappearing pocket doors, stone & wood floors, dramatic two story living and family room, beautiful kitchen. All public rooms flow seamlessly to outdoors. Luxurious Master suite & 2 additional bedroom suites and office occupy the second floor.



**Brenda Catalano**

Direct: 310.614.6659 Office: 310.777.6240  
 Beverly Hills North CalBRE #00828758

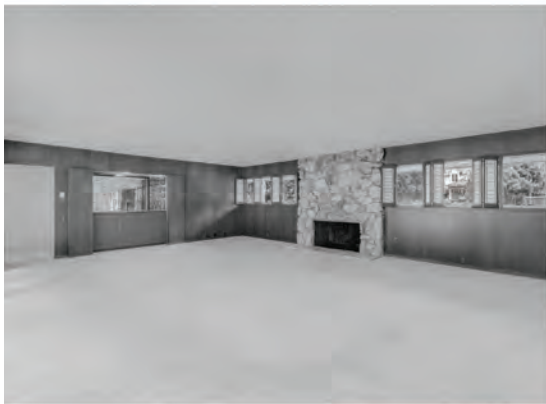


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AREA  
4

BEL AIR – HOLMBY HILLS



1089 Moraga Drive, Bel Air

**FABULOUS FIXER BACK ON THE MARKET**

Welcoming you home on a beautiful tree-lined street in Lower Bel Air is this quiet and secluded property situated close to the vineyard up Moraga Drive. Its spacious open floor plan awaits your finishing touches. Beautiful living room with rock fireplace and walls of glass overlooking both the pool and the vast hillside full of mature trees and a garden. This home also features a formal dining room, kitchen with breakfast area and a maid's quarters with bath. There is a bedroom wing with three bedrooms, two baths, and a separate pool bath. Library/Study could also be a fifth bedroom. Come and make this your dream home!

**Offered at \$3,250,000 | OPEN TUESDAY 11-2PM**



**SU-Z SCHNEIDER**

310.622.7475 direct

310.779.3795 mobile

suzmschneider@gmail.com

www.gibsonintl.com

AREA  
5

# Sophisticated Traditional

WESTWOOD - CENTURY CITY



**\$3,800,000**

**11AM - 2PM**

**1323 CLUB VIEW DR**

Sophisticated traditional with clean, crisp lines and modern conveniences. This 4,500 plus square foot, 4 bedroom, 4 bath home sited on a 11,500 plus square foot lot has views of the LA Country Club

and a flexible plan with multiple gathering and entertaining areas both in and outside the home. The large flat grass yard has ample room for a pool.

**Barry Dane**  
310-309-0025

# Luxurious Architectural

AREA  
13

PALMS - MAR VISTA



3601 MEIER STREET, MAR VISTA 90066  
**Tuesday, March 28th & Sunday, April 2nd**

Devonshire Homes' 2017 bold & luxurious architectural, meticulously crafted to the highest standard, merging beauty with eco design. Spectacular glass walls deliver an abundance of natural light creating a dramatic multi aspect visual

experience. Seamlessly integrating reception rooms and outdoor spaces. Stunning master enjoys 2 walk closets and 2 balconies. Showcase kitchen with cabinetry and Thermador appliances. Exquisite high end finishes adorn this entertainer's dream home.

Offered At **\$2,975,000**



**Debby Fenner**  
(310) 4135800

2934 1/2 Beverly Glen Circle  
Los Angeles, CA 90077  
[www.3601meierstreet.com](http://www.3601meierstreet.com)

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**MLS**  
.COM



## 537 Georgina Avenue, Santa Monica

**OPEN TUESDAY 11-2**

Attn: Builders & Developers!!! Remodel or tear down to build a dream home on one of Santa Monica's finest boulevards. Current home is a roomy and comfortable 5 bedroom, 3 bath home with a guest unit/studio with 1 room plus ¾ bath off the three car detached garage. Features include: hardwood flooring, enormous family room and spacious master suite and three fireplaces. Spectacular back yard with fruit trees on a 11,337+/- flat lot. Fantastic neighborhood close to Montana shops and restaurants, Palisades Park and the beach.

**Offered at \$6,000,000**



**SUSAN STARK**

310.622.7450 direct  
319.345.7450 mobile  
susanstarkhomes@gmail.com  
www.susanstark.com





AREA  
16

MID LOS ANGELES

**Exceptional Mid-City California Bungalow****1901 S BURNSIDE AVENUE • OFFERED AT \$699,000**[WWW.MIDCITYHOUSE.COM](http://WWW.MIDCITYHOUSE.COM)**2 Bedrooms • 1 Bathroom • 1,064 Sq. Ft.**

Behind a Brazilian hardwood fence is a dreamy urban paradise with designer done landscaping. This home features a spacious kitchen with large center island, granite countertop and updated cabinetry. Period details include original ebony stained hardwood floors throughout. A handsome Batchelder fireplace is framed by a wood mantle. In the dining room is a stunning original built-in cabinet. Upgrades include recessed lighting, custom master closet & dual paned windows. The luxe bathroom features a double vanity with stone countertop and a large shower with bench seat & skylight. Gaze through the French doors that lead you to an impressive garden escape. A pergola covered patio frames the converted garage, which is perfect as a studio space. The stamped concrete patio with Dymondia slipping between leads you to a gas firepit. Live. Relax. Chill. Welcome to the Blue Bungalow on Burnside.

**OPEN HOUSE, TUESDAY, MARCH 28th 11am-2pm**  
**Taco Tuesday - Sky's Tacos + Mexican Coke Served**

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 Realtor + Broker + Attorney  
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[www.CarrabbaGroup.com](http://www.CarrabbaGroup.com)  
 BRE #01708376 • #01791624

# elikaron

424.202.3262 | eli.karon@telesproperties.com



450 N. Sycamore Ave. #11  
Hancock Park / Wilshire

1bd 1ba  
Listed at \$698,000

BROKER'S OPEN TUESDAY 3/28 11AM-2PM

Breathtakingly beautiful remodel in one of LA's most enchanting buildings. After a thoughtful year-long renovation this 1BR, 1BA home is the perfect opportunity for someone looking for a turnkey home with modern touches that maintains much of the original charm. New lighting, new tiles, new kitchen with Carrara marble counters, custom sink, custom cabinetry, remodeled BA, new washer and dryer, updated plumbing and electric, central AC, and much more. [450NorthSycamore.com](http://450NorthSycamore.com)

AREA  
19  
BEVERLY CENTER - MIRACLE MILE

OPEN TUES. 3/28 11-2  
SUN. 4/2 1-4

630 N. Martel Ave.  
Los Angeles, CA 90036



www.630Martel.com

Offered at  
\$3,899,000

4 Bedroom | 4.5 Bath | 4524 sq. ft. Living Area | 7405 sq. ft. Lot



  
**April & Jay**  
LOPEZ RAVNIKAR  
TeamAJRealty.com



April 818-398-1272  
Jay 818-961-6565  
Fax 800-886-1509

Cal BRE #01940305  
Cal BRE #01992633

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RESIDENTIAL BROKERAGE

### CULVER CITY | \$450,000

6605 GREEN VALLEY CIR #119, 04.02/17

Unique, ready-to-move-in East-facing Front End Unit Condo in renowned Heather Village Complex with many bells and whistles including large private patio, central heat, new carpet, new paint, refrigerator, gas stove, dishwasher, ready-to-setup alarm system, covered parking; Complex includes three swimming pools, spa, tennis court, Montessori School for kids, gym, and so much more! Close to parks, Fox Hills Mall, 405 & 10 Freeways.



**Ruby Gill**  
213-364-8604  
rubyresults@sbcglobal.net

CalBRE#

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MLS PLUS

AREA  
30

HOLLYWOOD HILLS EAST



Fine Estates®  
202 N. Canon Dr.  
Beverly Hills, CA  
90210

**OPEN**  
Tuesday  
11am-2pm



### BEAUTIFUL SPANISH VILLA

3123 LA SUVIDA DRIVE | LAKE HOLLYWOOD

4 bed/4 bath recently updated throughout. In the desirable Lake Hollywood area close to all the Studios, Downtown and the heart of Hollywood! Welcomed by an original, newly-restored Frank Bowers archway painted mural originally completed in 1937, find a great floor plan that gives everyone privacy. Expansive kitchen is equipped w/newer Viking® appliances, huge island and eat-in breakfast area with quick access to the outdoor courtyard w/a beautiful fountain. Step-down living room w/ fireplace & picture windows showcase views of trees and hills. Enormous master bedroom w/separate sitting area, double-cedar walk-in closets and sizable master bath w/dual vanities, separate tub & shower. Elevator provides easy access from garage to upper levels. Other features include: huge workroom off of garage, Restoration Hardware® fixtures, sound system, gorgeous, newly-designed landscaped grounds.

**\$2,250,000 | 4 BEDROOM | 4 BATH | 3,540 SQ FT**



**ROGER PERRY**  
REALTOR® | BROKER ASSOCIATE  
**310.600.1553**  
CalBRE License #01882885



AREA  
62

ENCINO




5660 Lindley Avenue, Encino

**OPEN TUESDAY 11-2PM**

Welcome to this amazing, light-filled 3 bed, 3 bath home! A bright living room greets you upon entry and leads to a huge cook's kitchen with Viking refrigerator, stove, hood, granite, Alder wood cabinets and wine fridge. This kitchen opens to a gorgeous family room with fireplace. Beautiful, updated bathrooms, generously sized walk-in closets, master suite boasts a delightful patio and fantastic master bath. Great laundry room with built-in storage, extra outdoor storage, privacy and more! A truly charming and special home!

**Offered at \$779,000 | [www.5660Lindley.com](http://www.5660Lindley.com)**



**CARRIE ROLLINGS MEYNET**

310.622.7430 direct  
310.650.3075 mobile  
[carrie@gibsonintl.com](mailto:carrie@gibsonintl.com)

# Broadmoor Huntington Harbor Community

16445 Lazare Lane #135  
Huntington Beach, CA 92649

**JUST LISTED  
OPEN HOUSE**

Sunday, April 2nd From 1:00 - 4:00



*Robert*  
**PITTS**  
ESTATES  
Watch Us Grow!

*Home Exclusively Represented  
by  
Robert Pitts*

Offered at \$795,000



**Robert Pitts**  
310-915-6500  
310-259-4137  
rpitts9600@aol.com  
License #01881589

Totally Remodeled Townhome located in the Prestigious Guard Gated Broadmoor Huntington Harbor Community. Just steps away from Ocean and Sandy beaches, Marina, Restaurants, Bars and Shops. Broadmoor amenities include a community pool, spa, lagoon and 3 tennis courts. This is a must see home, features master suite with fireplace, balcony and step up master bath which has granite/marble tops, his/her sinks, mirrors and shower. Formal living room with travertine floors, high ceilings, fireplace and sliding doors that take you to balcony. Kitchen features built-in stainless steel appliances, cook top, back-splash, granite tops and breakfast area. Also there is a 3rd balcony off of the breakfast area. Spacious Formal dining room.

View more of this home at:  
[www.robertpittshomes.com](http://www.robertpittshomes.com)



The Valerie Fitzgerald Family Introduces

# SAM SHAR



Sales Partner / 310.600.4670 / [sam@valeriefitzgerald.com](mailto:sam@valeriefitzgerald.com)

CalBRE #01985362

Sam was born in Greenwich, CT and moved to Beverly Hills when he was two. He attended El Rodeo elementary school in Beverly Hills and later, Le Lycee Francais de Los Angeles. With his parents investing in properties, Sam developed a passion for real estate early on, which naturally led him to join the Valerie Fitzgerald Group.

He gained valuable experience as a member of the sales and business development teams at various Silicon Beach technology startups. Later in his career, as an in-house recruiter he utilized his sales skills to secure high-caliber talent. Parallel to this, Sam's entrepreneurial spirit and love for nightlife led him to develop a mobile application for the nightlife and entertainment scene.

Sam's passion and knowledge of the real-estate business, combined with his approach as a team player with his buyers or sellers help him make the process seamless and pleasant. Sam is a foodie, dog lover and enjoys traveling.



**VALERIE FITZGERALD**

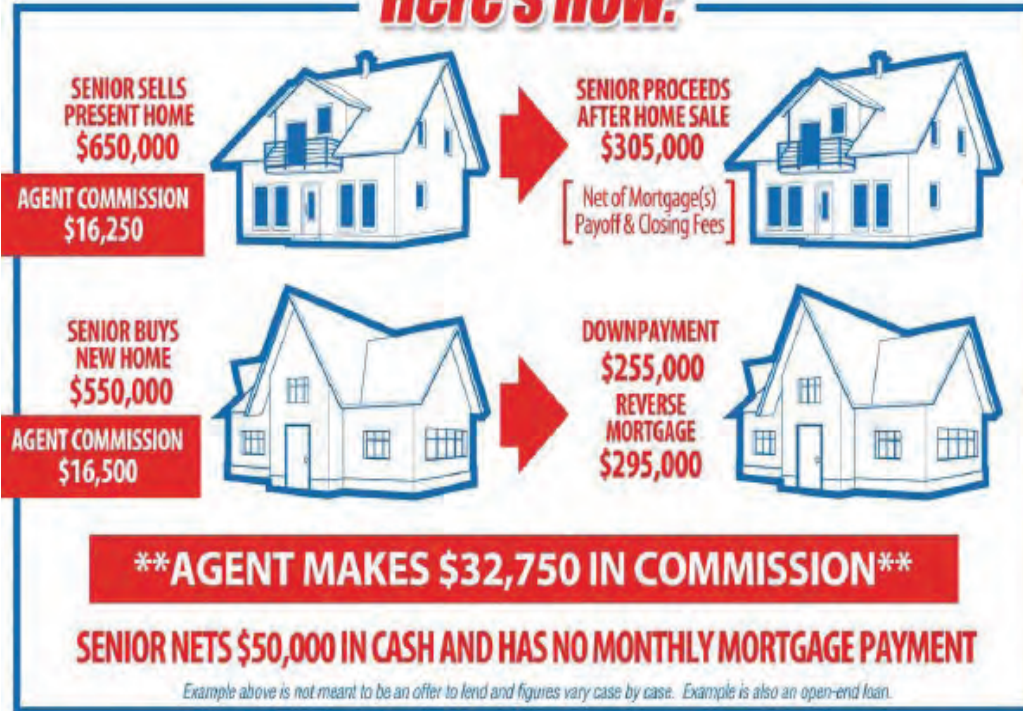
310.285.7515 / [www.valeriefitzgerald.com](http://www.valeriefitzgerald.com) / 301 N Canon Dr Suite E, Beverly Hills, CA 90210



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- ✓ Reduce challenges with Senior clients not being able to qualify
- ✓ Show more inventory for your clients (Vacation homes/Rental properties)
- ✓ **EARN TWO COMMISSIONS IN THE BUYING & SELLING PROCESS!**

**Register: [Ryan@rmeducators.com](mailto:Ryan@rmeducators.com)**

With a Reverse Mortgage For Purchase Loan, you'll be able to show your senior clients how to downsize, relocate, and buy a new home that they wouldn't otherwise qualify for - without depleting their savings. If done right, your clients will end up with MORE spendable cash and NO monthly mortgage payments!

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All attendees will receive both audio and written sales scripts to sharpen their sales skills for **FREE** (A \$100 Value)

BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

# BH/GLAAR

E D U C A T I O N

### DATE & TIME

Friday  
 March 31, 2017  
 10:00am - 1:00pm

### LOCATION

**BH/GLAAR**  
 6330 San Vicente Blvd.  
 Suite 100  
 Los Angeles, CA 90048

### COST

**BH/GLAAR Members**  
**FREE**  
 \$20—Non-Members

### REGISTRATION

Register Online at  
[ryan@rmeducators.com](mailto:ryan@rmeducators.com)

### PARKING

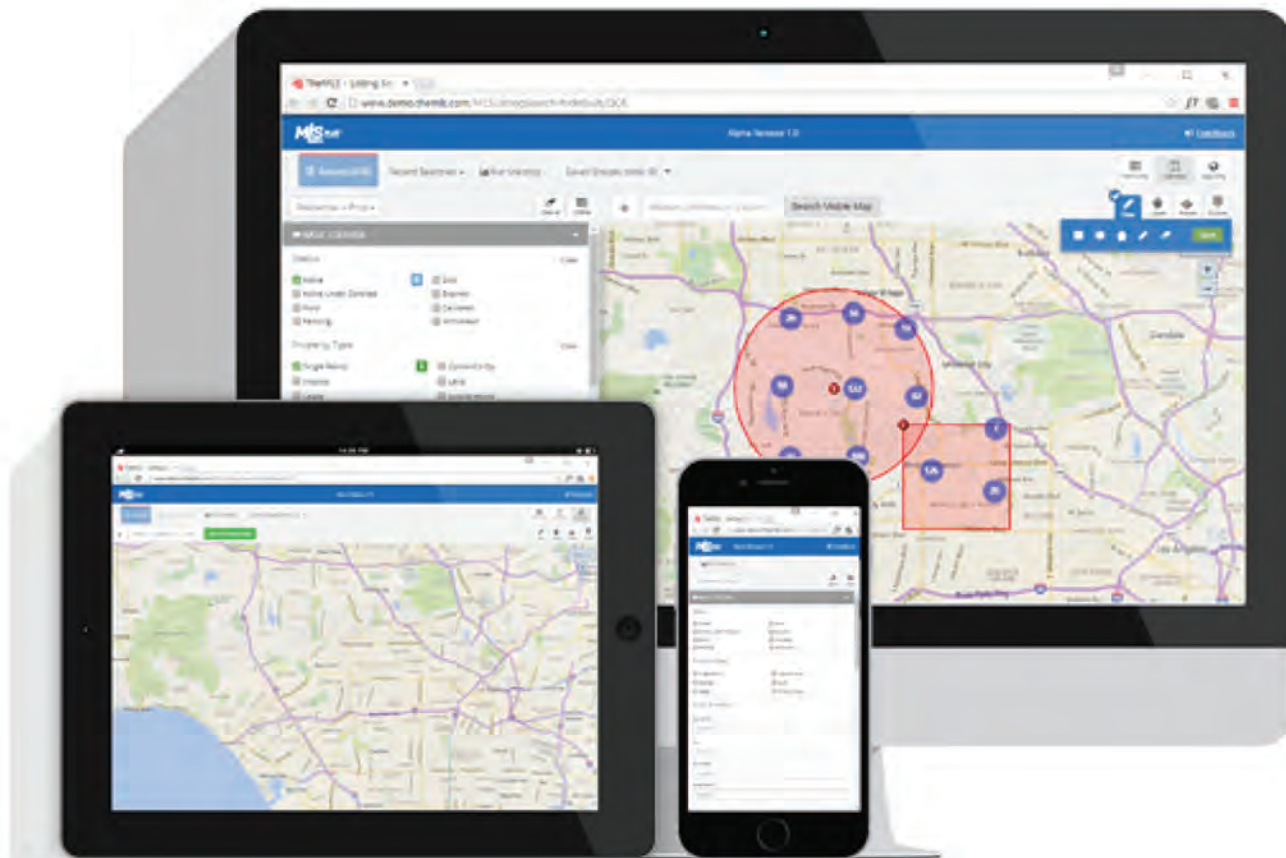
**Parking Validation**  
**NOT INCLUDED**

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All cancellations for courses must be received no less than 24 hours prior to the course start date. Cancellations may be made via email, mail, phone or fax. Upon proper notification of cancellation your account will be credited in the amount of the course. Credits may be applied to future education courses. The funds may not be used for annual dues or purchases

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**01 Beverly Hills** *Single Family*

<b>1041 LAUREL WAY</b>	Open	11-2	<b>NEW</b>
<b>\$24,950,000</b>	5+8	CONTEMPORARY	




**RE-IMAGINED TRANSITIONAL CONTEMPORARY ESTATE**

Commanding a world renowned location, north of Sunset Blvd. and close to the Beverly Hills Hotel & Rodeo Drive, this Transitional Contemporary estate has been re-imagined for today's luxury lifestyle. Magnificent artistry throughout, state-of-the-art features including Control4 home automation & Bang & Olufsen media room. Incredible manicured grounds with pool, spa, large grassy yard, tranquil meditation garden & dramatic water wall spanning the outdoor kitchen & living room with fireplace.

