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INTERNATIONAL

TUESDAY, MARCH 28, 2017

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[www.425Parkwood.com](http://www.425Parkwood.com)

425 Parkwood Drive, Holmby Hills - 5bd/7ba  
\$17,500,000 | Rick Chanin 310.780.3100



OPEN TUESDAY 11-2 | [www.585Burlingame.com](http://www.585Burlingame.com)

585 S. Burlingame Avenue, Brentwood - 6bd/8ba  
\$8,950,000 or lease at \$35,000/month | Frieda Hassid 310.600.0145



[www.701Rochedale.com](http://www.701Rochedale.com)

701 Rochedale Way, Brentwood - 5bd/7ba  
\$8,428,000 | Scott Gibson / Pat Heller 310.622.7401



[www.2600MandevilleCanyon.com](http://www.2600MandevilleCanyon.com)

2600 Mandeville Canyon Road, Brentwood - 6bd/6.5ba  
\$6,250,000 | Steve Durbin / Joyce Spector 310.749.8827



HILTON & HYLAND



**613 N CANON DR**  
BEVERLY HILLS  
\$39,995,000  
JEFF HYLAND 310.278.3311  
BY APPOINTMENT ONLY



**8516 HEDGES PL**  
SUNSET STRIP  
\$22,000,000  
PATRICK FOGARTY, TYRONE MCKILLEN  
310.779.2415  
BY APPOINTMENT ONLY



**9305 NIGHTINGALE DR**  
SUNSET STRIP  
\$14,995,000  
GARY GOLD 310.858.5411  
OPEN TUESDAY 11-2





**1911 WESTRIDGE RD**  
BRENTWOOD  
\$39,950,000

DREW FENTON 310.858.5474

BY APPOINTMENT ONLY



**2000 DE MILLE DR**  
LAUGHLIN PARK  
\$24,950,000

BRETT LAWYER, BRANDEN WILLIAMS  
RAYNI WILLIAMS 310.858.5402

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**425 PARKWOOD DR**  
HOLMBY HILLS  
NEW PRICE \$17,500,000

LINDA MAY 310.492.0735

OPEN TUESDAY 11-2



HILTONHYLAND.COM



# Estates, Architecture & Historic Properties



## Richard Neutra, Architect

**The J.M. Roberts Residence, 1955. Today this icon of modern design affords the new owner a rare opportunity to experience a space for living that has come to define the ideal "California Lifestyle."**

In the mid-fifties, Richard Neutra's design aesthetic were not readily accepted in the Eastern San Gabriel Valley. Modernism was suspect, at least in regard to residential architecture. Even Roberts came to Neutra requesting a ranch style house. Fortunately, Neutra would not compromise his design aesthetic. Recently restored over a 2 year period, the residence is sited in a parklike 3.5 acre setting among massive eucalyptus, pine and oak trees. Features include: maid's quarters, cork and terrazzo flooring, double interior fireplace with stainless steel firewood boxes, original tile and built-ins, including a master bedroom vanity, pool, and head-on views of the San Gabriel Mountains.

Contact Agent Ilana Gafni 310.779.7497

West Covina, California

\$ 1,795,000

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CALBRE# 01844144

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103



# Better living through design integrity.



## Rudolph Schindler, Architect

**First offering: City of Los Angeles Cultural Historic Monument #860, The Kallis-Sharlin Residence, 1946, with later additions by Josef Van der Kar, and L.A. Twelve architect Leroy Miller, FAIA.**

Art and Music have always flourished in this dynamic space originally designed for artist Mischa Kallis as a residence and art studio. In 1960 Kallis sold the property directly to his cousin Jacqueline and her husband William Sharlin. Jacqueline was a noted concert pianist who had actually performed at Carnegie Hall. A sheltering carport at the street level acts as a privacy screen, and the house is covered with vertical split-stake wood fencing to help the house "disappear among the trees." The glassy residence affords dramatic vistas across the Cahuenga Pass to the distant San Gabriel Mountains. 4 bedrooms, 3 bathrooms, 4 fireplaces, and original Schindler built-in furniture.

Contact Agent Ilana Gafni 310.779.7497

Los Angeles, California

\$ 2,395,000

Beverly Hills  
Pasadena

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in Southern California





NEW LISTING  
BY APPOINTMENT

## 0 OLD TOPANGA CANYON ROAD | TOPANGA CANYON

*Offered at* \$675,000 | 5+ ACRES

Enjoy panoramic Topanga Canyon views from this gorgeous lot in the heart of the Santa Monica Mountains. This five acre parcel has two highly desirable view spots on which to situate your new hillside compound. Some retaining walls are already in. Expired geology and septic percolation/design reports are available. Easy access to Calabasas and the 101. Beautiful canyon drive to PCH. Room for pool and for horses. Out of Coastal.

### ELAINE HANSON

310.924.1032 | [elaine@discovertopanga.com](mailto:elaine@discovertopanga.com)



DISCOVERTOPANGA.COM

Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.  
Hanson CalBRE# 01409242

EXCLUSIVE AFFILIATE OF







## 222 20TH STREET | SANTA MONICA

Offered at \$7,795,000 | 6 BED | 8 BATH | 7,581 S.F. | 8,955 S.F. LOT SIZE

Consider this Santa Monica gem a rare and remarkable find, sitting north of Montana in the esteemed Gillette Regent Square and the Franklin School district. A sprawling east coast traditional, the home reveals a remarkable blend of indoor and outdoor spaces, beauty and technology. Throughout the property an abundance of natural light spills from skylights and doors, bringing rich details like oak flooring, graciously proportioned rooms and comfortable entertaining areas—including a secluded theatre/media room—to the forefront. The home features a wealth of unique lifestyle amenities that seamlessly merge with the home's elegance. Here, you'll find a Crestron Smart house system, Nest controls and Tesla charging station coexisting with an opulent fitness space, climate controlled wine cellar, putting green, an expansive master suite with balcony and vast outdoor entertaining area complete with a saline pool and spa. Through this property, laidback luxe living is defined.