MLS#17-193598  
Jade Mills 310-285-7508  
COLDWELL BANKER

Antna,BBQ,Dshwshr,Hood Fan,Rng/Ovn,Other

<b>1218 BENEDICT CANYON DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$11,995,000</b>	6+8	MEDITERRANEAN	



**GRAND ESTATE PRIME BEVERLY HILLS**

Situated up a long stately driveway off of Benedict Canyon, this majestic and secluded 1+acre estate offers tremendous value in Prime BH proper. The nearly 8000 sq. ft. residence has been beautifully maintained by its one celebrity owner and features a perfect center hall plan, high ceilings, and floor to ceiling windows and doors opening to the private and serene rolling grassy yard, swimmers pool and mature landscaping. Private drive leads to huge motor court for ample parking & 3-car garage.

MLS#17-213284  
Lori Berris/Vicki Risko 310-880-3061  
SOTHEBY'S INT REALTY

Bit-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Other

<b>701 N CAMDEN DR</b>	Open	11-2	<b>NEW</b>
<b>\$7,695,000</b>	5+7	TRADITIONAL	



Once every few years a near-perfect development opportunity becomes available in the Flats. This is one of those times. Boasting an oversized lot on a prime corner of the 700 block, this amazing property is not only an extraordinary value but also the ideal location for creating a residential masterpiece on one of the most desirable streets in Beverly Hills.

MLS#17-213636  
Paul Margolis 310-413-5955  
COMPASS

None

<b>463 S SWALL DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,890,000</b>	4+3.5	TRADITIONAL	



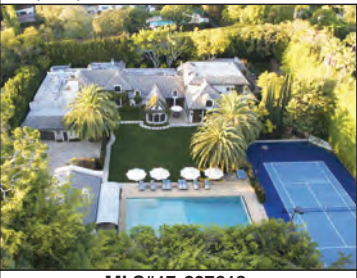
**STUNNING NEW REMODEL IN BEVERLY HILLS**

Stunningly remodeled down to the studs using the finest materials! This 4 beds, 3.5 baths, two level home features gleaming wood floors, tasteful moldings, generously sized bedrooms. An exquisite great room features a stunning formal living room with gorgeous tiled fireplace, huge picture window & custom Kosher kitchen. A generous rear den opens to the spacious back yard w/ plenty of grass, lush landscaping and a serene setting for entertaining or enjoying a beautiful LA Summer night.

MLS#17-214004  
Milstein/Silver 310.867.5598  
KW BEVERLY HILLS

www.MSPropertyPartners.com

<b>9425 SUNSET</b>	Open	11-2	<b>rev</b>
<b>\$45,000,000</b>	9+15	FRENCH	



**FRENCH COUNTRY ESTATE**

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

MLS#17-207618  
Mauricio Umansky 424-230-3701  
THE AGENCY

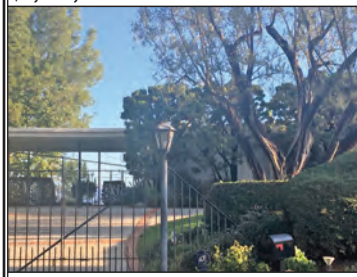
Bit-Ins,Dshwshr,Rng/Ovn

<b>706 N OAKHURST DR</b>	Open	11-2	<b>rev</b>
<b>\$8,995,000</b>	4+6	2sty-TRADITIONAL	

Stunning traditional home in prime Beverly Hills Flats. Beautifully remodeled by a top designer. Elegant entry to formal living room w/rich wood-paneled walls, fp, & detailed crown moldings.

MLS#16-135746  
Kathleen Doyle 310-622-4466  
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg  
KATHY DOYLE ESTATES

<b>1970 CARLA RDG</b>	Open	11-2	<b>rev</b>
<b>\$5,950,000</b>	4+4	MID-CENTURY	



**TROUSDALE OPPORTUNITY!!! REDUCED!!!**

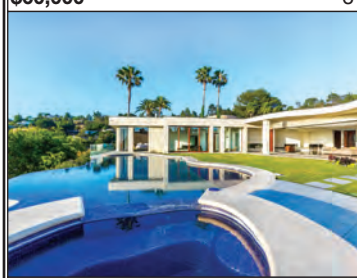
TREMENDOUS HALF A MILLION PRICE REDUCTION !!! EASY TO SHOW !!!LOCATED IN HIGHLY COVETED TROUSDALE ESTATES,NORTH OF SUNSET BLVD,IN THE CITY OF BEVERLY HILLS.MANY STARS AND LUMINARIES OF THE PAST AND PRESENT HAVE CALLED TROUSDALE AREA HOME.SITUATED AT THE END OF CUL-DE-SAC,ABOVE STREET LEVEL, LARGE MOTOR COURT LEADS TO THIS MID CENTURY GEM IN ITS ORIGINAL CONDITION.SPACIOUS LIVING ROOM ,DINING ROOM ALL HAVE HIGH CEILING.EXQUISITE VIEW OF HOLLYWOOD HILLS,SAN GABRIEL MOUNTAINS,SOME CITY VIEW

MLS#17-189604  
Monica Costecalde 310 422-4507  
NELSON SHELTON REAL

Bit-Ins

**01 Beverly Hills** *Lease*

<b>455 CASTLE PL, BH, CA 90210</b>	Refresh.	6-8	<b>NEW</b>
<b>\$60,000</b>	6+6	CONTEMPORARY	



**TWILIGHT BROKER OPEN 03/28 @ 6-8PM**

Preview this exclusive contemporary Estate perched atop Beverly Hill's exclusive Trousdale neighborhood. This 6 bedroom 8,600sf estate features a spacious open floor plan, hardwood flooring, movie theater, gym & office! Jetliner views from the oversized yard includes a sparkling pool, spa & fire pit! Available furnished or unfurnished!

MLS#17-212118  
Patrick Michael 3108777997  
CAPITAL INVESTMENT

Dshwshr,Dryer,Fridg,Wshr

**02 Beverly Hills Post Office** *Single Family*

<b>1453 SAN YSIDRO DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,495,000</b>	5+6	MEDITERRANEAN	



**NEW LISTING IN BHPO**

Gated and walled Mediterranean in lower BHPO. Grand 2 sty entry, formal living room w/ high ceilings & crown moldings. Large gourmet kitchen w/ top of the line appliances, center island and granite counter-tops complete w/ large breakfast area. Double doors open to magical gardens w/ pool and spa. Upstairs find a sumptuous master suite w/ fireplace, verandas, 2 large walk-in closets & oversized shower w/ spa tub. 3 additional family ensuites. Elevator and 2 car garage.

MLS#17-212534  
Myra Nourmand 310-888-3333  
NOURMAND & ASSOCIATES

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

<b>9038 MEREDITH PL</b>	Open	11-2	<b>NEW</b>
<b>\$4,250,000</b>	5+5	2sty-MID-CENTURY	




This period perfect Mid-Century farm house is the quintessential restoration project for those families who are looking for a home with incredible bones, charm and history in the Trousdale adjacent neighborhood. The home is in immaculate condition for its age, the layout is perfect for today's indoor/outdoor living. The home features vaulted high ceilings, closet space, maids quarter, rare upstairs' bonus room, 4 bedrooms on the ground floor, swimming pool, large flat yard and a pool house.

MLS#17-213938  
Arvin Haddadzadeh 310-909-6434  
JOHN AAROE GROUP

Dshwshr,Dryer,Rng/Ovn,Fridg

TUESDAY

<b>X 9809 BEESON DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,375,000</b>	5+4.5	2sty-CONTEMP MED	



**MONTECITO MODERN OASIS!**

Tucked away on a serene cul-de-sac in one of the most exclusive Beverly Hills neighborhoods, stands a grand reimagined architectural estate in "Montecito" style on expansive lot w/ pool boasting majestic canyon & city light views. A light and bright open floor plan boasts dining area, living room w/ fireplace, family room, direct access 2 car garage, 5 bedrooms (3 up/1 down) & 4.5 baths w/ separate GUEST HOUSE, & gourmet kitchen w/ Calcutta countertops, center island, & Viking appliances.

Shawn Kormondy KELLER WILLIAMS BH	323-638-7567	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp
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<b>1619 SAN YSIDRO DR</b>	Open	11-2	<b>rev</b>
<b>\$5,950,000</b>	4+7	MODERN	



Exceptional new construction Architectural boasts exquisite craftsmanship, European designer finishes, and thoughtful design. This custom contemporary Smart Home features an open plan with gran scale and meticulously designed spaces including a Bauformat chef's kitchen complete with Miele appliances, well appointed en suite bedrooms, in home theater, gym, wine cellar, and spacious rooftop patio.

Aaron Kirman JOHN AAROE GROUP	424-249-7162	BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan
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<b>X 1610 N BEVERLY DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,080,000</b>	3+3	2sty-TRADITIONAL	



**ENDLESS CHARM WITH ENDLESS VALUE!**

IN THE MOST PREMIER SECTION OF LOWER BHPO SITS THIS IMMACULATE & ELEGANT GATED ENGLISH TRADITIONAL ESTATE FEATURING CURB APPEAL, DEEP MOTORCOURT SETBACK, EXQUISITE WOOD DETAILS, LEADED & BEVELED GLASS WINDOWS, AND FRENCH DOORS. DRAMATIC 2STY ENTRY FOYER. FABULOUS UPDATED KITCHEN WITH TOP APPLIANCES. HUGE VAULTED-CEILING UPSTAIRS FAMILY ROOM. MASTER SUITE WITH SITTING AREA, FP, CLOSETS GALORE. OVERSIZED BREAKFAST ROOM & DINING ROOM LEAD TO PRIVATE REAR YARD SURROUNDED BY LUSH FOLIAGE. A TRUE GEM!

MICHAEL J. LIBOW CBRB - BH S	310-285-7509	WWW.1610BEVERLY.COM
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**03 Sunset Strip - Hollywood Hills West** Single Family

<b>1550 BLUE JAY WAY</b>	Open	11-2	<b>NEW</b>
<b>\$9,995,000</b>	5+7	MODERN	



**INCREDIBLE & RARE BIRD STREETS DEVELOPMENT OPPORTUNITY**

Incredible and rare development opportunity on prestigious "Blue Jay Way" in the coveted and star-studded "Bird Streets" above the world famous Sunset Strip. Breathtaking jetliner views stretching from the Pacific to Catalina, Downtown and the LA Basin without any rooftop obstructions and approximately 100 feet of frontage. Available to purchase with fully engineered and architectural plans, permits and haul routes fully approved to start building a state-of-the art modern tomorrow.

Josh & Matthew Altman DOUGLAS ELLIMAN	310.819.3250	www.TheAltmanBrothers.com
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<b>2801 COLDWATER CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	5+4	2sty-TRADITIONAL	



**FABULOUS 2 STORY HOME IN BHPO WITH AMAZING VIEWS!**

Grand vistas. Fabulous 2 story home, perched on a plateau with spectacular canyon views from both patio/pool level, first and second story rooms and balcony. Circular motor court tucked back with two car garage allows easy access onto a rare double wide stretch of Coldwater with no homes across the street. Master suite with view and balcony and 3 additional bedrooms. Private bedroom with bath on first floor has separate entry. Charming kitchen area steps out to patio, pool and backyard.

Ginger Glass COLDWELL BANKER BHN	310-927-9307	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
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<b>9236 CORDELL DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$8,995,000</b>	4+5.5	CONTEMPORARY	



**CONTEMPORARY MASTERPIECE ABOVE SUNSET STRIP**

This Architectural beauty was completely re-imagined and meticulously re-designed by the Owner/Designer in 2016 with no expense spared. This amazing four-story residence projects an unassuming exterior which is in stark contrast to the residence's breathtaking interiors. The sweeping floor to ceiling glass walls offer sparkling Downtown views from every level of this amazing property.

Ann Dashiell DOUGLAS ELLIMAN	310.993.4733	BBQ,Blt-Ins,Cbl,Frzr,Grbg Disp,Other
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<b>2559 HUTTON DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,950,000</b>	3+2	CALIFORNIA BUNGALOW	




**FEEL LIKE YOU'RE AT THE BEVERLY HILLS HOTEL!!!**

Just minutes from Sunset Blvd, you find this fully-gated, single-story, impeccably done 3 bed/2 bath home, comes completely FURNISHED down to the linens/silverware! Enjoy the tranquil, landscaped yard with fountains and lush greenery. Two of the bedrooms have French doors that open to a spacious side yard for an indoor/outdoor feel. Living room boasts a great fireplace and a spacious flow into an ample, formal dining area. The updated kitchen boasts every amenity and a cozy breakfast nook.

Roger Perry RODEO REALTY - BH	310-600-1553	www.RogerPerry.com
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<b>1571 HASLAM TER</b>	Open	11-2	<b>NEW</b>
<b>\$5,399,000</b>	4+4	3sty-ARCHITECTURAL	




**DRAMATIC VIEWS AT THIS PRIVATE HILLSIDE ARCHITECTURAL HOME**

Dramatic and private, this hillside home has incredible panoramic city to ocean views. Indoor/outdoor living at its finest, featuring an open floor plan that seamlessly connects the spaces both inside and out. The luxurious infinity pool and spa with the ambient sound of flowing water is both visual and healing. Pristine in design, flawless in execution, every room has a purpose. This home is a must see.

MRogliano & SPostlewaite SOTHEBYS INT'L	323.333.4951	1571HaslamTerrace.com
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<b>1460 DONHILL DR</b>	Open	11-2	<b>red</b>
<b>\$4,195,000</b>	3+3	MID-CENTURY	



**\$200,000.00 REDUCTION ON THIS PRIME BHPO MID-CENTURY, GEM**

An open, flowing, single level, three-bedroom, two-and-a-half bath mid-century modern home sits overlooking the canyon view out to the city lights. Sited on a cul-de-sac street just three minutes above the Beverly Hills Hotel, the serene privacy is outstanding. In one of the city's hottest areas, exploding with development, this gem is newly remodeled with classic flair and modern appeal.

Doug Sandler THE AGENCY	3102663120	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn
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<b>8260 MARMONT LN</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,750,000</b>	3+4	ARCHITECTURAL	



Perfectly located just behind the Chateau Marmont and near to the best shopping and restaurants, this fully furnished contemporary home was built with the finest craftsmanship and detail. Boasting impressive views of the city lights, a large grassy yard and a sparkling new plunge pool, beautiful hardwood flooring, incredible designer kitchen, and soaring high ceilings. Three bedrooms including an expansive master suite, two-car garage. A sophisticated property for the most discerning buyer

Maria Hellmund THE AGENCY	310-614-9885	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
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TUESDAY

<b>1707 RISING GLEN RD</b>		Refresh.	11-2	NEW
<b>\$3,499,000</b>	4+5	SPANISH		



**ENTERTAINER'S PARADISE WITH VIEWS**

Floating above LA, this magical, Spanish-style hillside retreat is just a short drive up the scenic Rising Glen Rd, between Sunset Plaza + the legendary Bird streets. Stunning panoramic city views. All public rooms open to the pool, spa, lounging areas + expansive deck. Wood-burning fireplace, sweeping views + direct access to the spa/pool from the spacious, bright en suite master, w/huge walk-in closet. Tremendous opportunity for stylish renovation, or developer to take it to a whole new level.

MLS#17-210068	Dragana Popovic 323.823.8797	www.1707RisingGlen.com
KW LARCHMONT		

<b>1950 WATTLES DR</b>		Open	11-2	rev
<b>\$4,375,000</b>	4+4	ARCHITECTURAL		



**HILLSIDE MASTERPIECE W/BIRD'S EYE VIEWS**

Completed in 2013 with no expense spared & featured in the LA Times & designed by Aaron Neubert, AIA this open-air glass home is perched above Wattles Garden with unobstructed hawk-eye views of the L.A. Basin. Open kitchen/dining/living floor plan on 2nd floor with expansive wrap around decks. State-of-the-art sound dampened media room & 120 inch projector. Travertine & walnut floors, 500+ bottle wine room, Fleetwood doors, Gaggenau appliances. Pool plans.

MLS#17-198154	Brian Ades 310-503-8080	www.1950Wattles.com
SOTHEBY'S		

<b>3564 MULTIVIEW DR</b>		Open	11-2	NEW
<b>\$1,325,000</b>	3+2.5	2sty-MID-CENTURY		




**AMAZING MID CENTURY FIXER W/ CITY VIEWS!**

Classic mid-century fixer. Set back off the street with spectacular unobstructed views. Oversized living room with terrazzo fireplace and city lights straight out through a floor to ceiling wall of glass plus large entertainment deck. Roomy kitchen w/ period cabinets and tons of counter space. 2 bedrooms, one full bath & powder room up and spacious family room with full bath down & can be accessed by the interior staircase or outside entry. Large 2 car garage & direct entry. Incredible upside!

MLS#17-200316	John Galich 310-461-0468	www.3564Multiview.com
RODEO REALTY- SUNSET		

<b>8835 EVANVIEW DR</b>		Open	11-2	rev
<b>\$3,995,000</b>	6+8	MODERN		



**SUNSET STRIP HOME WITH CITY VIEWS**

The best priced home on the Sunset Strip at \$627/sq. ft., this custom home offers city views, a large pool & spa, & a large master suite with separate his & her bathrooms and closets. An elevator takes you to a very private 2,000 sq. ft. roof top deck, complete with a cabana bar. Other amenities include a game room, movie theater, gourmet kitchen, dry sauna, wine room, & granite stairway with cherry wood floors throughout, & a three-car garage. Situated on a quiet & desirable cul-de-sac street.

MLS#17-200316	Jason Oppenheim 310-990-6656	www.ogroup.com
THE OPPENHEIM GROUP		

<b>7814 WILLOW GLEN RD</b>		Open	11-2	red
<b>\$2,750,000</b>	2999999 6+5.5	TRADITIONAL		



**MOTIVATED AND GORGEOUS!**

What a beautiful quality custom home this is with all of the rooms in the right places. 5 bdrms. upstairs w/4 baths & a wonderful master w/a newly updated spa like bath. Main level is new gourmet kitchen w/ family room, large breakfast area & powder rom. . Entertainers living room & dining room. The two story beautiful circular staircase & skylight entry welcomes guests. On lower lever is a 6th bdrm & now 5 1/2 baths + sauna, laundry room & garage. This home streams with light!

MLS#17-203716	Diane Sharp 310 7400414	Please stop by and see this gem!
KELLER WILLIAMS BEVE		

<b>1862 LAUREL CANYON BLVD</b>		Open	11-2	rev
<b>\$3,950,000</b>	5+6	MODERN		



**BOLD ARCHITECTURAL DESIGNER HOME WITH POOL & SPA**

Sleek Modern home with ultra high-end finishes radiating perfection throughout. Sensational gallery-style entry. Gorgeous wide-planked wood floors, high ceilings and great open floor plan. Living room and Dining rooms with dual sided fireplace. Luxurious living in the heart of the city!

MLS#17-208204	S Frankel, A Vargas 310-281-3981	www.stevefrankel.com
COLDWELL BANKER		

<b>9369 FLICKER WAY</b>		Refresh.	11-2:30	592G5	rev
<b>\$15,950,000</b>	6+6	MODERN			




**JETLINER VIEWS, STRIKING MODERN OPEN 11-2:30 VALET PARKING**

Majestically sited on one of the best view promontories in LA w/panoramic 300' jetliner CityViews from DTLA, the Westside/Century City basin, to the Ocean through the entire property. Trophy location in the most convenient, close-in BirdStreet enclave of the SunsetStrip. This amazing architectural Icon is the quintessential view home & a stunning statement of residential art directly overlooking the lights of LA. Bold, bright dramatic interior with an exciting magical ambiance. 5200sf, 6BR,6BA

MLS#17-189980	Tania Ferris 310-713-8234	www.IconicLAViewModern.com
COLDWELL BANKER		

<b>2673 ZORADA DR</b>		Open	12-2	rev
<b>\$3,595,000</b>	5+7	CONTEMPORARY		



**2673 ZORADA DR**

A light-filled, 2 story foyer with soaring ceilings welcomes you to this beautifully remodeled contemporary jewel in the Hollywood Hills with beautiful views! Abundant natural light floors the home through oversized windows, while the open-concept great room on the main level flows to spacious terraces, outdoor barbecue and pool capturing sweeping canyon views. A chef's kitchen opens to a full bar, living room with fireplace, den and outdoor dining pavilion, a true entertainers paradise.

MLS#16-162564	Valerie Fitzgerald 310-285-7515	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other
COLDWELL BANKER RESI		

<b>9369 FLICKER WAY</b>		Refresh.	11-2:30	592G5	rev
<b>\$15,950,000</b>	6+6	MODERN			



**AMAZING ARCHITECTURE ~ AMAZING VIEWS OPEN 11-2:30 VALET**

Majestically sited on one of the best view promontories in LA w/panoramic 300' jetliner CityViews from DTLA, the Westside/Century City basin, to the Ocean through the entire property. Trophy location in the most convenient, close-in BirdStreet enclave of the SunsetStrip. This amazing architectural icon is the quintessential view home & a stunning statement of residential art overlooking the lights of LA! . 5200sf, 3-car garage, 325sf of promontory frontage. valet parking - enter off Sierra Mar

MLS#17-189980	Tania Ferris 3107138234	vimeo.com/taniaferris/flicker
COLDWELL BANKER		

<b>8651 PINE TREE PL</b>		Open	11-2	rev
<b>\$3,279,000</b>	3+4	TRADITIONAL		



**EXQUISITE LOWER SS PLAZA TRAD W/ POOL, SPA, VIEWS, GST. UNIT**

Exquisite lower Sunset Plaza traditional view property with totally done/move in designer high end finishes and enormous private pool and yard. Two Bedrooms Three Baths in Main House & One Bedroom One Bath attached guest unit w separate entrance. Gourmet Sub Zero/Viking kitchen. Hardwood floors. Carrara marble. Ann Sacks tile. Direct entry garage. Multi-camera video security. Views from all rooms looking south west over city and ocean. Approximately 2,938 sf. house on 10,297 sf lot.

MLS#16-182160	Ron Holliman 3107776216	Sunset Plaza Dr. North of Sunset Blvd.
COLDWELL BANKER BH N		



TUESDAY

<b>1621 N FAIRFAX AVE</b>	Open	11-2	593B4	<b>rev</b>
<b>\$3,100,000</b>	4+5	2sty-CONTEMPORARY		




**HIP CONTEMPORARY!**

Minimal lines blend with an industrial aesthetic creating a sense of home as art. Expansive glass doors reveal a spacious open concept living space with a separate office overlooking the private glistening pool. Immerse yourself in the sexy master suite with tremendous walls of glass which blend seamlessly into the bath and walk-in shower. Host your next happy hour on the rooftop deck with tremendous city and hillside views.

MLS#17-199034  
 Laura Marie 213.840.5353  
 COLDWELL BANKER -BHS

Custom SMART Home System

<b>3324 BENNETT DR</b>	Open	11-2	<b>rev</b>
<b>\$2,150,000</b>	4+4	3sty-SPANISH	




**HOLLYWOOD SPANISH ON BEAUTIFUL BENNETT DRIVE**

Classic Old Hollywood architecture with lovely views. Dramatic step down living room, dining room, remodeled kitchen/breakfast room and intimate library overlook large courtyard. A lovely bedroom and bath complete the main floor. Upstairs are two master suites, both with lovely baths. The lower level is fantastic for entertaining, with a media room/bar with fireplace, a fourth bedroom and bath, and laundry. Huge grassy yard with room for pool.

MLS#17-208726  
 Edward Fitz  
 THE AGENCY

<b>1603 N FAIRFAX AVE</b>	Open	11-2	593B4	<b>rev</b>
<b>\$2,850,000</b>	4+5	2sty-MODERN		



**MODERN ELEGANCE!**

Sophisticated and elegant design aesthetic exquisitely curated to the last detail showcasing the clean architectural lines. Floor to ceiling doors glide open to reveal a sparkling pool and alfresco dining area which embrace the indoor/outdoor lifestyle. Entertain in style on the rooftop deck with panoramic views of the City and Hollywood Hills.

MLS#17-198946  
 Laura Marie 213.840.5353  
 COLDWELL BANKER -BHS

Custom SMART Home System

<b>8584 WONDERLAND AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,249,000</b>	2+2	MID-CENTURY	



**RARE JOHN LAUTNER-INSPIRED MID CENTURY MODERN TURN-KEY HOME**

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

MLS#17-210914  
 ST.JAMES+CANTER 310.704.4248  
 BERKSHIRE HATHAWAY

www.8584WONDERLANDAVE.com

<b>2331 OUTPOST DR</b>	Open	11-2	<b>rev</b>
<b>\$2,795,000</b>	4+4	MID-CENTURY	



**SINGLE STORY STREAMLINE MODERNE COMPOUND IN THE HEART OF OUT**

This single story, Streamline Moderne offers privacy and tranquility in the highly sought after enclave of Outpost Estates. Inside, a light-filled living room adorned with a fireplace beckons. Accommodating grand scale entertaining, the kitchen, appointed with stainless appliances, connects a formal dining room to a sun-room which opens to a heated pool. All bedrooms are en-suite and provide access to the pool. Guest house boasts a fully equipped kitchen, three-quarter bath, and separate entry.

MLS#17-212188  
 Ben Belack Eric Lavey 310-497-6789  
 THE AGENCY

Blt-Ins,Dshwshr,Dryer,Frzr,Other

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

<b>10690 SOMMA WAY</b>	Lunch	11-2	<b>NEW</b>
<b>\$24,888,000</b>	5+10	2sty-ARCHITECTURAL	



**BEL AIR PROMONTORY VIEW ESTATE.**

Located at the end of a long driveway, enter the private gated circular motor court. This dramatic apx. 10K sqft 80's Architectural has a huge 2 story atrium, tennis court, pool, pavilion, and covered parking for 8 cars. Set on an apx. 4 acre sun bathed promontory, with breathtaking views in all directions - very private.

MLS#17-212206  
 James Respondek 310-255-5411  
 SOTHEBY'S INTERNATIO

Valet parking provided.

<b>8618 FRANKLIN AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,450,000</b>	3+3	MID-CENTURY	




**MID-CENTURY ABOVE THE SUNSET STRIP**

This refined mid-century home is located above the Sunset Strip on a quiet cul-de-sac street with city lights & ocean views. The open floor layout boasts high ceilings, glass walls, a chef's kitchen, an expansive living & dining area & a spacious deck overlooking the city. This 3 bed, 3 bath home features Fleetwood doors, hardwood floor, marble counters, porcelain tile work, and designer fixtures. The luxurious master opens up to a private & serene garden area, creating the perfect retreat.

MLS#17-193634  
 Jason Oppenheim 310-990-6656  
 THE OPPENHEIM GROUP

www.ogroup.com

<b>2717 BOTTLEBRUSH DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,475,000</b>	3+3	CONTEMPORARY	



**BEL AIR RIDGE "B" PLAN WITH VIEWS**

Rare opportunity to own 3 bedroom home with a view in Bel Air Ridge. B Plan w/large den waiting for your personal touch. Large master bedroom w/sitting room, fireplace, balcony, & views. Gorgeous hardwood floors throughout first floor. Custom double pane doors & windows, dual motorized skylights. Patio/yard w/ great views across Stone Canyon. Amenities include: 24/7 security patrol car, multiple parks, 2 pools, 7 tennis courts w/ranked tennis pro, remodeled clubhouse, gym, Roscomare School

MLS#17-199394  
 Barbara Tenenbaum 310-720-7270  
 HILTON & HYLAND

BarbaraTenenbaumRealEstate.com

<b>7860 FAREHOLM DR</b>	Open	11-2	593B4	<b>rev</b>
<b>\$2,195,000</b>	3+2.5	2sty-SPANISH		

Views! Updated 1925 Spanish with endless city to sea views, modern appointments, award winning gardens. Private and secure oasis just minutes to Hollywood and Sunset Plaza.

MLS#BB17023640MR  
 Alisa Cunningham 818-472-2801  
 TELES PROPERTIES

<b>425 PARKWOOD DR</b>	Open	11-2	<b>red</b>
<b>\$17,500,000</b>	48990000	5+6	



**HOLMBY HILLS PAUL WILLIAMS TRADITIONAL ESTATE**

Built in 1935, updated in 2012. This 6,898sf home, boasts 4bds/6bas+ Maid's Quarters+ Guest Apartment, elevator, basement & motor court. Quality craftsmanship thruout: wood beamed ceiling/paneling, hardwood floors & built-ins. Chef's kitchen with Carrera marble, center islands, Butler's pantry. Sumptuous Master Suite with dual baths, fireplace & walk-ins. 39,838sf lot, heated pool/spa. Don't miss this rare opportunity to live in LA's finest area!

MLS#17-193396  
 Linda May & Rick Chanin 310.492.0735  
 HILTON & HYLAND

425Parkwood.com


**OPEN HOUSE STATUS**

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

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

TUESDAY

<b>10325 GREENDALE DR</b>	Open	11-2	<b>rev</b>
<b>\$13,200,000</b>	5+7	3sty-TUDOR	




**HOLMBY HILLS SLEEPER**

New Price and ready to be sold! Gated estate of approx. 1.6 acres. A voluminous entry leads to the living room, library, great room, all of which feature enhanced finishes & dignified fireplaces. The upstairs has 4 large suites, including the master suite with a sitting room and 2 fireplace, all of the family suites have walk-in closets and full baths. The house is complete with a gym, wine room, 6 car garage, guest house, elevator and park like grounds. A real deal in Holmby Hills.

MLS#17-198822  
Sheila Rose 3108901521  
BERKSHIRE HATHAWAY H

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

<b>2245 PELHAM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,289,000</b>	4+2.75	SPANISH	




**BEAUTIFULLY UPDATED & EXPANDED MID-BLOCK SPANISH**

Outstanding quality architectural & designer touches throughout. Formal entry leads to living room w/ vaulted ceilings, large picture window, fireplace & built-ins. Open floor plan leads to dining room w/ wood-top finished blt-ins, opening to spacious chef's kitchen w/ glass front cabinets, s/s appliances including 6 burner range & double ovens. Step-down family rm opens to large patio & privately landscaped yard w/ fragrant rosemary, citrus & gardenia plants, ideal for entertaining outdoors.

MLS#17-213302  
Chad Lund 424-202-3295  
TELES PROPERTIES

www.2245PelhamAvenue.com

<b>1089 MORAGA DR</b>	Open	11-2	<b>bom</b>
<b>\$3,250,000</b>	4+4	RANCH	



**FABULOUS FIXER**

Welcoming you home on a beautiful tree lined street in Lower Bel Air, well up Moraga in a quiet area close to the vineyard. Spacious open floor plan just waiting for your touches. Living room with rock fireplace and walls of glass that overlook the pool and the vast hillside with mature trees and garden. Formal dining room with wall of cabinets. Bedroom wing with 3 bedrooms 2 baths and a separate pool bath. Library / Study. Maids quarters and bath.

MLS#17-200570  
Su-Z Schneider 310-622-7475  
GIBSON INTERNATIONAL

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

<b>2203 CAMDEN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+2	TRADITIONAL	



**TRADITIONAL WESTWOOD HOME**

This is an exceptional offering. Traditional style, 3 bed/2 bath home, living room, formal dining room, breakfast room, hardwood floors, and office. The 3rd bedroom and office are currently used as a first-class music studio with soundproofing, etc. This easily converts back to a 3rd bedroom and office. Other features include central air, fireplace, and traditional center hall floor plan, 2 car detached garage. Corner lot. This home needs some work, being sold as-is.

MLS#17-214186  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

Grbg Disp,Rng/Ovn,Fridg

**04 Bel Air - Holmby Hills** Land

<b>1037 STRADELLA RD</b>	Open	11-2	<b>rev</b>
<b>\$3,685,000</b>	Land		



**Great Value in Lower Bel Air! Rare devel.oppty for investor /owner/user on prestigious Stradella Road. Paid Permits. Completed Plans, Shovel Ready , the 7235 Sq Ft Contemporary home will feature 5 bedrms, 6 bths, open flpl, zero-edge Infinity pool, & 3 levels for seamless indoor/ outdoor living . Addl features include a 3000 sq ft deck, movie theater, elev, wine cellar, gym. Property can be purchased now, AS IS, for \$3,685,000.00. Completed home to be delivered app 18 mths , app \$12 mill.**

MLS#16-181498  
Andrea Alberts 310 777 5105  
SOTHEBY'S INTERNATIO

<b>10401 WYTON DR</b>	Open	11-2	<b>red</b>
<b>\$5,999,999</b>	8+9	2sty-TRADITIONAL	



**REDUCTION ON WONDERFULLY WOODED KNOLL IN LITTLE HOLMBY**

Set considerable back off the street, unusually large, open and light and friendly at every turn. Wonderfully wooded w/ circular driveway. Grand formal foyer w/ sweeping staircase. Nicely updated kitchen. Sunny living rm. Family rm w/ fireplace. Media rm w/ vaulted ceiling. Formal dining rm. 2 master stes: 1 up w/ sitting rm & stylish newer dual baths/ closets. The other down w/ dual baths. Flexible floorplan. Very private garden & pool. Multiple patio & terrace spaces. Roof deck. Views. Warner.

MLS#17-192432  
Larry Young 310.777.2879  
BERKSHIRE HATHAWAY

www.larryyoungwestside.com

**05 Westwood - Century City** Single Family

<b>1323 CLUB VIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,800,000</b>	4+4	2sty-TRADITIONAL	



**SOPHISTICATED TRADITIONAL**

Sophisticated traditional with clean, crisp lines and modern conveniences. This 4,500 plus square foot, 4 bedroom, 4 bath home sited on a 11,500 plus square foot lot has views of the LA Country Club and a flexible plan with multiple gathering and entertaining areas both in and outside the home. The large flat grass yard has ample room for a pool.

MLS#17-211488  
Barry Dane 310-309-0025  
KWHH

<b>800 GLENMONT AVE</b>	Open	11-2	<b>red</b>
<b>\$4,995,000</b>	6+7	2sty-TRADITIONAL	



**SUBSTANTIAL PRICE REDUCTION ON LITTLE HOLMBY JEWEL**

Beautiful gated, Little Holmby Traditional has been rebuilt to exacting standards, magnificently marrying form & function. Rare & coveted features incl. its flat, large, private-feeling landscaped lot. Also rare are its expansive views across this wooded neighborhood & beyond to the mtns & city lights. Floorplan lives like today. Gourmet kitchen. Handsome family room. The living & formal dining rms are elegant, each opens to a private garden. 3 BD suites up incl. lavish master. Rm for a pool.

MLS#17-194442  
Larry Young 310-777-2879  
BERKSHIRE HATHAWAY

www.800Glenmont.com

<b>10612 OHIO AVE</b>	Refresh.	11-2	<b>red</b>
<b>\$2,195,000</b>	2295000	3+4 TRADITIONAL	



**FANTASTIC WESTWOOD TRADITIONAL**

Reduced! Fabulous 3bd (3 + Bonus downstairs- could be 4th bd)/ 3.5 ba traditional with pool, deck and sports court! Updated throughout while incorporating original details. Ideal layout for families and entertaining! Light and bright home offers elegance and style. Extremely well located near UCLA, Century City mall, restaurants, etc. Finally, the home you've been waiting for.

MLS#17-200946  
Scott Tamkin 310-493-4141  
COMPASS

www.10612Ohio.com

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TUESDAY

<b>365 COMSTOCK AVE</b>	Open	11-2	<b>bom</b>
<b>\$5,700,000</b>	5+6	SPANISH	



**MAGNIFICENT LITTLE HOLMBY SPANISH**

Extraordinary residence, beautifully updated while retaining original character and authentic details. Main level w/2 story foyer, formal dining rm, living room w/ fp, family/ media room, eat-in kitchen, intimate wood beamed den with fp and a paneled library with bath. 4 generous 2nd floor bedrooms include master suite with fp, walk -ins, and terrace overlooking landscaped grounds and flat back yard. Ground floor has gym, family room & 5th bedroom. Gorgeous pool,spa and cabana. Prime Location.

MLS#17-202134  
Jane Gavens 13104975166  
JOHN AAROE GROUP  
www.365Comstock.aaroe.site

<b>10475 ASHTON AVE #104</b>	Open	11-2	<b>NEW</b>
<b>\$779,000</b>	2+2.5	TRADITIONAL	




**SUN-FILLED 2 BED/2.5 BATH CORNER UNIT**

Spacious open floor plan located on prime Westwood street in smaller 14-unit complex. Feels like a home as you enter large formal entry with soffit ceiling into living room w/ fireplace & sliding door to private balcony. Open kitchen overlooking dining room and living room w/ tiled countertops & stainless steel appliances. Master suite w/ walk-in closet and sliding door to private balcony. 2nd bedroom w/ ensuite full bathroom. Bonus space next to formal entry, great for home office.

MLS#17-213640  
Chad Lund / Patty Best 424-202-3295  
TELES PROPERTIES  
www.10475AshtonAvenue104.com

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

<b>10535 WILSHIRE #PH7 (#1907)</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,995,000</b>	2+2	1sty-CONTEMPORARY	



**AMAZING VIEWS OF THE OCEAN AND CATALINA ISLAND**

Prestigious 19 floor Penthouse at Wilshire Marquis Luxury High-Rise Condo. Warner School. Double Entry Wood Door to the unit brings you to the large open living room & dining area w/ two romantic fireplaces & large balconies with a 185 degrees gorgeous city, ocean view & Catalina -perfect for entertaining. The building includes 24-Hr Security, Swimming Pool, Spa, Sun-deck, Lovely Outdoor Garden Patio, Gym w/new Equipment, Rec Room, Sauna, BBQ Area, 3 Tennis Courts including 2 on the Roof-Top.