SUSAN NEWIRTH

310.500.1351 | susan.newirth@thepartnertrust.com

RICHARD STEARNS

310.850.9284 | richard.stearns@thepartnertrust.com



THEPARTNERTRUST.COM

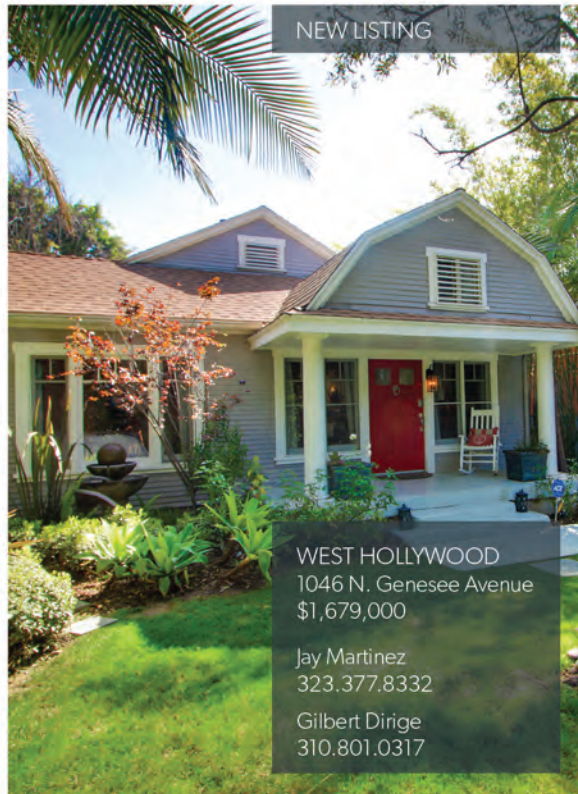
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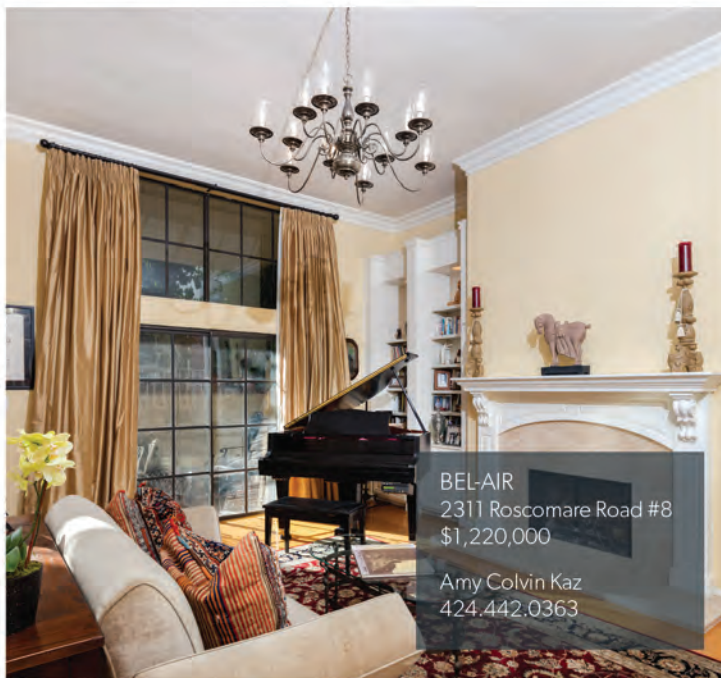


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BRENTWOOD  
SUNSET STRIP  
BALDWIN HILLS  
SHERMAN OAKS

TOLUCA LAKE  
PASADENA  
DOWNTOWN LA  
STUDIO CITY







**1416 LACHMAN LANE, PACIFIC PALISADES**  
LISTED AT \$7,999,000

BY APPOINTMENT

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

**BRYAN MIYAMOTO**  
www.BRYANMIYAMOTO.com

**323.300.1188**  
Miyamoto@kw.com



**9809 BEESON DRIVE, B.H.P.O**  
LISTED AT \$3,375,000

OPEN TUESDAY 11-2PM / TWILIGHT 5-8PM

Tucked away on a serene cul-de-sac in one of the most exclusive "Montecito" style architectural estate with pool boasting majestic canyon & city light views, on a serene cul-de-sac. A light and bright open floor plan, living room with fplc family room, direct access 2 car garage, 4 bds (3 up/1 down) & 3.5 baths, gourmet kitchen Huge master suite with vaulted ceilings, walk-in closet, and spa tub. Large guest house in the rear of the property with private entrance.

**SHAWN KORMONDY**  
www.9809BEESON.com

**323.638.7567**  
Skor@skorreg.com



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

BY APPOINTMENT

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

**GEORGE & EILEEN MORENO**  
moreno@georgeandeileen.com

**323.668.7600**





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

BY APPOINTMENT

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

JEFF YARBROUGH  
[www.LALUXEGROUP.com](http://www.LALUXEGROUP.com)

323.854.4300  
[Jeff@LALuxeGroup.com](mailto:Jeff@LALuxeGroup.com)



**139 S. LAUREL AVENUE, BEVERLY GROVE**  
LISTED AT \$1,650,000

OPEN TUESDAY 11-2PM

Amazing opportunity in a spectacular location in the heart of Beverly Grove! On Laurel Ave just a few steps from 3rd St shops and restaurants. Walking distance to the iconic Farmer's Market and The Grove. Built in 1928, this 3 Bd/2 Bath home is situated on a nearly 6600 SF lot with plenty of room to expand. West facing garden perfect for adding a pool with all day sun. Vaulted ceiling, wood burning fireplace and original wood floors under carpet.

LISA ANDERSON  
[www.LISAANDERS.com](http://www.LISAANDERS.com)

310.980.6338  
[lisaanders.la@gmail.com](mailto:lisaanders.la@gmail.com)



**1442 MOHAWK STREET, SILVER LAKE**  
LISTED AT \$1,195,000

OPEN TUESDAY 11-2 PM

Two houses on a large corner lot. Front house is 3 bed, 1 bath 1920's craftsman, perched above the street. Lots of charm and character and good views. The back house was completed in 2009 and is a modern 1 bed, 1 bath that opens up to an outdoor bar and yard with beautiful views. R-2 zoning, 4 car garage and street to alley lot allow for many possibilities for growth and /or development.

EITAN DAGAN  
[www.DaganGroup.com](http://www.DaganGroup.com)

310.633.0438  
[edagan@kw.com](mailto:edagan@kw.com)





# Sotheby's

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OPEN TUESDAY 11 - 2



**BEVERLY HILLS | 1218BENEDICTCANYON.COM** | 6BD/8BA | \$11,995,000 | web: 0027672

Situated up a long stately driveway off Benedict Canyon, this majestic and secluded estate on over an acre offers tremendous value in prime Beverly Hills 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 grassy yard, swimming pool, and mature landscaping. Master suite with his and hers baths and office, plus 4 additional en suite bedrooms, and gym upstairs. Large chefs kitchen with walk-in pantry opens to formal dining room and breakfast room. Private drive leads to huge motor court for ample parking and 3-car garage.