MLS#17-213200  
Vangelis Korasidis 310.247.1500  
COLDWELL BANKER RESI  
Prestigious Penthouse on the 19th floor

<b>1200 CLUB VIEW DR #1500</b>	Open	11-2	<b>rev</b>
<b>\$11,573,000</b>	3+4	CONTEMPORARY	




**BEVERLY WEST RESIDENCES**

Beverly West is an ultra-luxe private, 22-story boutique high-rise overlooking the Los Angeles Country Club with 35 breathtaking, light-filled residences. 360° Views stretch east from Beverly Hills to Hollywood and Downtown, south to Century City and west to the Pacific. Beverly West is the ultimate in Southern California luxury living with amenities ranging from a 24-hour doorman and concierge service, security team, and valet, to a saltwater pool and Pilates studio.

MLS#17-210102  
Jeff Hyland Bill Simpson 310.994.0455  
HILTON & HYLAND  
BeverlyWestResidences.com

**10660 WILSHIRE #306**

<b>\$1,650,000</b>	Open	11-2	<b>NEW</b>
3+4	MODERN		




**GORGEOUS WILSHIRE CORRIDOR DOUBLE UNIT!**

Brokers park on Manning. Beautifully updated 3 bedroom condo in the exclusive Wilshire Manning. Unit 306 and 307 were combined into one large, spacious unit with approximately 2,939 square feet. Open floor plan and modern finishes throughout, including top-of-the-line contemporary kitchen. large living room, dining area, including separate family room. Master suite and bath with spa tub. Full-service building in process of new modern entrance. Pool, spa, gym and more. Rare offering! Must see!

MLS#17-211548  
Niki Skouras 818-635-0421  
WISH SOTHEBY'S INTL  
Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp

**05 Westwood - Century City** *Lease*

<b>1645 CAMDEN AVE #301</b>	Open	11-2	<b>red</b>
<b>\$4,250</b>	4595	2+3 CONTEMPORARY	



**BEAUTIFUL PENTHOUSE CONDO LOCATED IN HEART OF WESTWOOD**

Situated north of Santa Monica Blvd, minutes from shops and restaurants and close to UCLA, Santa Monica, Century City and Beverly Hill. This unit is in a prime location with high ceiling windows and a beautiful view of trees. This home gets plenty of natural light and tree top to city views, with a front balcony and upstairs patio deck. Newly painted and with newly refinished hardwood floors, two fireplaces and a chef's kitchen with custom cabinets, make this unit a ready to enjoy, perfect gem.

MLS#17-192906  
Donald Heller 424-400-5920  
THE AGENCY  
Blt-Ins,Dshwshr,Intrcm

**1544 CAMDEN AVE #PH1**

<b>\$1,199,000</b>	Open	11-2	<b>NEW</b>
2+3	1sty-MEDITERRANEAN		



**STUNNING PENTHOUSE CONDO IN PRIME WESTWOOD LOCATION!**

Stunning Penthouse condo in prime Westwood location. Very private newer Mediterranean building, 2 units per floor. Light and bright open floor plan perfect for entertaining, designer done. Spacious LR, gas fireplace and gorgeous integrated bar with 2 sub-zero wine fridges. Incredible top of the line kitchen with custom soft close cabinetry, Viking appliances and white Caesartone countertops. Exquisite double French doors lead to a Zen-like deep terrace with tree top views.

MLS#17-206750  
Jeffrey Kanbar 310-779-5388  
COLDWELL BANKER BHN  
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

**06 Brentwood** *Single Family*

<b>415 N BARRINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	4+4	MONTEREY COLONIAL	



**MAGAZINE PUBLISHED MONTEREY COLONIAL**

Remodeled with the most refined taste, this is an extraordinary offering. Chic living room, dining room and library plus a professional chef's kitchen complete the ideal 4BR home. Exceptionally large master with gorgeous new bath. A 1,200 Sq. Ft. 'Summer House' with a matchless, dine-in wine cellar, large entertainment room w/wet bar and kitchenette, BR, and Yoga room. The flower gardens and green house are worthy of the greatest gardener. A truly distinctive property.

MLS#17-207550  
Mary Lu Tuthill 310-979-3982  
COLDWELL BANKER  
BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

**10475 ASHTON AVE #104**

<b>\$779,000</b>	Open	11-2	<b>NEW</b>
2+2.5	TRADITIONAL		



**SUN-FILLED CORNER UNIT WITH SPACIOUS OPEN FLOOR PLAN**

Located on prime Westwood street in smaller 14-unit complex. Feels like a home as you enter large formal entry with soffit ceiling into living room w/ fireplace & sliding door to private balcony. Open kitchen overlooking dining room and living room w/ tiled countertops & stainless steel appliances. Master suite w/ walk-in closet and sliding door to private balcony. 2nd bedroom w/ ensuite full bathroom. Bonus space next to formal entry, great for home office.

MLS#17-213640  
Chad Lund / Patty Best 424-202-3295  
TELES PROPERTIES  
www.10475AshtonAvenue104.com


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TUESDAY

<b>751 TEAKWOOD RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,749,000</b>	4+3.5	1sty-COUNTRY FRENCH	




**KENTER CANYON ZEN RETREAT**

Kenter Canyon zen retreat. Quiet and Peaceful. This home features natural light flooding the house, great indoor/outdoor flow with views and privacy. Newly remodeled master bath. Mature landscaping and a beautiful mix of colorful flowers and lush green grass.

Jesse W. Morton PARTNERS TRUST	310/339-4766	Dishwasher,dryer,alarm,built-ins
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<b>1043 N NORMAN PL</b>	Open	11-2	<b>rev</b>
<b>\$3,795,000</b>	5+4	2sty-MID-CENTURY	




**AN ART LOVERS OPPORTUNITY NEXT TO THE GETTY!**

Situated in the Brentwood Hills and perched high above street level with canyon and Getty views, this gorgeous compound sits on just over 1.5 acres of land. The 4,200 square foot home has 4 bedrooms & 3.5 bathrooms with high beamed ceilings and hardwood floors throughout. Additional features include large windows and sliding doors that open the home up to the wrap around decks, California oaks, and large swimmer's pool with an authentic Japanese tea house and a 1000 square foot guest house.

Brent Watson COLDWELL BANKER BHN	310-600-9119	Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr
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<b>908 KENTER WAY</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,496,000</b>	4+3	1sty-ARCHITECTURAL	




**JOIN US FOR TACO TUESDAY!**

This contemporary oasis perched in the pocket of Kenter canyon boasts incomparable views of the valley & mountain peaks. The property is a counterpart to its encompassing natural wonders. Luxuriate in the wide-open floor plan, each room intersecting w/& complementing the next. The minimalist kitchen serves as the epicenter for contiguous dining & great rooms, each w/floor-to-ceiling glass windows that display vistas of the canyon. A separate guest house includes its own kitchen, bed & bath.

Smith & Berg PARTNERS TRUST BH	310.500.3931	908kenter.com
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**06 Brentwood** Condo / Co-op

<b>11755 MONTANA AVE, UNIT 106</b>	Open	11-2	<b>NEW</b>
<b>\$1,098,000</b>	2+2	SPANISH	



**COOL CONTEMPORARY CONDO IN THE HEART OF BRENTWOOD!**

Beautiful modern condo in the heart of Brentwood. Located just north of San Vicente amongst all of the shops and restaurants Brentwood has to offer. This 2 bedroom, 2 bathroom condo features an ideal open floor-plan, immaculate polished concrete floors, high ceilings throughout, and top-of-the-line kitchen with stainless steel appliances. What truly makes this condo feel like home is the indoor/outdoorprivate patio perfect for entertaining family and friends.

The Feil Group BERKSHIRE HATHAWAY	310 963-8219	
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<b>1221 N BUNDY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,000</b>	5+4	2sty-TRADITIONAL	




**TRADITIONAL WITH BIG UPSIDE POTENTIAL!**

Traditional family home awaits your special touches to bring it up to today's modern standards. Huge upside potential in terrific North Bundy location. 4 bedrooms and 3 baths up, 1 bedroom and bath down. Breakfast area and den off kitchen. Nice side yard and grassy backyard with upslope. Nice brick patio curves around the back of the house through sliding glass doors in living room, dining room and den.

John A. Woodward IV KELLER WILLIAMS	310.729.7372	Dshwshr,Hood Fan,Rng/Ovn,Fridg
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<b>11906 GORHAM AVE #2</b>	Open	11-2	<b>NEW</b>
<b>\$695,000</b>	2+2	FRENCH	



Tastefully remodeled in 2005, this charming two bedroom + two bathroom condo is in a boutique, eight unit building. Conveniently situated two blocks from all the shops and restaurants on San Vicente, you'll be able to take advantage of all that Brentwood has to offer.

Trevor Levin NORMAND & ASSOCIATE	310-666-3294	
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<b>8 OAKMONT DR</b>	Open	11-2	<b>rev</b>
<b>\$10,950,000</b>	8+12	CONTEMPORARY	

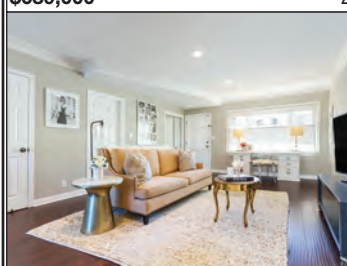


**MAGICAL PROPERTY W/ COMPLETE PRIVACY ON PRESTIGIOUS STREET!**

Fall in love w/ this breathtaking contemporary nestled behind a gated entry on a notable street in sought after Brentwood. This unbeatable location on prestigious Oakmont Dr. provides incredible privacy in a secluded setting. Designed w/ the finest architectural integrity, this 8bd + 12ba home will truly appeal to the most discerning buyers. Truly feel like royalty in this one-of-a-kind retreat. The embodiment of gorgeous design, this spectacular home makes a lasting impression!

Sally Forster Jones JOHN AAROE GROUP	310.691.7888	8Oakmont.com
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<b>11646 CHENAULT ST, UNIT 19</b>	Open	11-2	<b>NEW</b>
<b>\$689,000</b>	2+2	2sty-FRENCH NORMANDY	



**GORGEOUS NEWLY REMODELED 2 BED 2 BATH CONDO IN BRENTWOOD**

Desirable Chenault Villas, this chic yet cozy gem has been remodeled. Fully upgraded Master Bath w/Carrara marble, subway tiles, custom-built cabinets, seamless shower, LG Inverter Direct Drive Washer/Dryer + Resto. Hardware fixtures. Master affords king bed + end tables & has ample closet space w/ newly landscaped balcony. 2nd bedroom has large closet + separate bath. Living + dining are flooded w/ light from east/west exposures. New: wood floors, window treatments, stainless steel appliances.

Jacqueline Gunn WESTSIDE ESTATE AGEN	323-842-2527	Washer/Dryer, Stainless Steel Appliances
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<b>585 S BURLINGAME AVE</b>	Open	11-2	631F5	<b>rev</b>
<b>\$8,950,000</b>	6+8	CONTEMP MED		



**MOTIVATED SELLER! BRING ALL OFFERS!**

This stunning custom built home is designed with a European flair, exquisite taste & the highest quality. The dramatic two story entry is surrounded by elegant public rooms which are perfect for entertaining. It features high ceilings, hardwood floors, a library, wine cellar, media rm & gourmet chef's kitchen w/top of the line appliances & cabinetry. There are 5 BR suites on the 2nd flr w/luxurious baths. Master balcony looks onto a beautifully manicured backyard w/built-in bbq, pool & firepit.

Frieda Hassid GIBSON INTERNATIONAL	310-600-0145	Glamorous European-Style Villa!
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<b>823 S BUNDY DR #110</b>	Open	11-2	<b>rev</b>
<b>\$2,995,000</b>	4+5	CONTEMP MED	



**SOPHISTICATED BRENTWOOD TOWNHOUSE**

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

Myra & Michael Nourmand NORMAND&ASSOCIATES	310-888-3333	Dshwshr,Dryer,Elvtr,Grbg Disp,Intrcm
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TUESDAY

**07 West L.A.** *Single Family*

<b>2474 COOLIDGE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>	3+2	TRADITIONAL	

Storybook traditional home in West LA! Step behind the white picket fence and into this completely renovated home. The property features an open floor plan, large back yard

Tab Howard	3103463500	SOTHEBY'S
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**07 West L.A.** *Condo / Co-op*

<b>1433 BARRY AVE #301</b>	Open	11-2	631J5	<b>NEW</b>
<b>\$949,500</b>	2+2.5	CONTEMPORARY		



**FABULOUS TWO BEDROOM PENTHOUSE**

Spacious and bright front facing condo with split suites with 2.5 ba and has been professionally decorated. Features include no common walls, vaulted ceilings, large dining rm and large living rm with wet bar, fireplace and balcony. Two bedroom suites both with full ba and walk-in closets. Large kitchen with breakfast rm. washer/dryer in unit. Forced air heating and A/C. Side by side parking plus guest parking. Only 2 blocks to Brentwood, close to shopping, restaurants and easy freeway access.

MLS#17-206722	Gregory Pawlik	310-230-2439	Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr
COLDWELL BANKER-PAC.			

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

<b>10366 MONTE MAR DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,295,000</b>	5+5.5	TRADITIONAL	



**INCREDIBLE CHEVIOT HILLS TRADITIONAL WITH OPEN FLOORPLAN**

On a quiet street in prime Cheviot Hills is this newer 5bd & 5.5ba home. The traditional style has a contemporary twist w/ high ceilings & rooms flooded w/ light. Step into the foyer & you will be greeted by an open floor plan that is perfectly suited to any lifestyle. The kitchen features a huge center island w/ seating & SS Viking appliances. W/ a freshly painted exterior & a stylish interior - this gorgeous Cheviot Hills home is just waiting for you to call it your own!

MLS#17-214040	S.F.J/Schlosser/ Walters	310.691.7888	10366MonteMar.com
JOHN AAROE GROUP			

<b>2736 ANCHOR AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	4+3	1sty-TRADITIONAL	



**TRADITIONAL HOME IN CHEVIOT HILLS**

Traditional 4 bedrooms, 3 baths home in a top Cheviot Hills Country Club area and Castle Heights elementary school district. Large living room with fireplace, and master bedroom both open up to private yard with beautiful views. Additional 3 bedrooms and 3 bathrooms. Large kitchen with breakfast area, formal dining room . Great opportunity to update and make it your dream home

MLS#17-211090	Eliane Capdeville	310-701-2061	Blt-Ins,Dshwshr,Dryer,Grbg Disp,
COLDWELL BANKER			

<b>2801 DUNLEER PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,689,000</b>	3+3	TRADITIONAL	



**SPACIOUS HOME W LARGE YARD & PATIO**

Basked in light & warmth, this nearly 2,500 sq ft, mid-century house is the embodiment of a true family home. Fully renovated w high vaulted ceiling & open floor plan make this space feel grand. A vast family room, office/den, meticulously remodeled kitchen & formal dining room allow for great parties or weeknight finer fare. Expansive, grassy backyard and side patio are perfect for entertaining. Situated on 8,100 sq ft lot! Near WW Expo Station & short walk to award winning Overland Elementary

Ben Lee	310 858 5489	grbg disp, range/oven, island, dishwashr
COLDWELL BANKER RESI		

**09 Beverlywood Vicinity** *Single Family*

<b>2427 BAGLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2	1sty-TRADITIONAL	



**UNIQUE TRADITIONAL WITH UNBELIEVABLE VIEWS!**

Set above the street, this unique & rare 3BR+2BA BVWD Adj. Traditional is situated on approx 12,000 sqft lot w/sweeping views. Features LR w/fp overlooking patio deck, formal DR, chef's kitchen w/breakfast area, romantic master BR & 2 spacious BRs & BAs. Expansive multi-level patio deck boasts new jetted spa & entertaining areas w/spectacular panoramic views. Hrdwd flrs, central HVAC & custom finishes thruout. Lrg lot offering incredible opportunity to build/expand. Close to BH & Century City.

MLS#17-213760	Jeremy Ives	3108581902	2427BagleyAvenue.com
COMPASS			

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

<b>829 N ORLANDO AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,250,000</b>	4+6	SPANISH	



**BABY GOT BACK(YARD)**

New sophisticated and elegant modern Spanish home. Entertainer's delight on the best street in the West Hollywood area. This is the best of the best from the highly acclaimed Stewart-Gulrajani Design Team. Quality and craftsmanship are abundantly clear. Privately gated and hedged. Warmth and charm with the high ceilings and richly arched walls. Inviting open and spacious gourmet kitchen and family room that overlooks the saltwater pool and spa.

MLS#17-206786	Paul Wylie	323-515-9585	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro
LAMERICA REAL ESTATE			

<b>634 N ORLANDO AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,199,000</b>	2+2	CALIFORNIA BUNGALOW	



**CHARMING BUNGALOW | PRIME WEHO**

Location, location, location! This 2 BR, 2 BA bungalow built in 1925 is being offered for sale for the first time since 1954! Incredible location in the heart of West Hollywood. This charming home is filled with natural light, original details & warmth. The property offers a value-add or re-development opportunity (built up to 5 units - \* buyer to verify with City) in prime West Hollywood. Close proximity to Melrose Place, boutiques, coffee shops & restaurants. Priced to sell! Trust Sale.

MLS#17-212374	Allen Roth	310-387-7087	Trust Sale
JOHN AAROE GROUP			

<b>806 N STANLEY AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,890,000</b>	5+6	2sty-TRADITIONAL	



**BREATHTAKING NEW CONSTRUCTION**

New construction Stanley-House in the iconic Beverly Grove/ Melrose Village; approx. 5075 sq.ft. modern Farmhouse features 5 bedrooms, 5.5 baths, office, home theater, gourmet kitchen, grand Master Suite, all 4 large bedrooms en suite; this outfitted turnkey home sports a Control4 @ smart-home automation, spacious private outdoors, covered patio with a fireplace, grand balcony, zero-edge pool and spa; trendy indoor-outdoor living within steps to The Grove, boutique stores, and fine dining.