LORI BERRIS

lori.berris@sothebyshomes.com | 310.880.3061

VICTORIA RISKO

victoria.risko@sothebyshomes.com | 310.882.0246



# THE ART OF LIVING

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## MALIBU | SERRA RETREAT OCEAN VIEWS

5BD/7BA | \$14,995,000 | web: 1300232  
Michael Gardner 310.699.8428



## MALIBU | OCEAN VIEW MEDITERRANEAN VILLA

6BD/7.5BA | \$6,995,000 | web: 1290439  
Lena Cholakian 310.951.7308, Patricia Spencer 310.741.3643



## MALIBU | 27002MALIBUCOVECOLONYDRIVE.COM

4BD/4BA | \$6,350,000 | web: 0027583  
Jory Burton 310.766.5679



## MALIBU | 6738 WILDLIFE ROAD

5BD/3BA | \$5,679,000 | web: 1290434  
Hassen Masri 310.780.6133



## BRENTWOOD | CUSTOM HOME WITH CANYON VIEWS

5BD/5BA | \$5,499,000 | web: 0344101  
Robert Radcliffe 310.255.5454



## PLAYA DEL REY | OCEAN VIEW ESTATE

5BD/6BA | \$5,200,000 | web: 0344065  
Paula Ross Jones 310.880.9750

GREATER LOS ANGELES BROKERAGES  
Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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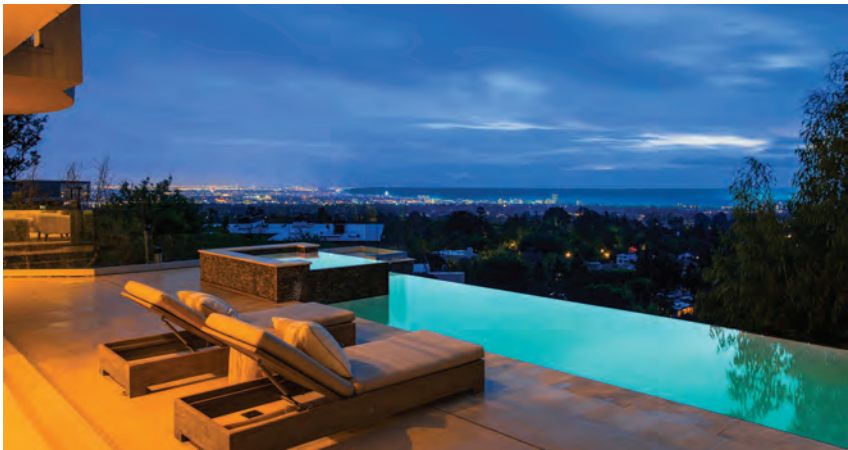


**603 Ocean Ave #3S · Santa Monica**

Staci Siegel  
2 bed · 2.5 bath · 2,015 sf

**\$5,800,000**

310.592.6500



**1624 San Onofre Dr · Pacific Palisades**

Stefanie Bluestone  
5 bed · 5.5 bath · 5,505 sf · 11,400 sf lot

**\$5,600,000**

310.339.7018



**120 Outrigger Mall · Marina Del Rey**

Chelsea Montgomery-Duban | Dominic Wächter  
5 bed · 5.25 bath · 5,034 sf

**\$4,250,000**

424.521.0402



**13001 Pacific Coast Highway · Malibu**

Marsha Schoen | Nevin Schreiner  
10.5 acres

**\$2,560,000**

323.823.9186



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**135 N Harper Ave • Los Angeles**

Rosalie Klein | Justin Greenberg  
6 bed • 4 bath • 4 unit income property

**\$1,995,000**  
323.935.8680



**858 12th St #1 • Santa Monica**

Eve Jacobson  
2 bed • 2 bath • 1,486 sf

**\$1,385,000**  
310.736.5969



**915 12th St #5 • Santa Monica**

Sandra Miller  
2 bed • 2.5 bath • 1,512 sf

**\$1,350,000**  
310.616.6213



**4215 Glencoe Ave #112 • Marina Del Rey**

Renee Pietrangelo | Chad Mehle  
2 bed • 2 bath

**\$1,349,900**  
323.899.1066



**2413 Clark Ln #A • Redondo Beach**

Sabrina Torkan  
4 bed • 3.5 bath • 2,508 sf • 7,501 sf lot

**\$1,275,000**  
310.422.2526



**2677 Centinela Ave #408 • Santa Monica**

Sandra Miller  
2 bed • 2.5 bath • 1,777 sf

**\$998,000**  
310.616.6213



**20709 Collins St • Woodland Hills**

Ripsime Barsamian  
3 bed • 2 bath • 1,404 sf • 31,255 sf lot

**\$715,000**  
213.280.0247



**781 N Bundy Dr • Los Angeles**

Sandra Miller | Raymond Dominguez  
5 bed • 5 bath • 3,500 sf • 9,411 sf

**\$25,000/mo**  
310.595.6549



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## SERENITY & PEACE IN PALM SPRINGS



252 Ridge Road, Palm Springs

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Offered at \$14,500,000

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[HillsideLuxuryEstatePalmSprings.com](http://HillsideLuxuryEstatePalmSprings.com)







3170 DURAND DRIVE, LOS ANGELES

\$2,195,000

Open Tuesday 11-2

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JOE BABAJIAN  
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joe@joebabajian.com  
CalBRE# 00813384







OPEN HOUSE TUESDAY 11-2 PM WITH LUNCH

## 4909 Encino Terrace | Encino

A wonderful California Traditional home on a large sweeping corner lot in Encino, south of the Blvd. Light and 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 bath plus three well sized bedrooms complete the main floor. Upstairs are two additional bedrooms and 3/4 bath. The private back yard includes pool, spa & gazebo with fire pit, plus pool house with built-in bar and additional bonus space.

**OFFERED at \$1,995,000**

6 Bedrooms + 5 Bathrooms

Pool + Spa + Separate Bonus Space

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# WESTSIDE ESTATE AGENCY



## ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. [weahomes.com/listing/33218-pacific-coast-hwy](https://weahomes.com/listing/33218-pacific-coast-hwy)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. [vimeo.com/187210423](https://vimeo.com/187210423)

**Stephen Shapiro** (310) 860-8888 | CalBRE# 01257836



## EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. [weahomes.com/listing/121-udine-way](https://weahomes.com/listing/121-udine-way)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## ONE OF MALIBU'S FINEST ESTATES MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. [windingwayestate.com](https://windingwayestate.com)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061

**Mark S. Gruskin** (310) 924-5769 | CalBRE# 01324387



## SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. [weahomes.com/listing/beverly-park-circle](https://weahomes.com/listing/beverly-park-circle)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## COMPLETELY REMODELED, CUSTOM DESIGNED & READY FOR MOVE IN MALIBU | \$1,650,000

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**Wendy Carroll** (310) 990-2285 | CalBRE# 01188306

WEAHOMES.COM

## WESTSIDE ESTATE AGENCY



**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



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Palisades | Priced from the \$1,300,000's  
**\$45,000 Agent Commission**



Canyon Oaks - Chatsworth | Priced from the \$1,400,000's  
**\$45,000 Agent Commission**

Offering single and two-story homes ranging from 3,000 - 5,500 square feet,  
 just minutes from the studios and a short drive to Beverly Hills and Downtown LA!

**844-790-5263 | [LiveAtPorterRanch.com](http://LiveAtPorterRanch.com) | [LiveAtCanyonOaks.com](http://LiveAtCanyonOaks.com)**

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COMMISSION



# LUXURY LIVING HOLLYWOOD ADDRESS

## THE BEST OF HOLLYWOOD AT YOUR DOOR STEP **THE RESIDENCES AT W HOLLYWOOD**

**14D:** 3 bed. 3.5 bath. Interior 2,612 SF + Terrace 544 SF. 3 parking spaces. \$2,900,000.

Privacy. Security. Hassle-free full-service lifestyle. LA's incomparable rooftop pool deck.