MLS#17-212374	Or Brodsky	310-623-2319	www.806Stanley.com
COLDWELL BANKER BHN			

**REMINDER**

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

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

TUESDAY

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

<b>824 WESTMOUNT DR, UNIT 2</b> Open 11-2	<b>NEW</b>
\$1,099,000 3+2.5	
	<b>1,885 SQ FT 3 BEDROOM + 2.5 BATH IN 3-UNIT BUILDING</b>
Two-level, 1,885 sq ft, 3 Bedroom + 2 Bath + Powder Room apartment-home in central WeHo. This is the largest and only 3-Bedroom Unit of this 3-Unit complex. Downstairs is LR with double-height ceilings, Den/Media Rm, Powder Rm, Dining Rm, Kitchen w/ W&D, 2 private Terraces. Upstairs is comprised of 3 Bedrooms (2 En-Suite), including Master with vaulted ceiling. Other features: Central Htg & AC, Controlled-Garage Entry, 2 side-by-side Pkg and a secure Storage Closet. Pet-friendly.	
Jamie Adner 323-819-2240 KW HOLLYWOOD HILLS	W/D,Rng/Ovn,Dish,Refrig

<b>1010 N CURSON AVE #106</b> Open 11-2	<b>NEW</b>
\$1,049,000 3+3 CONTEMPORARY	
	<b>CHARMING CONDO IN WEST HOLLYWOOD</b>
This west facing front unit townhome has a non-traditional floorplan with an unexpected open feeling drawn from dramatic two-story ceilings in the main living areas. The home features formal living & entertaining spaces on the main level, a loft/family room that opens direct to a large deck on the mid-level, and 3 bedrooms, 2 baths, and a laundry room on the upper bedroom level.	
MLS#17-195320 Susan Smith 310.415.5175 HILTON & HYLAND	

<b>8455 FOUNTAIN AVE #523</b> Refresh. 11-2	<b>NEW</b>
\$943,000 2+2 CONTEMP MED	
	<b>GORGEOUS UNIT IN THE MUCH DESIRED FOUNTAINVIEW CONDOMINIUM</b>
Located in the most prime area of West Hollywood. Gourmet kitchen with stainless steel appliances and breakfast nook. Other features include wet bar w/ wine fridge, accented & recessed lighting, formal dining area, gas fireplace, outdoor/indoor spa, dry sauna, gym, billiard/party room, 2 side by side parking spots along with guest parking. In walking distance to many restaurants, bars, markets, shopping and Equinox gym. A true gem in the heart of WEHO. Not to be missed!	
MLS#17-213218 Rebekah Schwartz Sklar 310.383.5949 HILTON & HYLAND	8455fountain523.com

<b>951 N GARDNER ST, UNIT 3</b> Open 11-2	<b>NEW</b>
\$769,000 2+2 2sty-CONTEMPORARY	
	<b>METICULOUS RENOVATION</b>
Huge 2 bed, 2 bath condo in perfect West Hollywood location. Beautifully redone by owners with updates to the kitchen, baths, flooring, and more. This unique 2 story layout features a private entrance on each level - one straight to your parking spot - a bedroom, bath, and living area on each floor. A newly renovated kitchen boasts stainless steel appliances, farmhouse sink, and plenty of thoughtful storage. Brand new wet bar including a duel temperature wine fridge. Very low HOA's.	
Maria Gomez 213-705-1603 COLDWELL BANKER HPN	For showings email: mcgmcg@sbcglobal.net

<b>970 PALM AVE, UNIT 209</b> Open 11-2	<b>NEW</b>
\$599,500 2+2 1sty-CONTEMPORARY	
	<b>PRIME WEHO CONTEMPORARY CONDO WWW.970PALM209.COM</b>
Beautifully remodeled light, bright 2 bedroom, 2 bath condo in the heart of WEHO. Stunning remodeled kit w/ newer cabinets & stainless steel appliances, glowing granite counter tops & open bar. Remodeled modern bathrooms, private upper floor corner unit makes for a very homey feeling. Inside unit laundry, gated garage parking space & located adjacent to the relaxing pool & spa area make this a must see property. Super close proximity to trendy shops, restaurants & popular bars. Move in ready!	
Omega Group-Randy Wright 310.927.6818 KELLER WILLIAMS HH	www.OmegaGroup.LA

<b>1124 N LA CIENEGA BLV, UNIT 307</b> Open 11-2	<b>NEW</b>
\$535,000 1+1	
	<b>TOP FLOOR CONDO W/ PATIO AND VIEWS</b>
Located on top floor of the building and facing south, this large 1 bed/1 bath unit gets terrific light and an outdoor patio running length of living room offers some nice outdoor space with views. Open floorplan living area w/ fireplace & hardwood flrs. Remodeled bath. Great location off Sunset Strip and Santa Monica Blvd w/ easy access to stores, restaurants & cafes.	
Geoff Clark 323-459-3845 DEASY/PENNER + CLARK	refrigerator,dishwasher

<b>829 BROOKS AVE</b> Refresh. 11-2	<b>rev</b>
\$2,247,500 3+3.5 SPANISH	
	<b>MODERN SPANISH MEETS VENICE CHARM</b>
Modernized for today's Venice lifestyle, this completely renovated Spanish-style home entices you to host next year's holiday parties. Oozing old-world charm from the curb, your guests enter the arched alcove and greet you in the expansive living and dining room area, complete with an enchanting fireplace, recessed lighting, and black-trimmed windows. Laughter from the kitchen echoes in the air, as your other guests chat comfortably around the large kitchen island.	
MLS#17-207544 Kerry Ann Sullivan 310-907-6517 HALTON PARDEE	www.HaltonPardee.com

<b>848 VENEZIA AVE</b> Refresh. 11-2	<b>rev</b>
\$1,987,500 SOUTHWESTERN	
	<b>VENICE OWNER-USER INCOME OPPORTUNITY</b>
This is a great opportunity to own a piece of Venice real estate and generate rental income at the same time! There are two units - 1st unit has 2 bedrooms, 1 bathroom, and 2nd unit is a studio with full kitchen, bathroom, and in-unit washer/dryer. This updated, classic Venice Beach bungalow carries its 1923 charm well with classic windows and traditional floor plan, yet has all the modern conveniences including remodeled kitchens, tankless water heaters, and indoor laundry.	
MLS#17-209258 Kerry Ann Sullivan 310-907-6517 HALTON PARDEE	www.HaltonPardee.com

<b>3728 OCEAN VIEW AVE</b> Open 11-2	<b>NEW</b>
\$1,725,000 3+2 1sty-CALIFORNIA BUNGALOW	
	<b>MAR VISTA CHARMER</b>
Charming 3 bed, 2 bath home plus detached and permitted 673 sqft studio (approx) on sprawling 9,500+ lot. Large living room with wood floors, lots of natural light, recessed lights and wood burning fireplace. Lovely dining room adjacent to the kitchen. Open kitchen with breakfast bar and garden window looking out onto lovely outdoor deck. Large master suite with sliding doors to private deck overlooking rear yard. Newer HVAC, roof and sewer line. Detached 2 car garage. Newly painted and carpeted	
MLS#17-213622 Gavin Fleming 310-850-8053 NOURMAND & ASSOC	Dshwshr,Grbg Disp, Micro,Rng/Ovn,Fridg

**THE MLS™**  
**MLS.COM**

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TUESDAY

<b>3388 MCLAUGHLIN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	4+2	1sty-TRADITIONAL	



**HIGH STYLE POOL HOME**

This mid century mdrn influenced home has excellent curb appeal & an open floor plan w/an entertainers bckyrd. The kitchen has custom cabinets & stainless steel appliances. Enjoy indoor-outdoor living w/sliding glass doors that open to the patio & pool. Escape to ur master bdrn suite w/ sliding glass doors that lead out to the pool & yard. Around the corner from the MV Rec Cntr, MV Elementary School & shops & restaurants this is the updated mdrn home u have been srching for.

MLS#17-213922  
 Sherri Noel 3109948721  
**KELLER WILLIAMS-SANT** Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

<b>3430 S BENTLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,649,000</b>	3+2	ARCHITECTURAL	



**BENTLEY AVENUE WESTSIDE VILLAGE**

Sited within iconic Westside Village, this stylish home merges modern elegance w/California casual chic. 3BD, 2BA filled w/ natural light & high ceilings. Living room includes exposed wooden beams, & refinished hardwood floors leading to a large gourmet kitchen featuring high-end appliances. Master suite w/ fireplace, a balcony w/ peek-a-boo city views & lovely breezes. Master bathroom w/ design finishes similar to a high end spa. Backyard includes 2 seating areas, a fire pit, & ample grounds.

MLS#17-213614  
 Sean Constine 310-963-1648  
**NOURMAND & ASSOCIATES** Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

<b>3318 S BENTLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>	4+3	TRADITIONAL	



**WESTSIDE VILLAGE GEM**

Located on a very special cul-de-sac street in Westside Village. This 4 bedroom, 3 bath home is ideal for entertaining and ready to move in. Rear facing living room with fireplace opens to a lovely beautiful, private yard with covered patio, waterfall and pond. The 4th bedroom is a perfect office, guest room or maids. The floor plan is perfect. Many upgrades have been made. Kitchen has oak cabinetry, Bosch cook top, Kitchen Aid double oven and dishwasher and Caesarstone counters.

MLS#17-214148  
 Ron Wynn 310-621-1772  
**COLDWELL BANKER RESI** Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

**13 Palms - Mar Vista** Condo / Co-op

<b>11440 NATIONAL #11</b>	Refresh.	11-2	<b>NEW</b>
<b>\$895,000</b>	3+2.5	1sty-CONTEMP MED	



**SOPHISTICATED CONTEMPORARY LIVING IN MAR VISTA**

Experience sophisticated contemporary living in this top floor corner unit, which includes 3 bedrooms, 2.5 bathrooms & over 1,770 sq. ft. of space. The open concept living area is perfect for entertaining. In the kitchen, enjoy high-end Viking appliances, granite counter tops, & travertine tile floors. French doors in the master suite open to the breezy tree tops of the quiet residential street. Take comfort knowing you have 2 side by side parking spaces, plus visitor spots, and ample storage.

MLS#17-211120  
 Jonathan Pearson 310-907-6517  
**HALTON PARDEE** Blt-Ins,Dshwshr,Hood Fan

<b>3636 JASMINE AVE, UNIT 202</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	2+2	1sty-CONTEMP MED	




**CHARMING 2 BD & 2 BA IN GREAT PALMS LOCATION!**

Open concept floor plan w/ large living & dining area. Spacious kitchen w/ granite counters, stainless steel appliances & breakfast bar. Bright, front facing master suite w/ large walk-in closet & front facing balcony, his & her sinks, soaking tub & separate tiled shower. Features: hrwd flrs, recessed lighting, central heat/air, washer/dryer, guest parking, LowHOA dues! Great location in Palms close to Downtown Culver City, Farmer's Market, EXPO line and great shops and restaurants.

WALKER SPANIER GROUP 310-430-1513  
**KW-SANTA MONICA** NEIL SPANIER

<b>14 Santa Monica</b>	Single Family		
<b>222 20TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$7,795,000</b>	6+8	TRADITIONAL	




**NORTH OF MONTANA TRADITIONAL GEM**

A sprawling east coast traditional, the home reveals a remarkable blend of indoor & outdoor spaces, beauty and technology. Graciously proportioned rooms & comfortable entertaining areas including a private theatre/media room. The home features a wealth of amenities: Crestron Smart house system, Nest controls & Tesla charging station, opulent fitness space, climate controlled wine cellar, putting green, expansive master suite w/ balcony & vast outdoor entertaining area w/ a saline pool/spa.

Newirth/Stearns 310.850.9284  
**PARTNERS TRUST BW** Built-ins, smart house system

<b>537 GEORGINA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,000,000</b>	6+4	TRADITIONAL	




**ATTN: BUILDERS & DEVELOPERS!!!**

Remodel or tear down to build a dream home on one of Santa Monica's finest boulevards. Current home is a roomy and comfortable 5 bed, 3 ba home with a guest unit/studio with 1 room plus ¾ bath off the 3 car detached garage. Features include: HW flooring, enormous family room, spacious master suite and 3 fireplaces. Spectacular back yard with fruit trees on a 11,337+/- flat lot. Fantastic neighborhood close to Montana shops and restaurants, Palisades Park and the beach.

MLS#17-213704  
 Susan Stark 3103457450  
**GIBSON INTERNATIONAL** SusanStark.com

<b>2009 MONTANA AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,795,000</b>	5+7	3sty-ARCHITECTURAL	




**BEAUTIFUL ARCHITECTURAL HOME "CATERED LUNCH" OPEN 11-2**

2009 Elegant & meticulously designed eco-friendly home in Frank School District. Enjoy an abundance of light in this beaut home w/high ceil, skylights, glass walls, polished concrete/HW flrs, exp steel & elevator! Chef's kit w/stain appl, leads to fam rm & opens to crtyard, + DR, LR & BR ensuite. Up has Mastr suite w/spa-like bath.Plus 2 other BR ensuites on 2nd flr. Top lvl, 2 lofts, Roof deck w/ocean & mtn views. Grnd flr BR en-suite w/sep ent, access to garage, parking 3 cars or more.

MLS#17-213910  
 Susan Kastner 310-382-8555  
**PARTNERS TRUST SANTA** Cing Fan,Dshwshr,Elvtr,Grbg Disp,Rng/Ovn

<b>609 20TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,500,000</b>	3+2	SPANISH	



**SPANISH STYLE HOME NORTH OF MONTANA**

Filled with natural light, the living room showcases leaded glass windows, barrel ceiling and fireplace. Kitchen with O'Keefe & Merritt stove and marble counters flows to an open dining area featuring classic style built-ins. Tranquil master suite opens to a backyard of lush foliage through French doors. Enjoy dinner al-fresco on a shaded patio, or relaxing outside on the private patio located off the cozy den. This home also features a guesthouse and an additional play room.

MLS#17-214206  
 Ron Wynn 310-963-9944  
**COLDWELL BANKER RESI** Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>209 EUCLID ST</b>	Open	11-2	<b>rev</b>
<b>\$5,699,000</b>	5+7	3sty-SPANISH	




**SANTA BARBARA SPANISH HOME**

This home is situated in a premier North-of-Montana locale, in close proximity to Santa Monica's best restaurants & boutiques. Flow organically from one rm the next in the company of spectacular mediterranean details. A Chef's kitch offers the elegant heart of the hm while the master suite offers the root of respite featuring a custom-built closet, spa-like bath & balcony which observes the lush backyard. Retreat living continues in the generous basement with a den, bar, and two bedrooms.

MLS#17-193050  
 Smith & Berg 310.500.3931  
**PARTNERS TRUST BH** 209euclid.com

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

<b>101 OCEAN AVE, UNIT E802</b>	Open	11-2	<b>NEW</b>
<b>\$2,750,000</b>	2+2	CONTEMPORARY	




**UPDATED 101 OCEAN PENTHOUSE**

Updated penthouse with mind-blowing ocean views, located in the highly sought after 101 Ocean Ave Building. Light and bright residence with open floor plan featuring large kitchen, separate dining area, and spacious living room ideal for entertaining. Two bedroom single-level condo that has a wall of glass which faces North to capture your views along with a nice sized patio perfect for indoor/outdoor living.

David / Anna Solomon 424.400.5905  
THE AGENCY

www.101OceanE802.com

<b>1524 11TH ST #A</b>	Open	11-2	<b>NEW</b>
<b>\$1,375,000</b>	2+3	ARCHITECTURAL	



**AMAZING ARCHITECTURAL ARTIST LOFT IN SANTA MONICA**

Unit offers high ceilings, tons of natural light, open staircase, White Oak hardwood floors and designer finishes throughout. The first floor offers an open floor plan, cook's kitchen with top of the line stainless steel appliances, a sun deck with BBQ area and a powder room. The top floor offers a large master suite with floor to ceiling windows. The second bedroom suite is expansive with media viewing area and private balcony. Two car secure gated parking. Extra storage room.

MLS#17-213350  
Steve Sawai 3108993584  
COLDWELL BANKER RESI

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

<b>933 21ST ST #12</b>	Open	11-2	<b>NEW</b>
<b>\$1,188,000</b>	3+3	TRADITIONAL	



**EXCEPTIONAL LOCATION 3 BEDROOM TOWNHOUSE**

Located in the Franklin School District w/ direct access to 2 car private garage, quiet rear unit, wood floors, brick fireplace, 2 patios, bonus room/office, breakfast bar and nook, low dues w/earthquake insurance.

MLS#17-213866  
Gary Limjap 310.430.0818  
COLDWELL BANKER RESI

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

<b>1436 20TH ST, UNIT 8</b>	Open	11-2	<b>NEW</b>
<b>\$880,000</b>	2+2.5	CONTEMPORARY	



**WWW.143620TH8.COM**

Sunny and quiet rear unit townhouse has 2BR/2.5BA with over 1,400 square feet of living space. Large private outdoor patio perfect for unwinding. Built in 1989, this well-maintained modern-styled townhouse has high ceilings, great light, and new paint throughout. Large living area with marble fireplace and hardwood floors. Sunny kitchen with granite counters and newer stainless steel appliances. Central Air/Heat, 2-car side-by-side parking plus guest parking, extra storage and low HOA dues.

Regina Vannicola 310-625-2061  
KELLER WILLIAMS - SM

Range/ fridge/dishwasher/washer/dryer

<b>101 OCEAN AVE #E502</b>	Open	11-2	<b>rev</b>
<b>\$2,725,000</b>	2+2	CONTEMPORARY	



**AMAZING CONDO WITH UNOBSTRUCTED OCEAN VIEWS**

Stunning contemporary, single-level ocean view condo located in the highly sought after 101 Ocean Ave Building. Open floor plan featuring large kitchen, formal seating area, and generously sized living room perfect for entertaining on a large or smaller scale. Spacious patio ideal for dining, relaxing, or sitting back and taking in World-class sunsets. Master bedroom suite features large walk-in closet and extra-large bathroom with soaking tub and dual vanities. 24hr doorman, pool, spa, and gym.

MLS#17-208878  
David / Anna Solomon 424.400.5905  
THE AGENCY

www.101OceanE502.com

**14 Santa Monica** *Income*

<b>2608 3RD ST</b>	Refresh.	11-2	<b>red</b>
<b>\$3,000,000</b>	3sty-CRAFTSMAN		



**HISTORICAL TRI-PLEX-CAN BE SINGLE FAMILY! 2 BLKS TO BEACH!**

Beautiful -Queen -Ann Craftsman tri-plex, delivered vacant ! Can be converted to single family! 2 blocks to Main Street, 3 blocks to THE BEACH! Charming details -storybook porch, coved ceilings, huge lot with a separate finished art studio ( permitted) with electricity, skylights, over sized barn doors, plumbing and gas! Upstairs features a 2 bedroom 1 bath unit, downstairs- a one bedroom one bath, and an additional studio unit! Historic Mills Act designation amazing tax saving benefits.

MLS#17-207248  
Ian L Brooks 310-428-6569  
BERKSHIRE HATHAWAY

VACANT TRI-PLEX-CAN BE SINGLE FAMILY !

**14 Santa Monica** *Lease*

<b>295 MABERY RD</b>	Open	11-2	<b>red</b>
<b>\$12,900</b>	4+2.75	2sty-CONTEMPORARY	



**FOR LEASE - SANTA MONICA CANYON**

Furnished. Warm and bright contemporary by renowned Architect Mark Mack. Wonderful, home remodeled in 2002. Beautiful views, generously sized, master bedroom suite upstairs, 3 additional bedrooms, 2 baths & a large family room on the 1st level. Abundant natural light, hardwood floors, sound speakers throughout. Move-in condition. Tons of storage space in the basement. Private, large backyard -newly landscaped flat grassy lawn & mature trees.

MLS#17-200454  
John Hathorn 310-500-1288  
PARTNERS TRUST SM

Dshwshr,Hood Fan,Rng/Ovn,Fridg

**15 Pacific Palisades** *Single Family*

<b>613 EL MEDIO AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	7+8	CAPE COD	



Discover luxury and harmony in this stunning brand-new estate in the El Medio Bluff of Pacific Palisades. This beautiful home mixes traditional attributes with a modern flare. 7 bed, 7 full baths and 2 half baths, gourmet kitchen with high-end appliances, elegant custom cabinetry with a large breakfast area, and the luxury of an elevator. This residence offers every amenity desirable. A real entertainers dream home minutes away from Pacific Palisades Village, serene canyon and ocean vistas!

<b>1061 VILLA VIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	6+6.5	TRADITIONAL	



**LOCATED IN THE EXCLUSIVE "WILL ROGERS PARK" AREA...**

An extensively remodeled 6 bedroom + 6.5bath beautiful East Coast Traditional Style Estate Home with Pacific Ocean and Santa Monica Canyon views from the master balcony and backyard. This house was almost completely rebuilt from the ground up in 2007 on over a 13,200 square foot property. A private and expansive home with high ceilings throughout features an office / library, 2 family rooms, and French doors leading out to a large covered veranda looking out over the pool, spa, and deck.