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michelle@abovethepenthouses.com

BRE 01731312

[www.whollywoodresidence.com/penthouse14D](http://www.whollywoodresidence.com/penthouse14D)



**HOLLYWOOD**

THE PENTHOUSES

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# THE OPPENHEIM GROUP

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## REAL ESTATE

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BEVERLY HILLS

1975 LOMA VISTA DR.

\$13,495,000 | 4 BED 5 BTH 5,193 SQ. FT.



SUNSET STRIP

1853 SUNSET PLAZA DR.

\$7,199,000 | 4 BED 7 BTH 4,696 SQ. FT.



OPEN TUESDAY 11-2PM

THE OAKS OF LOS FELIZ

5639 TRYON RD.

\$3,995,000 | 5 BED 6 BTH 5,683 SQ. FT.



OPEN TUESDAY 11-2PM

SUNSET STRIP

8835 EVANVIEW DR.

\$3,995,000 | 6 BED 6 BTH 6,366 SQ. FT.

JASON OPPENHEIM, ESQ.

THE OPPENHEIM GROUP

jason@ogroup.com | 310.990.6656





HOLLYWOOD HILLS  
**7104 MACAPA DR.**  
 \$5,495,000 | 5<sup>BED</sup> 6<sup>BTH</sup> 4,109<sup>SQ. FT.</sup>



BEVERLY HILLS  
**432 OAKHURST DR. #507**  
 \$3,995,000 | 3<sup>BED</sup> 4<sup>BTH</sup> 2,916<sup>SQ. FT.</sup>



SUNSET STRIP  
**8618 FRANKLIN AVE.**  
 \$2,450,000 | 3<sup>BED</sup> 3<sup>BTH</sup> 2,499<sup>SQ. FT.</sup>



SUNSET STRIP  
**8787 SHOREHAM DR. #707**  
 \$1,099,000 | 5<sup>BED</sup> 6<sup>BTH</sup> 1,090<sup>SQ. FT.</sup>

[OGROUP.COM](http://OGROUP.COM)

8606 Sunset Blvd. | West Hollywood, CA 90069



# HOLLYWOOD HILLS LUXURY LIVING

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



**3087 PASSMORE DRIVE, LOS ANGELES | 3 BR 3.5 BA | \$1,847,000**

Embraced by a gorgeous setting in Hollywood Hills, this extensively upgraded custom estate captures fashionable, upscale living at its finest. Abundant natural light and 14' ceilings create an open atmosphere in the home, which encompasses 4 bedrooms and 3.5 baths in approx. 3,049 s.f. Noteworthy amenities are led by engineered hardwood flooring, a wet bar, whole-house audio, a grand staircase with laminated glass artwork, and a contemporary chef's kitchen. Enjoy 4 view balconies, a custom pool/spa, and a luxe master suite.



[3087PASSMORE.COM](http://3087PASSMORE.COM)



RESIDENTIAL BROKERAGE

**ARTHUR BAKTIARIAN**

310.721.8961 CELL | [arthurbakti@gmail.com](mailto:arthurbakti@gmail.com) | CalBRE# 01720765

COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH



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# VIEW

## FEATURED *Properties*

MALIBU | \$80,000,000  
Represented by SANDRO DAZZAN (310) 317-9348

COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to over 12 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*

**COLDWELL  
BANKER** 





### ALTADENA | \$1,050,000

Charming Traditional style 4bd/3ba home in the Historic Highlands neighborhood.

**DARRELL DONE (626) 844-2255**



### ARCADIA | \$3,380,000

Modern Spanish Architecture, this 6408 ft. Estate 5br/5.5ba quality & luxury.

**ASH RIZK (626) 393-5695**



### BEL AIR | \$3,500,000

Permit-Ready! Approx. 2/3 of an acre in prime Bel Air w/ parklike grounds.

**MARCUS KASSIN (310) 948-1915**



### BEVERLY GROVE | \$3,890,000

806 N Stanley Ave. Apx. 5,075 sf 2-story modern Farmhouse featuring 5 bedrooms, 5.5 baths.

**OR BRODSKY (310) 623-2319**



### BRENTWOOD | \$2,999,000

11933 Foxboro Dr | Remodel or rebuild 2+2+den. Hardwood flrs. 2 fireplaces. Lush gardens.

**LINDA LACKEY (310) 899-3408**



### CALABASAS | \$2,400,000

Just Listed! Kitch opens to fam.rm. Over 6100SF, 6+7, pool, spa, gorgeous VUs. Short sale

**BARBARA & MISSY ALPERT (818) 625-1377**



### ENCINO | \$4,250,000

Stunning home on large, wide lot in desired Amestoy Estates, 5BR-5.5BA, 5274Genesta.com

**AVI BARAZANI (818) 528-2210**



### HANCOCK PARK | \$6,999,000

SUBJECT TO BANKRUPTCY COURT APPROVAL & OVERBID; SOLD "AS IS". Rare tennis court property!

**LISA HUTCHINS (323) 460-7626**



### LADERA HEIGHTS | \$1,298,800

Beautiful spacious 3BR 3BA w/ fireplace, hardwood floors, guest house+loft area upstairs

**CARLA & RAY LOWE (424) 702-3043**



### LOS ANGELES | \$1,095,000

Charming corner lot 2 bd/ 2 ba, 1,676 sqft apx in desirable Hollywood knolls nbhd.

**LEON SHIRIKJIAN (310) 508-2607**



### LOS FELIZ | \$1,569,000

Price Reduction! Beautifully maintained 4BD/3BA split level designed house w/ great views!

**CLAUDIA HIPOLITO (323) 906-2425**



### MALIBU | \$14,950,000

360° Ocean View Lot w/ Plans & Permits ready to go for 12,334± ft² Estate on 29.95± acres.

**ANI DERMENJIAN (310) 317-9382**



RESIDENTIAL BROKERAGE

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

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

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

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





**MALIBU | \$9,950,000**  
Peaceful & secluded Balinese style retreat in Point Dume w/ most coveted beach access.  
**ELLEN FRANCISCO (310) 589-2464**



**MANHATTAN BEACH | \$2,749,000**  
4BD/4BA | Situated on the crest of a quiet street in the highly coveted Hill section  
**JOHN CAPELLARO (310) 463-4100**



**MAR VISTA | \$1,590,000**  
3055 Mountain View | 3BR/2BA in Mar Vista Hill with updated kitchen & landscaped backyard.  
**RON WYNN (310) 963-9944**



**MONTECITO | \$4,175,000**  
Mediterranean Garden Estate, located near famed Montecito Upper & Lower Villages.  
**SUSAN BURNS ASSOCIATES**



**NEWPORT COAST | \$6,999,000**  
Private, gated, custom estate with wide open views of city lights, rolling hills, & ocean.  
**LINDSEY SANTEFORT (310) 755-8615**



**PACIFIC PALISADES | \$2,295,000**  
Light, airy one-level Traditional. Liv/din w/hi ceils opens to lrg patio/yard. Wood flrs.  
**MICHAEL EDLEN (310) 230-7373**



**PLAYA DEL REY | \$2,350,000**  
Amazing, spacious 3bd/2.5ba hilltop home w/ breathtaking 180 degree views of Marina & ocean  
**ALICE PLATO (310) 704-4188**



**REDONDO BEACH | \$1,200,000**  
Gorgeous Upgraded 3 Bed/2 Bath Condo on West Side of the Esplanade  
**JAMIE WARYCK (310) 944-1945**



**SHERMAN OAKS | \$1,385,000**  
Classic 30's traditional, 4+2 with beautiful views.  
[www.4206ParralPlace.com](http://www.4206ParralPlace.com)  
**BARRY DANTAGNAN (818) 426-8677**



**SOUTH PASADENA | \$2,196,000**  
Impeccable 4BD/3BA craftsman in Marengo area. Stunning grounds w/pool. 1705Bushnell.com  
**CAROL MAJORS (626) 399-9665**



**VENTURA | \$1,175,000**  
Spectacular architectural remodel. One of Ventura's finest homes! Single level 3+2.5, .5ac  
**LAURIE RUTLEDGE (805) 340-4854**



**WESTLAKE VILLAGE | \$849,000**  
Stunning views! Many upgrades in this 2+2.5. Prime/pvt location backing open space.  
**KHOUSHEH AZMOUDEH (805) 495-1048**

Pacific Palisades (310) 454-1111  
Palos Verdes (310) 378-5201  
Pasadena (626) 584-0050  
Playa Vista (310) 862-5777

San Marino (626) 449-5222  
Santa Barbara (805) 682-2477  
Santa Monica Montana (310) 458-0091  
Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424  
Studio City (818) 788-5400  
Sunset Strip (310) 278-9470  
Venice (424) 280-7400

Ventura (805) 648-5051  
Westchester (424) 702-3000  
Westlake Village (805) 495-1048  
[COLDWELLBANKERHOMES.COM](http://COLDWELLBANKERHOMES.COM)







ARCHITECTURE  
& DESIGN



RESIDENTIAL BROKERAGE

## WATTLES MANSION DESIGN SHOWCASE HOUSE DEBUTS MARCH 23<sup>RD</sup>

by Bret Parsons

In true *Auntie Mame* fashion, every home should be redesigned from top to bottom as often as possible! In the iconic 1958 film, *Mame* redesigns her townhouse with each passing season. If she toured Hollywood's Wattles Mansion she'd have a cinematic retake, courtesy of top SoCal interior designers. This year's theme, *Hollywood History: The New Classics*, shows how to reimagine a historic home for today's lifestyles. Design practitioners include: Woodson & Rummerfield's House of Design; Melinda Ritz & Mae Brunken (representing Set Decorators Society of America); Patrick Dragonette; David Dalton; Ryan Saghian; Winslow & Cohen; Kym Rodger; Nicole Gordon; Fernando Diaz; Anna Hoffman; Victoria Reitz; Leslie Shapiro; Jessica Brende; Kelley Jackson, and Williams Sonoma. Wattles Mansion, commissioned in 1907 by banker Gordon Wattles and designed by architects Myron Hunt and Elmer Grey, is now owned by the City of Los Angeles Department of Recreation and Parks who purchased it in 1968 for \$1.917M. It's the last remaining intact example of a pre-movie industry estate when Hollywood was primarily agricultural and a mecca for the affluent to escape harsh winters. This year's showcase benefits No-Kill Los Angeles (NKLA), Save Iconic Architecture Projects (SIA), and Los Angeles Parks Foundation. Open March 23 – April 16, 2017, Thursdays - Sundays, 10am to 5pm.

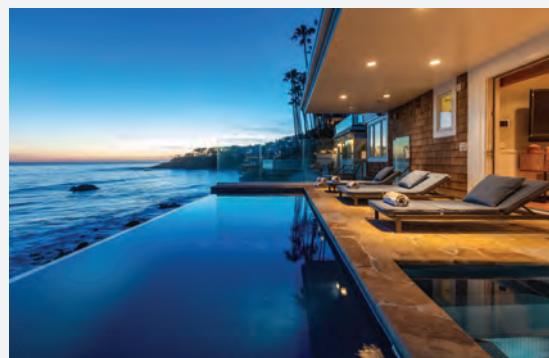
[www.wattlesshowcase.com](http://www.wattlesshowcase.com)



Exterior photography: Tony Estrada | Interior photography: Mary Nichols

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: JOHN KILBANE



MALIBU | \$19,995,000

Luxury Cape Cod beach house. Ocean views & massive entertaining deck. [DazzanEstates.com](http://DazzanEstates.com)

Sandro Dazzan (310) 317-9354

ARCHITECT: RICHARD DORMAN



BRENTWOOD | \$3,495,000

OPEN SUN 2-5PM. 4BR, 3.5BA Mid-Cent Modern + Gst Hse, set amidst idyllic, Zen-like gardens.

Nora & Peter Wendel | Isaac Fast (310) 979-3913

ARCHITECT: WILLIAM KESLING



LOS ANGELES | \$1,750,000

Built in 1938 by famed modernist William Kesling for Academy Award winner Wallace Beery.

Steve Frankel (310) 281-3981

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

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



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1043 N. NORMAN PLACE, BRENTWOOD 90049

*...an art lovers opportunity next to The Getty!*



BRENT WATSON 310.600.9119  
brentwatsonhomes.com

1.5 ACRE COMPOUND WITH GUEST HOUSE AND STUDIO  
4+BD 4BA MAIN | \$3,795,000 | 1043NORMANPLACE.COM  
OPEN TUESDAY MARCH 28, 11-2



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# *The Mirabella*



10430 WILSHIRE BLVD. #2005

Rare south-facing 20<sup>th</sup> floor unit with sweeping views from downtown to the ocean.

This luxury 2 bedroom, 2.5 bathroom condo offers the perfect floor plan with bedroom suites on opposite sides of an expansive living room/dining area. Enjoy morning coffee and evening sunsets from your two spacious enclosed terraces.