Drew & Susan Gitlin 310.415.1968  
BERKSHIRE HATHAWAY

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

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



TUESDAY

<b>765 OCAMPO DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,650,000</b>	3+3.5	TRADITIONAL	



**HUNTINGTON PALISADES  
QUINTESSENTIAL FARMHOUSE**

Walking distance to Village, Park and Library. This updated and restored traditional, now boasts two en-suites bedrooms down, including master with fireplace and direct access to charming brick patio, pool and spa. Ideal floor plan for those wanting public rooms and bedrooms on 1st level. Additional large separate suite up, with sitting-room, bedroom and bath. In total, three bedrooms, three marble baths and a powder room, down.

MLS#17-213448  
David Mossler 310-471-7499  
TELES PROPERTIES

www.765OcampoDrive.com

<b>626 BIENVENEDA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	3+3	MID-CENTURY	




**WELCOME HOME!**

This exceptional home was elegantly renovated by M. Elle Design, and rests towards the end of one of the Palisades' prettiest streets. Remodeled kitchen w/ island, French marble counters, Wolf Range, Aga fridge & custom cabinets opens to the Din. Area w/ Fr. Drs. to entertaining patio w/ fire pit. 2 upstrs. BRs. w/ remod. baths. Dwnstrs., 3rd BR en suite, perfect for guests and family. Move right in to this idyllic get away, only a few minutes from the vibrancy of the evolving Village Center.

MLS#17-213672  
Ellen McCormick 3102303707  
BERKSHIRE HATHAWAY

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

<b>16056 AIGLON ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$4,095,000</b>	5+4.5	2sty-CAPE COD	




**CUSTOM CAPE COD CONTEMPORARY**

Contemporary cape cod 4,850 sq.ft. home 5 beds, 4.5 baths in El Medio Bluffs. Formal LR, DR, study, guest suite. HW flooring, surround sound, & security w/ cameras throughout. Master suite w/ fireplace, walk in closet, deck, and large soaking tub w/ marble shower. Adtl. 3 beds, 2 baths, & laundry room upstairs w/French doors opening to outdoor patio. Kitchen w/ large island, marble countertops, Wolf Range, Subzero, wine fridge, butler's pantry, & breakfast nook. Lower level wine cellar.Must See!

Anthony Marguleas 310-874-1423  
AMALFI ESTATES

16056Aiglon.com

<b>833 BIENVENEDA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+2	RANCH	




**PERFECT PALISADES STARTER HOME**

This freshly painted light and bright single-sty Ranch w/ 3BD/2BA/plus OFF present the perfect opportunity to live in the Palisades.The LR/DR area w/fireplace and built-in cabinets & bookcases have sliding glass doors opening to a private southwest facing patio & sparkling pool ideal for late afternoon entertaining.Original KIT w/tile countertops, gas range/oven, fridge, dishwasher & disposal opens to a breakfast room.Close to schools, hiking trails, beaches, & the Village

MLS#17-207388  
Katy Kreidler 3109223708  
BERKSHIRE HATHAWAY

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

<b>15480 ALBRIGHT ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,699,000</b>	4+3	1sty-CALIFORNIA BUNGALOW	



**CALIFORNIA BUNGALOW ON LARGE LOT W/ OCEAN VIEWS**

Perched above the palisades, take a private road up to the top of this charming bright 2,024 sq.ft.home on a large 13,639 sq.ft. lot. Step inside great room w/ wood beamed ceilings opens to kitchen and dining room. Master bedroom suite and master bath sits adjacent to three additional beds and 2 full baths. Backyard has abundant natural light that brightens the home. Beautiful views overlooking ocean. Fabulous opportunity to remodel or build your dream home.

Anthony Marguleas 310-403-8763  
AMALFI ESTATES

15480AlbrightStreet.com

<b>17876 VICINO WAY</b>	Open	11-2	<b>rev</b>
<b>\$5,795,000</b>	4+3	2sty-ARCHITECTURAL	



**PALISADES LEED PLATINUM HOME WITH VIEWS**

Breathtaking ocean, coastline and city views likened to view from the deck of a luxury ocean liner. "The Vicino House" is extremely rare & difficult to replicate. Platinum LEED, "Leadership in Energy and Environmental Design", certifies highest rated greenbuild technologies. Superbly designed, best of sustainable, efficient and healthful materials i.e. lpe wood, bio-lime plaster, recycled glass, radiant heat, P.V. solar and LED lighting. Comfortable, sophisticated open indoor/outdoor floor plan.

MLS#17-208788  
James Respondek 310-255-5411  
SOTHEBY'S INTERNATIO

Blt-Ins,Cing Fan,Dshwshr,Frzr,Hood Fan..

**15 Pacific Palisades** Condo / Co-op

<b>539 RADCLIFFE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	3+1	TRADITIONAL	



**AMAZING DEVELOPMENT OPP ON BLUFFS W/UNOBSTRUCTED OCEAN VIEWS**

View, View, View. Rare opportunity to own this expansive 11,800 square foot lot with unobstructed ocean views on the coveted Bluff of Pacific Palisades. Ideal for developers, investors and end-users, this lot has it all. Privacy, views, fantastic location and walkability into the Village. Future residents will enjoy all of the pleasures the Palisades has to offer: hiking trails, top-rated school, restaurants and shopping. This will not last long. Truly a must see.

MLS#17-203432  
Cindy Ambuehl (424) 321-4947  
THE AGENCY

View, View, View!

<b>1730 PALISADES DR</b>	Open	11-2	<b>NEW</b>
<b>\$969,000</b>	3+2.5	ARCHITECTURAL	




Location-Privacy-Romance! End unit, updated town home in desirable Highlands. 3br, 2-1/2ba, spacious master suite with high ceilings, formal dining room, eat-in kitchen, stainless appliances. Bamboo floors throughout. Separate laundry room. Private 2-car garage w/extra storage. Pool, spa, gym, tennis courts. Near hiking & biking trails - minutes to beach. Award winning schools and Caruso project renaissance in nearby Village.

MLS#17-213802  
Jennifer Akbari 310-962-5810  
JOHN AAROE GROUP

Washer,dryer,refrid,dishwasher,microwave

<b>16719 MARQUEZ TER</b>	Open	11-2	<b>NEW</b>
<b>\$2,450,000</b>	0+0	CONTEMPORARY	



**OCEAN VIEW OPPORTUNITY**

Plans and permits included with this fabulous project - a new modern 5 bedroom, 6 bath home with a sense of warmth and luxury, ocean views and a resort-like yard with a pool. Existing house is 3bd + 1.75ba, approx 1,700 sq ft. Lot is nearly 7,800 sq ft.

Michael Edlen 310.230.7373  
CB - PAC PAL



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TUESDAY

**16 Mid Los Angeles** Single Family

<b>1901 S BURNSIDE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$699,000</b>	2+1	1sty-CALIFORNIA BUNGALOW	




**EXCEPTIONAL MID-CITY CALIFORNIA BUNGALOW**

Behind a Brazilian hardwood fence is a dreamy urban paradise with designer done landscaping. This home features a spacious kitchen with large center island, granite countertop and updated cabinetry. Period details include original ebony stained hardwood floors throughout. A handsome Batchelder fireplace is framed by a wood mantle. In the dining room is a stunning original built-in cabinet. Upgrades include recessed lighting, custom master closet & dual paned windows.

The Carrabba Group KW BEVERLY HILLS	323-899-2900	www.MidCityHouse.com
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<b>5509 SATURN ST</b>	Open	11-2	633	<b>NEW</b>
<b>\$595,000</b>	1+1	1sty-CALIFORNIA BUNGALOW		



Updated California bungalow in popular Picfair Village. Located close to the trendy restaurants and shops on Pico Blvd, this beautifully remodeled one bedroom, one bathroom home is perfect for the most discerning homeowner or investor. Wood floors adorn the entire home and natural light pours in throughout. The open living room, dining area and kitchen floorplan are perfect for relaxing and entertaining. The tiled backyard space is private and adds additional living space outside.

Jeffrey Lemen KELLER WILLIAMS-SM	3104822006	Blt-Ins,Dshwshr,W/D,Fridge,Rng/Ovn,
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**18 Hancock Park-Wilshire** Single Family

<b>115 N ROSSMORE AVE</b>	Open	11-2	593F7	<b>NEW</b>
<b>\$7,950,000</b>	5+7	3sty-MEDITERRANEAN		



**BROKER'S OPEN BY APPOINTMENT ONLY**

Trophy property. Magnificent 3-story mansion overlooking the golf course, located on a double lot in prestigious Hancock Park. Majestic LR & DR w/French doors opening to veranda overlooking pool & golf course. UP - 5beds, 4.5bas, huge master bed ste w/fpl, marble step down bath, hwd flrs, elevator, central air, sep guest quarters + outdoor recreation rm w/fpl & kit. Cabana rms & sauna. Beautiful yard w/pond, junior olympic size lap pool, spa & paddle tennis court. Circular driveway w/2 car gar.

Cecille Cohen COLDWELL BANKER HPN	(213) 810-9949	Call Cecille Cohen at 213-810-9949
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<b>634 N JUNE ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,699,000</b>	4+4		



**HANCOCK PARK SPANISH COLONIAL REVIVAL**

Enchanting Hancock Park Spanish Colonial. Multiple French doors open from living room/dining room to gated courtyard for easy indoor/outdoor living. Spacious kitchen w/ butler's pantry, breakfast room. Upstairs master suite w/ balcony and attached sitting room. Two more bdrms upstairs w/ Jack & Jill bathroom. Downstairs 4th bdrm converted to office w/ attached bath and den w/ attached bath. Garage rooftop terrace overlooks backyard. Stunning architectural details and significant systems updates.

John Duerler HANCOCK HOMES REALTY	3234622748	Dshwshr,Rng/Ovn,Fridg
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<b>522 N WILTON PL</b>	Open	11-2	<b>NEW</b>
<b>\$929,000</b>	3+2	CRAFTSMAN	



**FANTASTIC HOME NEAR LARCHMONT VILLAGE**

A great value at a short distance from Larchmont Village! This amazing California Craftsman makes for a truly charming home. The open family room and dining area provide ample space for living and entertaining. A spacious 3 bed, 2 bath with an upgraded kitchen, the home also features a 5,376 square foot lot gated for privacy. The lot could also provide a great expansion or development opportunity, with LAR3 zoning and approximate dimensions 43' for frontage, and 125' for depth.

Diane Forbes Halliburton GIBSON INTERNATIONAL	3103396486	www.forbeshalliburton.com
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<b>135 N NORTON AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,848,000</b>	5+5	CAPE COD	



**HIP AND DESIGNER PERFECT MODERN FARMHOUSE!**

Downstairs has a center-hall floor plan with formal living and dining rooms, renovated kitchen and a fabulous family room that overlooks the outdoor patio and sparkling pool! The piece de resistance is an approximately 1800 sqft fabulous 2-story carriage guest house replete with living/dining room, kitchen, bedroom and bonus room overlooking its own organic vegetable garden and sanctuary! On top of all of this, an incredible location near Larchmont and all the studios.

Brenda Chandler Cooke HILTON & HYLAND	310.614.3434	HiltonHyland.com
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<b>317 N VAN NESS AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,750,000</b>	3+4	2sty-TRADITIONAL	



**MOVE IN READY! PRIVATE OASIS WITH HUGE LOT AND NEWER POOL!**

Tenants have moved out, Ready to Sell! Move-in condition. Living room with fireplace flows to media/family room. Gourmet kitchen with sunny dining area overlooks deck, yard and pool. Powder room on first floor. 3 beds / 2 new baths up - gorgeous rear facing master suite with lux bath. Legal studio/office structure with 3/4 bath and storage room. Resort scale amenities for wonderful outdoor entertaining! Central A/C, security, hardwood floors.

Lisa Hutchins COLDWELL BANKER RES.	323-460-7626	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan
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**18 Hancock Park-Wilshire** Condo / Co-op

<b>641 WILCOX AVE, UNIT 2E</b>	Open	11-2	<b>NEW</b>
<b>\$769,000</b>	1+1.5	TRADITIONAL	



**UPDATED HANCOCK PARK UNIT**

Artfully updated unit located in a secure 24 hr. guard gated complex. Excellent sq. footage with an open floor plan, hardwood floors, crown moldings, & large patio accessed from both the living room & MBR. Luxurious master bath has a Winifred freestanding tub, custom tile work, & Moda waterfall faucets. Streamlined kitchen boasts an abundance of cupboard space, pantry & separate wine cooler. Cleverly constructed built-in offers a solution for overnight guests.

Diana Braun COMPASS	310-866-5039	
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<b>450 N SYCAMORE AVE, UNIT 11</b>	Open	11-2	<b>NEW</b>
<b>\$698,000</b>	1+1	MEDITERRANEAN	



**BREATHTAKINGLY BEAUTIFUL 1 BR+1BA HOME**

Breathtakingly beautiful remodel in one of LA's most enchanting buildings. After a thoughtful year-long renovation this 1BR, 1BA home is the perfect opportunity for someone looking for a turnkey home with modern touches that maintains much of the original charm. New lighting, new tiles, new kitchen with Carrara marble counters, custom sink, custom cabinetry, remodeled BA, new washer and dryer, updated plumbing and electric, central AC, and much more. Low HOA dues include earthquake insurance!

Eli Karon TELES PROPERTIES	(424)202-3262	www.450northsycamore.com
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**Questions? Need Assistance?  
Contact our Help Desk Department!**

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

TUESDAY

**18 Hancock Park-Wilshire** *Income*

<b>613 N PLYMOUTH</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>		2sty-COUNTRY ENGLISH	



**DAZZLING, BEAUTIFULLY MAINTAINED DUPLEX IN LARCHMONT VILLAGE**

The property features original details & modern updates. Each unit's main level features a liv. rm w/ Batchelder tile fireplace. FDR, updated kit. w/ ss appliances & granite counter tops. Brkfst nook w/ seating that folds down from the wainscot walls, powder rm & inside laundry complete lower level. Upstairs are 2 bdrms, hallway bathrm & patios overlooking yard. Large backyard features a wisteria covered patio. 2-car garage & attached storage area. Drought-tolerant Native Plant landscaping. .

MLS#17-214112  
 Buonocore / Galloway 323-762-2561  
 KW - LARCHMONT

www.COREGROUPLA.COM

**18 Hancock Park-Wilshire** *Lease*

<b>136 N ROSSMORE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$16,000</b>		5+7 TUDOR	



**COUNTRY ENGLISH TUDOR ESTATE**

Sense the historic grandeur in this Country English Tudor Estate. Appreciate the indoor-outdoor SoCal lifestyle in the resort-like backyard. Private and gated, this classic Tudor mansion on an elaborate half-acre lot shines with its 8 car motor court, large separate guest and pool house, and vast, matching 4 car garage with upper bonus gym/studio. Enter to formal entry and grand foyer, high ceilings, arched windows and original crown moldings everywhere.

MLS#16-186288  
 Erik Flexner  
 COLDWELL BANKER HPS

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

**19 Beverly Center-Miracle Mile** *Single Family*

<b>149 S EDINBURGH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,399,000</b>		4+4.5 2sty-MODERN	



**MODERN EXCELLENCE**

Cutting-edge architectural new construction home that sets the standard in excellence. Bask in the contemporary glow that emanates from 149 S Edinburgh. This modern marvel features 4 bedrooms and 4.5 bathrooms, a jaw-dropping backyard with a sparkling pool and spa, outside shower, and outdoor seating area with a fireplace. The chef's kitchen is outfitted with Italian cabinetry, an oversized island and all Miele appliances. Located on one of the most sought after streets in the Beverly Grove.

The Sunset Team 310.274.3900  
 KW HOLLYWOOD HILLS

www.149Edinburgh.com

<b>502 N STANLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,900</b>		3+2 1sty-SPANISH	



**QUINTESSENTIAL SPANISH!**

This quintessential Spanish perfectly embodies the classic charm that remains timeless. It features 3 bedrooms, 2 baths, a 2 car detached garage, and has plenty of outdoor space to entertain. The kitchen is outfitted with stainless steel appliances. Entertain in the beautifully landscaped private backyard. Please note the fireplace is decorative and non-operational. Gated and hedged for optimal privacy. Centrally located in the hottest area of LA.

The Sunset Team 310.274.3900  
 KW HOLLYWOOD HILLS

www.502Stanley.com

<b>1110 S RIDGELEY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>		3+3 SPANISH	



Recently remodeled 3 bedroom 3 bath house on a beautiful quiet tree lined street. Amazing open living room and dining room with barrel vaulted ceiling and cozy fireplace. Large open kitchen with stainless steel appliances and Carrera marble counter-tops. Kitchen leads to a cozy family room/den area. Master bedroom leads to an outdoor living space, and a gorgeous master bathroom plus walk-in closet.

Maya Hazen Manshel 310-902-5060

<b>6546 COLGATE AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,549,000</b>		4+5.5 2sty-CONTEMPORARY	



**CUSTOM BUILT DESIGNER SHOWPLACE WWW.6546COLGATE.COM**

Spectacular newly built custom home. Walled & gated w/ a twist of French accents at its finest. Vol decorative ceilings, bright open plan, walls of glass, pocketed Fleetwood door systems & all the luxury amenities required by today's sophisticated "lifestyle" buyer. Over 4000 sq ft, including a 370 sf poolside cabana w/ bath & nearly 600 sf of roof top deck w/ wet bar. Custom LEICHT kit; stunning designer tiled baths; smart home automation system. Amazing pool, w/ spa & waterfall & much more!

MLS#16-179066  
 Omega Group-Todd Michaud 310.429.8191  
 KELLER WILLIAMS

www.OmegaGroup.LA

<b>534 N SIERRA BONITA AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,760,000</b>		4+5 SPANISH	



**NEW CONSTRUCTION NEVER LOOKED SO GOOD!**

Brand new enchanting Spanish home named Casa Bonita. Classic Spanish architecture with modern amenities for today's homebuyer. This custom home by the Stewart-Gulrajani Design Team features high ceilings, open floor concept, and four ensuite bedrooms. Of the four bedrooms, the master bedroom features a fireplace, balcony, and large dressing room. The beautiful master bath comes with a custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#16-179082  
 Paul Wylie 323-515-9585  
 LAMERICA REAL ESTATE

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

**20 Hollywood** *Lease*

<b>1518 N ORANGE GROVE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$9,500</b>		4+3 TRADITIONAL	



**NEW PRICE! HISTORIC SUNSET SQUARE!**

Remodeled Traditional w/completely private grounds on a gorgeous street in Historic Sunset Square. Designer finishes throughout, this 4 bedroom, 3 bath + detached office has been meticulously redone w/large formal dining & cook's kitchen w/center island that opens to the breakfast area overlooking the patio & large grassy yard. Master bedroom retreat incl. huge WIC & luxurious master bath w/soaking tub. Gated & private yet just a short stroll to Sunset Strip, Runyon Canyon, shops & restaurants.