**Amazing New Price  
Now Offered at \$1,699,000**



By Appointment Only

**Linda Rosenbaum**

310.560.0577

LindaRose310@gmail.com

CalBRE# 01005427



Re-Imagined Transitional Contemporary Estate  
1041 Laurel Way, Beverly Hills  
\$24,950,000  
Open Tuesday 11-2



Jade Mills  
Coldwell Banker  
310.285.7508  
homes@jademills.com

James Harris  
The Agency  
424.400.5915  
james@theagencyre.com

David Parnes  
The Agency  
424-400-5916  
dparnes@theagencyre.com

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## Elegant 1930's Deco-Era Quadriplex



### 9945 Young Drive • Beverly Hills

- Moderne influences coupled with super high ceilings
- One spacious 1BD 1BA flat in the front
- Two 2BD 1.5BA Townhomes
- One 3BD 2.5BA Towhome
- Garden setting with multiple balconies and patios
- Lovely updates with original character throughout
- 4 car garage plus one additional exterior space
- Fabulous 50x140 lot
- Sited in the most prime section of southwest Beverly Hills
- Proximate to the best of the westside
- Rare opportunity to own the epitome of a “trophy” property

**Reduced to Sell \$3,699,000**

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509





# Elegant English Traditional Gated Estate



## 1610 North Beverly Drive • BHPO

- Immaculate 2 story updated home
- Dramatic and commanding street presence
- Generous motorcourt
- Sunlit rooms with amazing details
- Beveled & leaded glass, French doors
- Exquisite detailed woodwork and mouldings
- Fabulous kitchen with top built-ins
- Oversized breakfast and dining rooms
- Huge vaulted ceiling family room
- 3 bedrooms upstairs
- Master suite with sitting area/fireplace/closets galore
- Private rear yard surrounded by lush foliage
- Most prestigious section of lower Beverly Drive
- Proximate to Franklin Canyon park
- Warner Avenue Elementary school district



**Grand Opening Tuesday, March 28th • 11-2**

**\$2,080,000**

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509





## MUSEUM QUALITY ARCHITECTURAL IN CHEVIOT HILLS

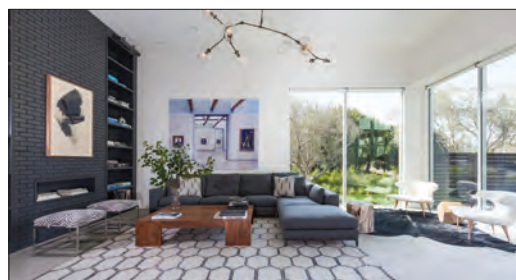


2706 CLUB DRIVE, LOS ANGELES 90064

*Stunning, innovative architectural showpiece features ultra high-end finishes and ingenious touches throughout. A soaring, loft-like living room with 13-ft. ceilings, and 10-ft. panes of glass brings natural light, and 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. The second story cantilevers over the patio, providing a sheltered outdoor living space complete with television and fireplace. Entry foyer, additional media room, home office with custom cabinetry and separate entrance, and a laundry/mud room complete the downstairs. Upstairs, the stylish master suite includes 3 walk-in closets, gorgeous ceramic and walnut master bath, and an elegant built in vanity. Separated by the master by an outdoor loggia and family room, the children's wing adds 3 large bedrooms, and a shared Juliet balcony. Designed with exquisite taste and the highest standards, this unique family home offers the sophistication, ease, and comfort of true California living.*

OFFERED AT \$4,500,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit [www.2706Club.com](http://www.2706Club.com)



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# 8416 SKYLINE DRIVE

## WEST HOLLYWOOD

\$3,989,000  
5 BED 5 BATH  
3,932 sq ft

OPEN TUE 11-2 & SUN 2-5

*BREATHTAKING VIEWS FROM THE  
HOLLYWOOD HILLS TO THE OCEAN*

SCOTT PATTERSON

310.567.5715  
scott@mercervine.com

ADAM ROSENFELD

310.595.5915  
adam@mercervine.com

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MERCER  VINE

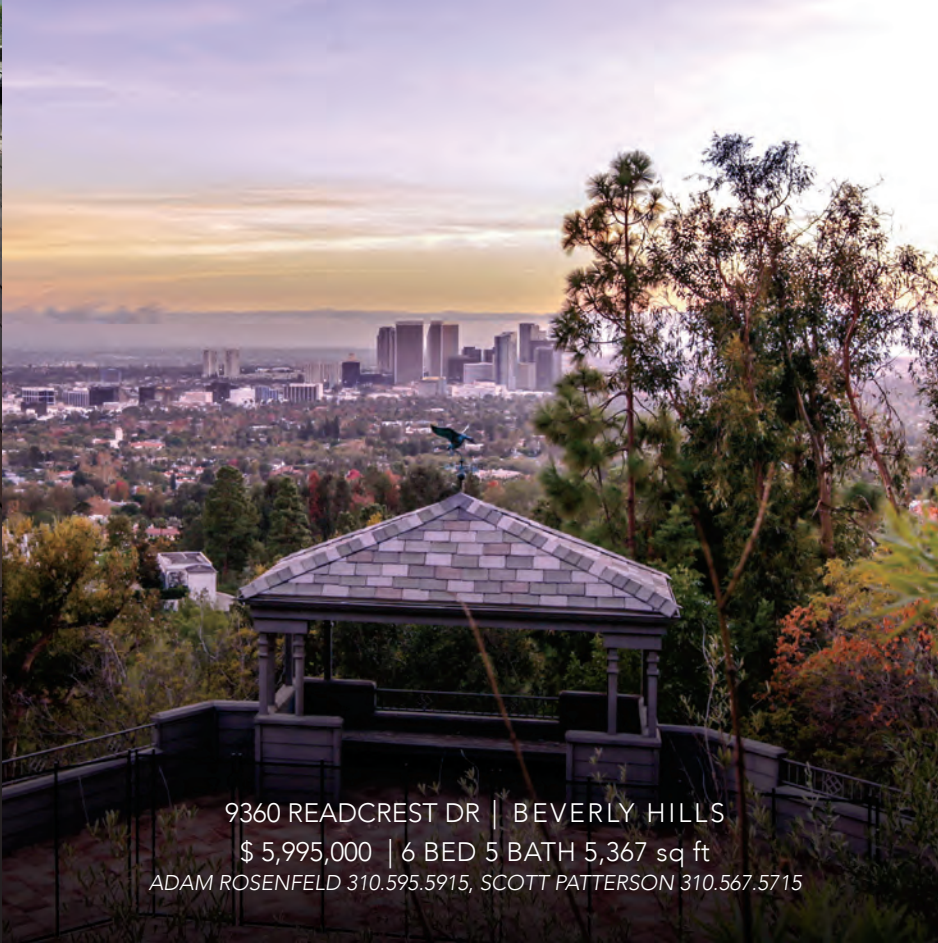




1420 LAUREL WAY | BEVERLY HILLS  
\$ 14,995,000 | 4 BED 6 BATH  
ADAM ROSENFELD 310.595.5915, KYLE GIESE 310.975.5838



14585 VALLEY VISTA | SHERMAN OAKS  
\$ 1,795,000 | 4 BED 3 BATH 2,907 sq ft  
SPENCER PAYSON 310.486.8039



9360 READCREST DR | BEVERLY HILLS  
\$ 5,995,000 | 6 BED 5 BATH 5,367 sq ft  
ADAM ROSENFELD 310.595.5915, SCOTT PATTERSON 310.567.5715





1822 S REDONDO BLVD | MID-CITY LOS ANGELES  
FROM \$ 988,000 | 12 NEW-CONSTRUCTION SINGLE FAMILY HOMES  
2-3 BED APPROX 2,000 sqft  
COLEY LAFFOON 424.333.0282



3601 MOUNT VEEDER | NAPA VALLEY  
\$1,550,000 | LAND WITH POTENTIAL FOR GENTLEMAN'S  
VINEYARD OR HORSE PROPERTY | 28.1 ACRES  
DOMINIC LABRIOLA, TARA HOTCHKIS 323.746.4554



SHOWN BY APPOINTMENT

7820 ELECTRA DR | MOUNT OLYMPUS  
\$ 5,450,000 | 5 BED 6 BATH 5,240 sq ft  
LISA OPTICAN 310.351.6646



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calbre# 01978797 | AR 01918229 | KG 01915855 | SPP 01864609 | SP 01737884  
CL 01836162 | DL 01905889 | TH 01377779 | LO 01960751





15960 WOODVALE ROAD, ENCINO

Offered at \$5,995,000

Open Friday 11-2

JOSH **FF** FLAGG

310.720.3524 | JOSH@JOSHFLAGG.COM





# 800 Glenmont Avenue

## Little Holmby

**Open House**  
Tuesday, March 28  
11–2 pm



More information available at  
**800Glenmont.com**



Beautiful & Gated Traditional  
6 Bedrooms | 6.5 Bathrooms  
4,540 Sq. Ft. Living Area  
9,504 Sq. Ft. Lot Size  
Rebuilt & remodeled with  
exceptional good taste & quality.  
Rare mostly flat, professionally  
landscaped lot with views. Floorplan  
lives like today. Elegant rooms with  
high ceilings. Gourmet kitchen.  
Three bedroom suites up with lavish  
master. Private backyard with flat  
grassy expanse. Sports court.  
Room for a pool.

Reduced to **\$4,995,000**

property  
Information



**Larry Young**

Realtor®  
Luxury Properties Director

(310) 777-2879  
larry@larryyoungwestside.com  
larryyoungwestside.com  
CalBRE #00999537



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**LUXURY**  
COLLECTION™

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\$6,600,000 | 730 Lilac Dr, Santa Barbara | 5BD/5BA  
Nancy Kogevinas | 805.450.6233



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



\$4,995,000 | 800 Glenmont Ave, Little Holmby | 6BD/7BA  
Larry Young | 310.777.2879



\$3,188,000 | 1416 Brinkley Ave, Brentwood | 6BD/5BA  
Patricia Fowler | 310.990.8611



\$3,050,000 | 5431 Newcastle Ln, Calabasas | 6BD/7BA  
Mary Fealkoff | 310.488.6502



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



\$1,474,500 | 3939 Ballina Dr, Encino | 3BD/2½BA  
Cameron/Spitz | 818.380.2151/818.817.4284

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Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura



EXTRAORDINARY RESULTS



OPEN TUES 11-2

\$3,995,000 | 2164 Sunset Plaza Drive, Hollywood Hills | 3BD/3BA  
Kirk Hoffman | 310.890.3940



\$5,695,000 | 1120 Monument St, Pacific Palisades | 5BD/5½BA  
Marco Rufo | 310.230.3765



\$2,995,000 | 4210 Benedict Canyon Dr, Sherman Oaks | 5BD/6BA  
Monty Iceman | 818.521.2568



\$2,995,000 | 19246 Casa Pl, Tarzana | 4BD/4½BA  
K. Hoffman/A.Turner | 310.890.3940/310.600.8229



\$1,999,000 | 26670 Mont Calabasas Dr, Calabasas | 5BD/6BA  
Kathleen Finnegan | 818.601.0056



OPEN TUES 11-2

\$759,000 | 1502 S Dunsmuir Ave, Mid Los Angeles | 3BD/2BA  
Lisa Cortland | 323.205.6824



\$2,335,000 | 12823 Milbank Street, Studio City | 5BD/5½BA  
Jennifer Niman | 818.448.2240

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



# 4 Bed 3 Bath Craftsman/Bungalow Jefferson Park HPOZ



**Broker Open House March 28th, 2017  
11:00 AM to 2:00 PM.  
Lunch/Refreshments served**

West of Crenshaw blvd. & North of Jefferson blvd. In great Jefferson park hpoz neighborhood! Just south of the 10 freeway, south of Adams Blvd.

Exquisitely remodeled 4 bed room 3 bath 2 story craftsman with luxurious master bed room suite upstairs. Enter this beautiful craftsman home that retains the feel of the beautiful craftsman style and has been elegantly remodeled with a brand new huge open kitchen with granite counters & stone back splash, new stainless steel appliances included with full price and all components new. Including new central heating & air, tank less water heater and high end finishes throughout. Marble master suite with huge walk in closet! Double sinks, spa jetted tub, & huge walk in marble shower. Relax in the adjacent family room which could be 5th bed room! All rooms are huge!

**\$839,950**

**Michael L. Baron**  
Baron Real Estate & Development Company  
310-657-9000 Office  
310-739-3864 Cell  
Alexisholdings@aol.com







OPEN 11-2

Delivered vacant. Can be converted into a single family. Lot size is 6,505 sf per assessor. Steps to Main Street, two blocks to the beach.



IAN BROOKS

310.428.6569



WWW.DESIGNERESTATES.COM  
IBROOKSESTATES@GMAIL.COM



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

2608 3RD STREET  
SANTA MONICA  
TRIPLEX  
\$3,000,000



## 502 N Stanley Ave

\$1,499,900

Open Tuesday, March 28th, from  
11am to 2pm

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. Centrally located in the hottest area of LA and a short distance away from restaurants, high-end boutiques on Melrose and Beverly Blvd, The Grove and Farmers Market.

[502Stanley.com](http://502Stanley.com)

### The Sunset Team

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
[thesunsetteam.com](http://thesunsetteam.com)

**KW** HOLLYWOOD HILLS  
KELLER WILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design



## 149 S Edinburgh Ave

\$3,399,000

Open Tuesday, March 28th, from  
11am to 2pm

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. Welcome home!