MLS#17-202798  
 Grant Linscott 323-300-1174  
 KELLER WILLIAMS REAL

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



The Source Of Real Time Real Estate™

TUESDAY

**21 Silver Lake - Echo Park** Single Family

<b>2558 CORRALITAS DR</b>		Lunch	11-2	<b>NEW</b>
\$1,049,000	3+2	2sty-SPANISH		



**SILVER LAKE C1931 SPANISH W/YARD AND AMAZING VIEWS!**

Stunning old world charm, majestic mountain views from every room, huge patio with fountain for outdoor entertaining, and an expansive, private lot with flat grassy back yard. Formal entry with original ironwork and oak door leads to exquisite living room with beamed vaulted ceiling, hardwood floors and breathtaking panoramic views of the city lights. Huge patio leads to two separate flat grassy yards. Arches, moldings, original tile-work, 2 car garage, over sized laundry room. Magnificent!

www.2558corralitas.com

**MLS#17-213608**

Richard Yohon      323-270-1725  
SOTHEBY'S LOS FELIZ

<b>2303 RIVERDALE AVE</b>		Open	11-2	<b>NEW</b>
\$749,000	2+2	SPANISH		



**SPANISH REVIVAL COTTAGE WITH MINI FARM**

Revival architecture designed by M.M. Gauchenaux in Frog Town. Sited on a corner lot w lush landscaping & your own mini farm. Open concept floor plan, hwd flrs, central air/heat, updated systems, tankless water heater & fully insulated 2 car garage. Architectural features include: arched picture window, wood burning fireplace, coved ceiling in L/R & D/R, basement and 2 front doors. Rarely does a property with this pedigree come along in an urban locale.

Dishwasher, Fridge, Stove, Washer/Dryer

**MLS#17-212282**

Darren Winston      310.709.8980  
JOHN AAROE GROUP

www.DarrenWinston.com

**22 Los Feliz** Single Family

<b>2000 DE MILLE DR</b>		Open	11-2	<b>NEW</b>
\$24,950,000	6+10			



**THE MOST LEGENDARY ESTATE IN HOLLYWOOD**

The one and only historic Cecil B. DeMille Estate. Set on 2.1 elevated acres in prestigious Gated Laughlin Park. This multi-structure compound consists of a spectacular Beaux Arts Style mansion built in 1913, a beautiful pool house & a studio house with a separate entrance. A six year renovation/restoration sensitive to original details yet including modern amenities has created a high quality sophisticated environment rarely seen. Gated & walled with incredible gardens, paths & sitting areas.

RSVP to Marketing@TheWilliamsEstates.com

**WWW.3838CRESTVIEW.COM**

Remodeled Home with City Views on a quiet cul-de-sac in Culver City's Blair Hills! Culver City schools! Farragut Elementary! This 3 Bedrooms 2000sqft home has a large open living & dining room with wood flooring & sliding glass door that opens to flagstone patio for outdoor entertaining. Surrounded by 4 Parks! Blair Hills Park, Stoneview Nature Center, Kenneth Hahn Park & Baldwin Scenic overlook! Near future Park to Playa hiking trail.

Open Tues 11-2pm and Sun 2-5pm

<b>5639 TRYON RD</b>		Open	11-2	<b>NEW</b>
\$3,995,000	5+6	MODERN		



**GATED CONTEMPORARY IN LOS FELIZ**

Nestled in "The Oaks" of Los Feliz, this contemporary gated estate offers the rare combination of space, style, and expansive city views from the Hollywood Hills to the Pacific Ocean. Updated with many features for entertainment, it delivers 5 bedrooms, 6 baths, and over 5,500 sq. ft. of open floor plan with multiple level decks and balconies, all replete with new home-automation. The patio provides a much desired luxurious retreat, with a grotto-style pool, hot tub, BBQ grill, and a koi pond.

www.ogroup.com

**MLS#17-209460**

Jason Oppenheim      310-990-6656  
THE OPPENHEIM GROUP

<b>2400 GLENDOWER AVE</b>		Refresh.	11-2	<b>NEW</b>
\$2,950,000	3+3	CONTEMPORARY		



**DESIGNER HOME IN LOS FELIZ. GOURMET ESPRESSO SERVED**

Perched on one of the most desired streets in Los Feliz, sits this designer home with accents of a rustic farmhouse that meets today's modern sophistication. Completely remodeled this loft floor plan opens up all common areas from the living room to the kitchen with views overlooking the surrounding yards. Just steps from the Greek Theatre and near to some of Los Angeles best landmark restaurants and shopping there will be no other place you will want to live.

www.DarrenWinston.com

**MLS#17-212282**

Darren Winston      310.709.8980  
JOHN AAROE GROUP

<b>2242 CANYON DR</b>		Lunch	11-2	<b>NEW</b>
\$1,699,000	5+3	3sty-FRENCH NORMANDY		



**CLASSIC OLD HOLLYWOOD BEAUTY - JOIN US FOR LUNCH!**

French Norman residence stands boldly above a dramatic stone wall rising from street level to front terrace and westerly views. Gracious public rooms, large Chef's kitchen w/breakfast rm and access to outdoor patio and terraced gardens. Upper level offers large Master w/walk-in closet and private bath + three add'l bds and full bath. Lower level full guest quarters w/sep entrance. Located at the foothills of The Oaks, close to Franklin Village shops and restaurants and Griffith Park trails.

Main house 2,858sqft + Guest Quarters

**MLS#17-213300**

Karen Lower      323.804.8043  
COMPASS

**28 Culver City** Single Family

<b>3838 CRESTVIEW RD</b>		Open	11-2	<b>NEW</b>
\$1,289,000	3+2	TRADITIONAL		



**WWW.3838CRESTVIEW.COM**

Remodeled Home with City Views on a quiet cul-de-sac in Culver City's Blair Hills! Culver City schools! Farragut Elementary! This 3 Bedrooms 2000sqft home has a large open living & dining room with wood flooring & sliding glass door that opens to flagstone patio for outdoor entertaining. Surrounded by 4 Parks! Blair Hills Park, Stoneview Nature Center, Kenneth Hahn Park & Baldwin Scenic overlook! Near future Park to Playa hiking trail.


Open Tues 11-2pm and Sun 2-5pm

**MLS#17-213300**

Todd Miller      3109235353  
KELLER WILLIAMS-SM

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

<b>5215 SEPULVEDA BLVD #5B</b>		Open	11-2	<b>NEW</b>
\$689,000	2+2.5	TRADITIONAL		



**SPACIOUS CULVER CITY TOWNHOUSE**

Updated 2 bed 2.5 bath Culver City townhouse in Studio Village complex. Features include attached 2 car garage, side by side washer/dryer, bonus room, hardwood floors, private patio, powder guest bathroom, 2 bedrooms both with their own bathrooms. Lots of storage space. Culver City schools and close to 405 and restaurants/shops!

5215SepulvedaBlvd5b.com

**MLS#17-212178**

Angela Chen      424.203.1819  
TELES PROPERTIES

**Why Advertise? Large Distribution Area**


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



TUESDAY

**30 Hollywood Hills East** *Single Family*

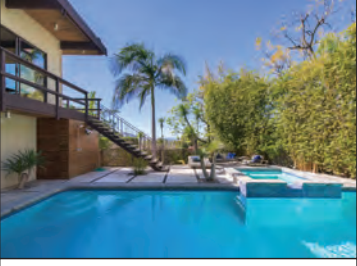
<b>2720 WOODHAVEN DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,175,000</b>	4+4	MEDITERRANEAN	



This Tuscan style castle is one of the original Hollywoodland tract homes from 1924 designed and built by Los Angeles architect A.B. Crist. Same owner since 1982. Upper beachwood canyon has been designated a historic preservation overlay zone (HPOZ) making this a very desirable location with a rich history. Home consists of 12 rooms and several porches on various floors. There are 4 bedrooms, 4 baths, and 3 fireplaces adorned with ornate hearths. Redwood paneling in library, oak floors.

MLS#17-211708  
Oscar Varela 310.980.1047  
KELLER WILLIAMS-SANT Dshwshr,Hood Fan,Rng/Ovn,Fridg

<b>3486 WONDER VIEW PL</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	4+3		




**TUCKED AWAY IN THE BEAUTIFULLY ECLECTIC LAKE HOLLYWOOD HILLS**

Architectural gem sitting atop the end of a cul-de-sac in this beautifully eclectic Lake Hollywood Hills neighborhood. Mid-century post & beam flair with soaring wood beamed ceilings, great indoor outdoor flow, modern amenities and picturesque city and mountain views

Zach Goldsmith 310.908.6860  
HILTON & HYLAND ZachGoldsmith.com

<b>3123 LA SUVIDA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,250,000</b>	4+4	SPANISH	



**BEAUTIFUL SPANISH VILLA!**

4 bed/4 bath recently updated throughout. Floor plan that gives everyone privacy. Expansive kitchen is equipped w/ newer Viking® appliances, huge island and eat-in breakfast area with quick access to the outdoor courtyard w/a beautiful fountain. Living room w/fireplace & views of trees and hills. Master bedroom w/separate sitting area, double-cedar walk-in closets and sizable master bath w/dual vanities, separate tub & shower. Other features include: Elevator, workroom, & a sound system.

MLS#17-206070  
Roger Perry 310-600-1553  
RODEO REALTY - BH www.RogerPerry.com

<b>6485 SAN MARCO CIR</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+2.5	2sty-TRADITIONAL	



**CHARMING & UPDATED HOME W/CITY VIEWS ON SLEEPY CUL DE SAC!**

Tucked away in a sleepy cul de sac & yet just moments from all of the bustle of downtown Hollywood, this home is a rare gem offering a renovated kitchen, living room with vaulted ceilings & fireplace, formal dining room & downtown Hollywood views. Spacious deck off the living room with city and canyon views. Master suite with renovated bath, walk in closet, and private deck with city/canyon views. Two more bedrooms with additional 1.5 baths. Wood flooring, central HVAC, and detached garage.

Carrie Berkman Lewis 310.435.5714  
PARTNERS TRUST www.6485SanMarcoCircle.com

<b>6626 CAHUENGA TER</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	2+2	SPANISH	




**1920'S SPANISH IN THE HOLLYWOOD HILLS**

Lush, tranquil two bedroom, two bathroom enclave hidden in the Hollywood Hills. This special home features a meditation room, a music room, a stone courtyard patio with fountains and benches to soothe the senses. Kitchen remodel includes stainless steel appliances, but the original Spanish style architecture remains intact. The living room and separate den have high vaulted ceilings and a beautiful fireplace. This is a must see for a spectacular home in a central and highly desirable location.

Carl Gambino 646-465-1766  
WEA

<b>6450 BRYN MAWR DR</b>	Open	11-2	<b>NEW</b>
<b>\$949,000</b>	2+2	2sty-CONTEMPORARY	



**HOLLYWOOD HILLS CONTEMPORARY W/VIEWS. 2 BED BATH, OFFICE**

Hollywood Hills Contemporary with Views! This 2 bedroom, 2 bath and office, home situated in the Hollywood Hills is just a step up from Franklin Avenue. Very bright and open, living room with vaulted ceilings and fireplace, wonderful dining room seating for 10 or more, Patios with views, family room, office (could be 3rd bedroom or home office with separate access) garage & good storage. Lower level could be great for owners that work from home!

Clay Hinrichs 818.314.1855  
BERKSHIRE HATHAWAY Central A/C & Heat, Auto Garage Opener

**31 Playa Del Rey** *Single Family*

<b>7908 W 81ST ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,095,000</b>	4+3.5	2sty-CONTEMP MED	



**OCEAN VIEWS FROM THIS HILLTOP MEDITERRANEAN**

Luxurious custom ocean view home in the hills of Playa del Rey. Rebuilt in 1999 w/finest materials, this hilltop home features wood flrs, mahogany cabinetry, elegant living & dining rooms, great room/fam room opening out to sunny deck & yard, cook's kitchen w/granite island. Ocean view master w/hi ceilings, balcony, marble bath & walk-in. Sweeping 360 degree ocean, Marina & mtn views from huge roof deck. A gorgeous ocean view home in highly desirable & quiet area...the north hills of Playa.

Alice Plato 310-704-4188  
COLDWELL BANKER SubZero, Viking, AiirCon, Roofdeck, View

**31 Playa Del Rey** *Condo / Co-op*

<b>X 136 CONVOY ST #2</b>	Lunch	11-2	702A3	<b>NEW</b>
<b>\$1,568,000</b>	2+3	CONTEMPORARY		




**A RARELY OFFERED PROPERTY STEPS TO THE SAND IN PLAYA DEL REY**

A rarely offered property steps to the sand in Playa del Rey's local beach community! An award winning contemporary townhome with ocean, lagoon, and mountain views! Spacious bright rooms with wide plank hardwood flooring, high ceilings, atrium skylight over large dining room, sunny eat-in kitchen tastefully updated, large patio off living room for entertaining, upper level master suite w/ spa bath, sitting area, fireplace and pvt balcony w/views of the ocean, 2nd bedroom and bath on upper level

MLS#17-213894  
Joyce Gottlieb 310-283-8931  
BERKSHIRE HATHAWAY H Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg

**41 Park Hills Heights** *Single Family*

<b>3630 VIRGINIA RD</b>	Open	11-2	<b>NEW</b>
<b>\$775,000</b>	4+2	1sty-TRADITIONAL	



**FULLY REMODELED 4 + 2 TRADITIONAL IN CRENSHAW MANOR.**

Bright and spacious 4 bedroom, 2 bathroom home on a lovely tree-lined street. This unique one-level home is completely remodeled and the open floor plan creates a seamless flow throughout. Upgrades include gorgeous new hardwood floors, new HVAC with Nest thermostat, Milgard windows, plumbing and electrical. Ceasarstone counter-tops in the kitchen and a large center island featuring reclaimed wood. The sizable master suite is flooded with natural light.

Megan Silva (310) 614-6513


**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

**42 Downtown L.A.** *Condo / Co-op*

<b>645 W 9TH ST, UNIT 718</b>	Open	11-2	634-E5	<b>NEW</b>
<b>\$678,000</b>	0+2	7sty-MODERN		



**EXCEED YOUR LOFTY EXPECTATIONS**

Bathed in sunlight contemporary penthouse loft with true open concept living. Chef's kitchen features European style cabinetry, Ceasarstone countertops, breakfast bar, stainless steel appliances. Gleaming wood style floors, multiple double glazed windows with privacy window treatments. Two full baths, huge walk-in closet, w/d hook up, secure assigned parking. Amazing resort style amenities. Ralph's fresh fare on first floor. Come home to the Market Lofts and be a part of the vibrant DTLA lifestyle.

Tom & Kim Marvich 310-702-9015  
BERKSHIRE HATHAWAY

DTLAmarketlofts.com

**72 Sherman Oaks** *Single Family*

<b>14933 SUTTON ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,495,000</b>	7+11	2sty-MEDITERRANEAN	



**2005 MEDITERRANEAN MASTERPIECE**

Rare Sherman Oaks Villa over 9000 sf total on flat 1/2 acre. Compound includes 5 bedroom main home PLUS full 1 bedroom Guest House with full kitchen and laundry PLUS detached Studio unit with bathroom and laundry. 10 car motor court, 4 car garage, large media/screening room w/wet bar. Backyard is a private resort oasis with expansive room to entertain plus large grassy area. Walk to Ventura Blvd, a short jaunt to Buckley private school, 15 minutes to Westside/Beverly Hills. SUBMIT- Owner relocating!


DEE NEP 818-430-1262  
WISH SOTHEBY'S INT'L

MAIN HOUSE + GUEST HOUSE + STUDIO UNIT !

**TUESDAY**

**62 Encino** *Single Family*

<b>15641 MEADOWGATE RD</b>	Open	11-2	<b>NEW</b>
<b>\$5,299,000</b>	5+6	2sty-ARCHITECTURAL	




**BRAND NEW ARCHITECTURAL IN COVETED ROYAL OAKS**

Brand-new construction in the heart of Royal Oaks. An architectural masterpiece unlike anything else on the market. Large chefs kitchen opens to the spacious living rm and dining rm. Downstairs, Fleetwood sliders open to an additional 520 sq. ft. covered patio space, pool, spa & built-in BBQ, seamlessly providing indoor-outdoor living. Mature landscaping provides a park-like setting that is perfect for family and/or entertaining. Designed for your most discriminating buyer! A must see.

Cindy Ambuehl (424) 321-4947  
THE AGENCY

Built in BBQ | Pool | Spa

<b>4761 BURNET AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	3+2	CRAFTSMAN	



**CHARACTER CRAFTSMAN-STYLE POOL HOME!**

Located in one of the best pockets of Sherman Oaks, this 3 bd, 2 ba pool home is situated on a large corner lot. A short stroll to Ventura Blvd restaurants, and the Arclight Theatre. The Craftsman detail in this home is evident in every room, from the beamed ceiling and lg fireplace in the living room, to the open trussed ceiling in the family room. The kitchen has been updated and is outfitted with stainless steel appliances. It is bright and colorful and has plenty of room to entertain.

PHIL MISSIG 310-844-6434  
BHHS - BH

www.MissigNam.com

<b>17269 OAK VIEW DR</b>	Open	11-2	561C4	<b>NEW</b>
<b>\$3,200,000</b>	4+4	2sty-ARCHITECTURAL		




**THE STRIMLING HOUSE, RAY KAPPE, FAIA**

RARE OPPORTUNITY TO ACQUIRE ONE OF RAY KAPPE'S SIGNIFICANT MID-CENTURY WORKS. A 1964 POST & BEAM RESIDENCE CENTERED ON NEARLY AN ACRE OF PRIVATE & FORESTED GROUNDS. SIMPLE ELEMENTS OF WOOD & GLASS ARRANGED IN A MULTI-CANTILEVERED STRUCTURE THAT IS AT ONE-WITH THE OUTSIDE. TUCKED AWAY BEHIND A LONG-GATED DRIVE TO A GENEROUS MOTOR COURT. FLOOR TO CEILING GLASS & ORGANIC FINISHES CREATE THE EXPERIENCE OF LIVING IN AN EXTRAORDINARY TREE-HOUSE. A THOUGHTFULLY RESTORED TROPHY PROPERTY.

MLS#17-213204  
Timothy Enright 310-652-6600  
THE ENRIGHT COMPANY

www.TheEnrightCompany.com

<b>4635 COLUMBUS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	2+2	1sty-TRADITIONAL	



**LOVELY UPDATED TRADITIONAL IN PRIME SHERMAN OAKS**

Recently updated traditional w white oak hardwood floors & plantation shutters throughout. This home feat 2 bd & 2 updated ba w an open floor plan great for entertaining. Inviting living room has attached cozy sitting room w brick wood burning fireplace leading to formal dining room w double French drs opening up to lovely backyard covered patio. Updated kitchen w Subzero fridge. Kitchen opens to a spacious & bright family room w high wood beamed ceilings & drs leading to entertainer's backyard.

Amy Colvin Kaz 3106257559  
JOHN AAROE BH

www.amycolvinkaz.com

<b>4909 ENCINO TER</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,995,000</b>	6+5	2sty-TRADITIONAL	



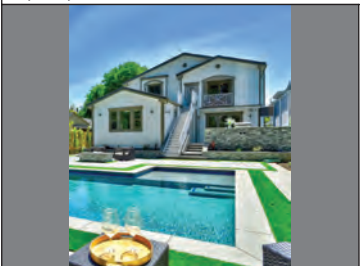
**JUST LISTED SOUTH OF THE BOULEVARD! JOIN US FOR LUNCH!**

Light & airy open concept family, dining, living areas. French doors open to the covered patio for entertaining al fresco. Custom eat-in kitchen features marble counter tops, farm house sink & stainless appliances. A large master suite with walk-in closet & new spa bath plus 3 well sized bedrooms completes the main floor. Upstairs are 2 additional bedrooms and 3/4 bath. The private back yard includes pool, spa & gazebo with fire pit. Pool house with built-in bar and additional bonus space.

MLS#17-213890  
Bryant | Reichling 323-395-9084  
SOTHEBY'S

www.4909EncinoTerrace.com

<b>14953 SUTTON ST</b>	Open	11-2	<b>rev</b>
<b>\$3,149,000</b>	5+7	2sty-TRADITIONAL	



**STORYBOOK EXTERIOR- ASTONISHING INTERIOR!**


Enter this spectacular new custom construction residence and quickly dispel any cookie cutter expectations you may harbor. The storybook frontage leads to a fabulous surprise entry with its grand scale, beautiful custom finishes and floor plan. Ideally situated on a sprawling flat lot South of Ventura Blvd. in the coveted neighborhood of Sutton Estates. 7.1 Surround system in Media Room, 5 en suite bedrooms and a sun soaked entry office. Private backyard with pool, cabana, fire pit and BBQ.

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



TUESDAY

**72 Sherman Oaks** *Condo / Co-op*

<b>14538 BENEFIT ST #106</b>	Refresh.	11-2	<b>NEW</b>
<b>\$479,900</b>	2+2	OTHER	



**PRIME SHERMAN OAKS**

Move-in-ready condo in a prime Sherman Oaks location south of Ventura Boulevard. The condo draws natural light throughout the day, and features a balcony overlooking the quiet tree-lined street. Open layout that fits a large dining table next to the living room. The master en-suite has a large walk-in closet. The complex is a pet-friendly, private, 16-unit building with a central courtyard. HOA fees include water, cable, trash, and earthquake insurance. Washer and dryer included.

MLS#17-213814

Cory Charlupski (310) 728-9566  
DOUGLAS ELLIMAN

Dshwshr,Dryer,Elvtr,Grbg Disp,Wshr

**276 Rolling Hills Estates** *Single Family*

<b>11 CASABA ROAD</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,499,999</b>	4+4.5	2sty-CRAFTSMAN	



**NEW CONSTRUCTION IN ROLLING HILLS ESTATES!**

Beautiful 4,112 sq. ft. home with open floor plan for entertaining. Gourmet kitchen with professional stainless steel Viking appliances including a 6 burners range, 3 ovens and coordinating professional hood. Plus, granite counter tops and wet bar. Bright, large master with balcony, walk in closet and double sinks. Front yard landscaping, 3 car garage and the latest energy efficient features include a tankless water heater and smart security system.

MLS#SR16751292CN

Taylor Tomnitz 213-706-9739  
EMERALD AT CASABA

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

**73 Studio City** *Single Family*

<b>4535 CARPENTER AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,787,000</b>	5+5.5	2sty-CAPE COD	



**SPECTACULAR TRADITIONAL UNIQUELY SITUATED ON 77 FT WIDE LOT**

OPEN TUES 11-2p & TWILIGHT 5-7p & OPEN FRI 4/31 11A-2P.

5378 sq.ft of luxurious living space, 5 beds+office/media room & 6 baths, 3 fireplaces. Show-stopping master suite, must see! Stylish formal living & dining w/custom lattice detailed walls and molding & bar area w/custom shelving. Open concept living at it's best-gourmet chef's kitchen w/ double island & separate butler's pantry, large family room w/surround sound all open to luxurious bkyd, pool+spa, bbq area & trellis topped dining.


MLS#17-212708

Nicole Nash 323.428.6398  
RODEO REALTY

www.4535Carpenter.com

**1025 Atwater** *Income*

<b>3407 - 3409 LARGA AVE</b>	Open	11-2	<b>rev</b>
<b>\$995,000</b>		1sty-SPANISH	



**ATWATER VILLAGE REMODELED DUPLEX WWW.3407LARGA.COM**

Gorgeously remodeled side-by-side duplex with many modern amenities. 2 bedroom, 2 bath unit leased at \$2500 per month. 1 bedroom, 1 bath unit leased at \$1647. PLUS Garage-Studio/Guest Unit. Strong rental income yet there is good upside! Leases are month to month. Updates include: newer roof, electrical, plumbing, kitchens, baths, HVAC, nearly all has been remodeled and well maintained. Beautiful yard. Close proximity to the best of Atwater Village stores, shops and city services. Must see!

MLS#17-212708

Omega Group-Randy Wright 310.927.6818  
KELLER WILLIAMS

www.OmegaGroup.LA

**75 Valley Village** *Single Family*

<b>5134 TEESDALE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	2+2	1sty-TRADITIONAL	



**VALLEY VILLAGE GEM**

This serene move-in ready 2 Bedroom, 2 Bath home awaits on one of the most beautifully tree lined streets in the area. This warm and inviting home offers a great floor plan. Features include bright living room with fireplace and large window, a den that could easily be converted into a 3rd bedroom or formal dining room and French doors opening to a brick patio and a sparkling heated pool.

MLS#17-212560

Molly Ballantine 310.351.1312  
GIBSON INTERNATIONAL

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

**2045 Valley Glen** *Single Family*

<b>6026 BUFFALO AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$715,000</b>	3+1.75	1sty-TRADITIONAL	



**FAMILY HOME IN TRENDY VALLEY GLEN**

Wonderful family home in trendy Valley Glen. This 3 bedroom /1.75 bath traditional home has a spacious family room that leads out to a covered patio and a big backyard - perfect for a pool or a great place to BBQ with friends. Upon entering the home you are welcomed by a gas fireplace and a cozy sitting room. The kitchen and guest bath have been updated, as well as the laundry room, with new tile flooring, stainless steel appliances, laundry sink and a new vanity. Tons of potential.

MLS#17-212560

Laura Basset 323.573.9200  
JOHN AAROE GROUP



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**WEDNESDAY OPEN HOUSES**

**232 Lawndale** *Single Family*


<b>15426 ROSELLE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$629,900</b>	3+2	TRADITIONAL	
	<b>4.5 MILES TO BEACH EL CAMINO VILLAGE BEAUTY</b>		
Near Dwntr LA, LAX, UCLA & major employment & Technology centers. Newer kitchen with SS appliances & granite counters, stunning new baths, refinished hwdwd flrs, designer paint & accents throughout home, mirrored closets & ceiling fans in bdrms. New exterior stucco, paint and landscaping. Newer dual pane windows. New HVAC, new tank less H2O heater. EQ bolted. Approx. 162 sq' bonus room @ rear of garage. Finished attics for storage. Walk to El Camino College, Alondra Park & Golf Course. Dshwshr,W/Dryer,Grbg Disp,Micro,Other			
MLS#17-200002			
Mike Boivin 323 252-0579 NATIONWIDE RE EXECS.			

**THURSDAY OPEN HOUSES**

**27 Topanga** *Single Family*

<b>2096 TOPANGA SKYLINE DR</b>	Open	9:30-11	<b>red</b>
<b>\$2,295,000</b>	2+2	ARCHITECTURAL	
	<b>REDUCED! STUNNING ARCHITECTURAL WITH INCREDIBLE VIEWS</b>		
At the end of a long drive, the private gate opens to reveal this stunning architectural home & breathtaking grounds. The home, which was redesigned by Marmol Radziner, is perfectly situated to take advantage of jaw dropping vistas over the magnificent Santa Monica Mountains. The 2 bd. & 2 ba. home is flooded w/ light & features warm woods & natural stones. One-of-a-king opportunity not to miss out on!			
MLS#17-191814			
S.F. Jones/ S.Walters 310.691.7888 JOHN AAROE GROUP 2096topangaskyline.com			

**64 Granada Hills** *Land*


<b>OFF NEON WAY AND SESNON</b>	Open	11-11	481 B 5	<b>NEW</b>
<b>\$1,560,000</b>	Land			
	<b>HILLTOP PROPERTY</b>			
Beautiful hilltop acreage in Granada Hills with breathtaking views. approximately 52 acres inclusive of 3 parcels.VERY private. Perfect for spectacular estate with 360 views. Grading required. includes parcel # 2601- 008- 023. 2601-008 - 017. 2601-008-029.				
MLS#17-199276				
Mary C. Woodward 323-762-2571 KELLER WILLIAMS LARC Build the Compound of your Dreams				

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

**89 Calabasas** *Land*

<b>0 0 CALABASAS</b>	Open	6-11	559 H 6	<b>NEW</b>
<b>\$6,950,000</b>	Land			
	<b>175 ACRES IN PRIME CALABASAS</b>			
175 acres - approximately. includes these APN's:2080 - 013 - 004 / 0062080 - 014 - 002 / 0032080 - 022 -008 010/013 Development opportunity in Desirable Calabasas.				
MLS#17-199020				
Mary C. Woodward 323-762-2571 KELLER WILLIAMS LARC Get your Developers to check this out				

**95 Mount Washington** *Single Family*

<b>4012 SCANDIA WAY</b>	Open	10-2	594-H1	<b>NEW</b>
<b>\$729,000</b>	2+1	1sty-MID-CENTURY		
	<b>"TELL ME ABOUT YOUR DREAM HOUSE"...</b>			
Here's what I hear from buyers at open houses..."Oh, a perfect '60's ranch with beamed ceilings, wood floors, big patio for Sunday Brunch & I work at home & need an office, privacy & great coffee close by & if it had a raised hearth, well my search would be over...does that even exist? Well, yes, it does. Perched serenely in the heart of NELA, is THE ONE.				
MLS#17-199020				
Liz Johnson 323-397-6041 COMPASS PASADENA Mid-Century Post & Beam				

**FRIDAY OPEN HOUSES**

**62 Encino** *Single Family*

<b>15960 WOODVALE RD</b>	Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	Prjct	TRADITIONAL	
	<b>STUNNING NEW CONSTRUCTION IN ROYAL OAKS</b>		
This truly one of a kind gated home resembles the style of a chic London style Townhouse. Upon entering you are instantly surrounded by unique design elements and magnificent mill - cabinetwork. These design elements are perfectly blended with current technology such as Sonos in every room, Lutron lighting and a state of the art security system with 9 cameras. The upstairs media room has large windows with French balconies and Cremona hardware.			
MLS#17-199020			
Josh Flagg 310.720.3524 RODEO REALTY Range, BBQ, Pool, Dishwasher			

<b>5660 LINDLEY AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$779,000</b>	3+3	TRADITIONAL	
	<b>GORGEOUS &amp; CHARMING HOME!</b>		
Welcome to this amazing, light-filled 3 bed, 3 bath home! A bright living room greets you upon entry and leads to a huge, cook's kitchen. Viking refrigerator, stove, hood, granite and Alder wood cabinets, wine fridge, this kitchen opens to a gorgeous family room with fireplace. Beautiful, updated bathrooms, generously sized walk-in closets, master boasts delightful patio and fantastic master bath. Great laundry room with built-in storage, extra outdoor storage, privacy and more!			
MLS#17-208274			
Carrie Ann Rollings 310.650.3075 GIBSON INTERNATIONAL Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Other			


WEDNESDAY, THURSDAY, FRIDAY



**BY APPOINTMENT**

**05 Westwood - Century City**

Lease

<b>1815 BENECIA AVE</b>			<b>NEW</b>
\$4,250	3+2	1sty-OTHER	
	<b>REMODELED 3+3 UNIT</b>		
	Beautiful, remodeled, private 3 beds, 2 bath unit in great location, lovely back and front yard, Central A/C.		
Jodi Ticknor COLDWELL BANKER BHN	310-428-7724	Other	

**11 Venice**


Single Family

<b>2464 GLYNDON AVE</b>			<b>NEW</b>
\$2,100,000	3+4	CONTEMPORARY	
	<b>BEAUTIFULLY REMODELED ENTERTAINER'S HOME W/ DETACHED REC RM</b>		
	Built in 2008 & remodeled in 2011, beautifully designed home is perfect w/ spacious, bright & open floor plan. Updated kitchen w/ hi-end ss appliances & center island that opens to large DR & LVR. Walk thru DR's french doors onto beautiful entertainer's deck & prvt grassy yard. 3 spacious BR's- 2 BR in main house & studio BR in detached rec rm. Oversized master BR w/ large master BA. Detached Rec Rm has high ceilings, kitchen & BA. Located in nice friendly neighborhood just 1.5miles to beach.		
Charity Walden-Joiner KELLER WILLIAMS-SM	3107289822	Dshwshr,Rng/Ovn	

**SATURDAY OPEN HOUSES**

**10 West Hollywood Vicinity**

Condo / Co-op

<b>825 N KINGS RD #8</b>	Refresh.	12-3	<b>NEW</b>
\$1,295,000	3+3	MODERN	
	<b>COOL CONDO</b>		
	Gorgeous, modern, architectural courtyard building on one of WeHo's best streets. This is a rare opportunity to acquire one of the most coveted condominiums in a premiere West Hollywood location. Open plan kitchen features exceptional Boffi cabinetry with Miele and Liebherr appliances. A private roof deck is directly accessed via staircase from living room, and offers an additional dramatic entertaining space with views of west hollywood hills.		
Michael Moody TELES PROPERTIES, IN	3109480695		

**332 Palm Springs Central**

Single Family

<b>2197 E BELDING DR</b>	Refresh.	12-2	<b>rev</b>
\$679,000	4+3	1sty-MID-CENTURY	
	This mid-century gem is centrally located near shopping, downtown Palm Springs, and the airport. There is plenty of room in this 4 bedroom, 3 bath house... one bedroom and bathroom has its own entrance. You will find a light and bright living room, dining area, and large bonus room. The master bedroom has a large walk-in closet and beautifully upgraded bathroom. Enjoy mountain views from the pool or under the retractable shade. This mid-century charmer offers so much... come see it today!		
MLS#17-208208PS			
Mark Levine HOMESMART PROFESSION	760-567-7536	Dshwshr,WD/,Grbg Disp,Rng/Ovn,Fridg	

**SUNDAY OPEN HOUSES**

**08 Cheviot Hills - Rancho Park**

Single Family

<b>2706 CLUB DR</b>	Open	11-2	<b>red</b>
\$4,500,000	4+4	MODERN	
	<b>ARCHITECTURAL SHOWPIECE IN CHEVIOT</b>		
	*NEW PRICE* Stunning, innovative architectural showpiece features ultra high-end finishes and ingenious touches throughout. A soaring, loft-like living room with 13-foot ceilings, and 10 foot panes of glass brings natural light, & all the beauty of the elegantly landscaped grounds in. A retractable Fleetwood wall of glass, and a kitchen island that extends to the outdoor patio seamlessly creating that wonderful indoor/outdoor experience.		
MLS#17-193498			
Steve Frankel COLDWELL BANKER RESI	310-281-3981	www.stevefrankel.com	

**60 Tarzana**

Single Family

<b>4981 AMIGO AVE</b>	Open	2-5	<b>NEW</b>
\$3,659,000	5+7	TRADITIONAL	
	Stunning East Coast Traditional is perched on its own knoll capturing gorgeous City Light and Mountain Views. Rich hardwood floors run throughout this outstanding 5 Bedroom 6.5 Bath home located South of Boulevard. Remarkable Gourmet Kitchen has all the bells and whistles. . The main sexy master is fit for the most discerning buyer. 4 car garage, Pool, Spa, Fire Pit, Outdoor Kitchen, & Gazebo. Private, gated, perfect for entertaining. Take a walk through with the 3D tour @ www.4981amigoave.com		
MLS#17-206272			
Lynde Leonard COLDWELL BANKER RESI		Pool Spa Firepit	

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# BH/GLAAR Young Professionals Network

## YPN Happy Hour Mixer - April 5<sup>th</sup>



Please join the BH/GLAAR YPN for our monthly Happy Hour Fundraising Network Mixers. Come and enjoy a drink while networking with like-minded real estate professionals throughout the Los Angeles area. We will have a sponsored door prizes each month.

All monies from door prize ticket sales will benefit the BH/GLAAR Charitable Foundation.

*This year, the BH/GLAAR Charitable Foundation will be joining the City of Los Angeles and the Department of Veterans Affairs to assist with the State of Emergency on Homelessness throughout our region. The Foundation will also support the extraordinary efforts of the Downtown Women's Center and PATH (People Assisting The Homeless), two organizations that have taken a leadership role in addressing Veterans' housing needs. Your support is greatly appreciated.*

Wednesday, April 5, 2017 - 5:00pm - 7:00pm

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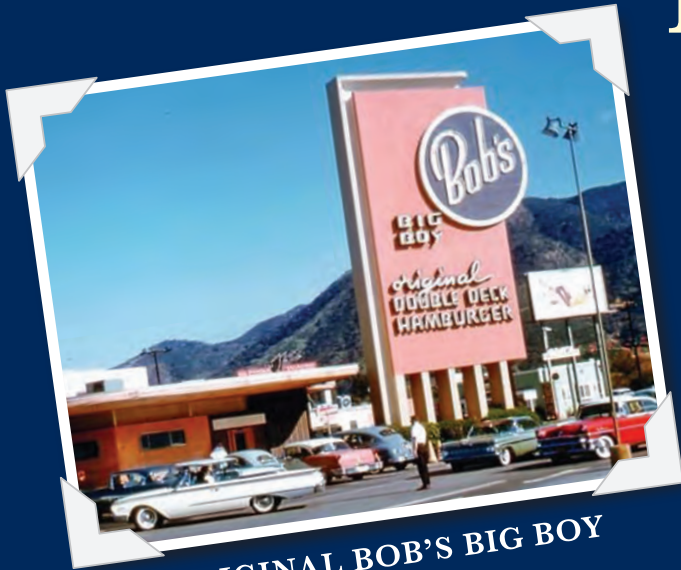
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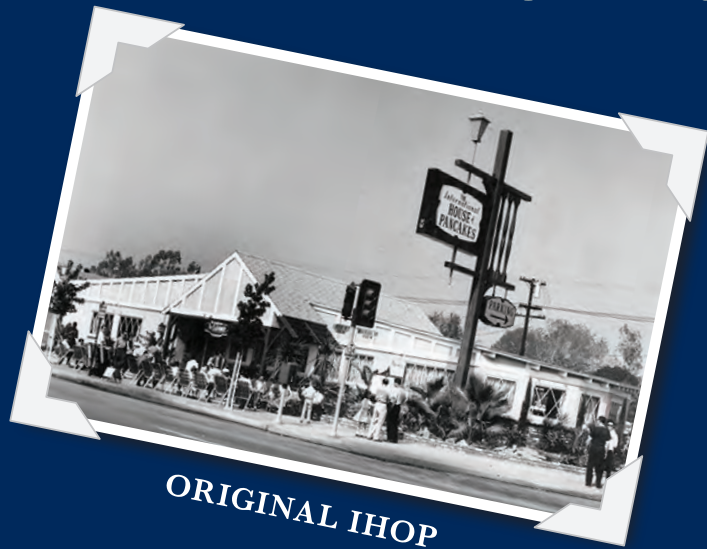


# TOLUCA LAKE

*MEMORIES...*



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ORIGINAL IHOP



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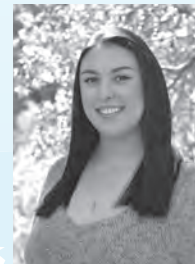
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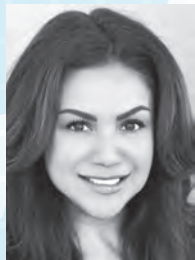
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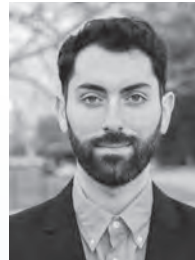
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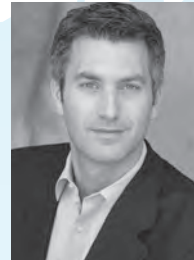
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