[149Edinburgh.com](http://149Edinburgh.com)

### The Sunset Team

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
[thesunsetteam.com](http://thesunsetteam.com)

**KW** HOLLYWOOD HILLS  
KELLER WILLIAMS REALTY



REDEFINING REAL ESTATE

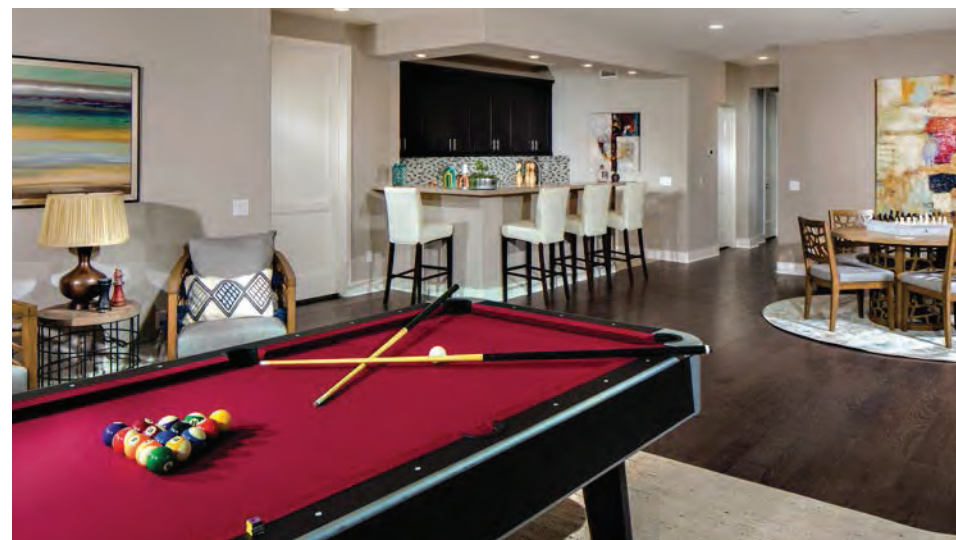
Sales | Consulting | Design



3.5%  
Broker Commission\*



## 11 Casaba Rd | Rolling Hills Estates Open Tuesday 3/28 11-2 | Catered Lunch



\$2,499,990 | 4 Bed | 4.5 Bath | 4,112 sq.ft

This incredible Craftsman-style new construction home on nearly an acre lot features a great open floor plan for entertaining. Beautiful gourmet kitchen with professional stainless steel Viking® appliances\*\* connects seamlessly to dining area and living room with linear fire place. A bright, large master suite with balcony, walk in closet and dual vanities, is conveniently located on the first floor. Downstairs find a large bonus room with beverage center, covered California Room, two additional bedrooms and bath, and a private home theater. Front yard landscaping, 3-car garage and the latest energy efficient features include a tankless water heater and smart security system.

Taylor Tomnitz  
Cal BRE #01952594  
213-706-9739 | TTomnitz@drhorton.com  
[www.drhorton.com/emeraldatcasaba](http://www.drhorton.com/emeraldatcasaba)

**EMERALD**  
HOMES  
*a D.R. Horton Company*

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Square footage is approximate. Photos are representational only. Seller makes no representations or warranties that the view from the property will remain the same. Future development, growth of landscaping and the like may impact any views currently experienced from the property.\*To receive 3.5% referral, broker's buyer must execute D.R. Horton's Purchase Agreement on the above home and close per the purchase agreement. Referral calculated on the base purchase price of the home. Broker referral subject to change or cancellation without notice. D.R. Horton Broker Policy is in full effect and broker's buyer cannot have previously registered with D.R. Horton either in person or on D.R. Horton's website, interest list or pre-qualification list. Broker must hold a valid CA real estate license as of the date registration and buyer's close of escrow.\*\*Viking® stainless steel appliances include 48" gas range, 48" vent hood, 30" single wall oven, built in microwave, dishwasher, undercounter wine cooler and 48" refrigerator. See sales agent for complete details. License: D.R. Horton VEN, Inc. – CalBRE license #1253251; contractor's license #765023. © D.R. Horton 2017





**Sotheby's**  
INTERNATIONAL REALTY

1571 HASLAM TERRACE  
SUNSET STRIP

**1571HaslamTerrace.com**

4 BEDROOMS | 4 BATHS | 3,459± SQ.FT.

Offered at \$5,399,000

Captivating loft in the sky located on a private street at the top of the Sunset Strip. Includes decks overlooking panoramic city views for outdoor living on every level. A must see.

**OPEN TUESDAY 11-2**  
**REFRESHMENTS SERVED**

Sunset Strip Brokerage  
**MARLENE ROGLIANO | 323.333.4951**  
[marlene.rogliano@sothebyshomes.com](mailto:marlene.rogliano@sothebyshomes.com)

**SCOTT POSTLEWAITE | 323.919.6815**  
[scott.postlewaite@sothebyshomes.com](mailto:scott.postlewaite@sothebyshomes.com)



# Best Teardown in the Flats



LOT SIZE  
**17,484 SF**

LOCATION  
**Prime Corner**

POTENTIAL  
**Extraordinary**

**701 N. Camden Dr**

**\$7,695,000** | 5 Bed | 7 Bath  
Beverly Hills, 90210

**Paul Margolis**

310.413.5955  
paul.margolis@compass.com  
www.PMluxuryhomes.com

  
**Paul Margolis**

**COMPASS**



Open House

Tuesday 3/28  
11am-2pm

## 2427 Bagley Avenue | Beverlywood Adjacent



**\$1,995,000**

3 Bed | 2 Bath  
2427BagleyAvenue.com

**Jeremy Ives**

310.858.1902  
jeremy@jeremyives.com

Set above the street, this unique and rare 3BR+2BA Beverlywood Adj. Traditional is situated on an approximately 12,000 sqft lot with sweeping views. This beautiful home welcomes you with a sun-filled living room with fireplace overlooking the patio deck, stylish formal dining room, sleek chef's kitchen with breakfast area and nearby laundry. Features romantic master bedroom with French doors leading to charming trellised outdoor space and spa-like master bath and 2 equally spacious bedrooms and bath. Expansive multi-level patio deck boasts new jetted spa and picturesque outdoor entertaining areas all framed by spectacular panoramic views. Hardwood floors, central HVAC, alarm system with outdoor cameras and custom finishes and detailing throughout. This is indoor/outdoor living at its best with large lot offering incredible opportunity to build or expand. Conveniently close to Beverly Hills, Century City and nearby shops and restaurants.



COMPASS



**LIVE MUSIC & CATERED FOOD BY CLEMENTINE!**

Broker's Open: Tues, Mar 28 from 11am-2pm

Twilight: Tues, Mar 28 from 5-8pm

## — MONTECITO MODERN OASIS



5BR :: 4.5BA :: 3,773 SF :: Lot Size 18,361 SF :: Pool

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 with pool boasting majestic canyon & city light views. A light and bright open floor plan boasts dining area, living room with fireplace, family room, direct access 2 car garage, 5 bedrooms (3 up/1 down) & 4.5 baths with separate GUEST HOUSE, & gourmet kitchen with Calcutta countertops, center island, & Viking appliances. Behold a tranquil voluminous master suite with vaulted ceilings, walk-in closet, separate shower and spa tub, double vanity furnished in exquisite travertine tiles. Home upgrades include copper plumbing, updated electrical, new pool equipment, landscaping, and exterior finishes. Overall, the home presents great utility with a large guest house in the rear of the property with private entrance; perfect for in-laws, gym, studio, and more. Amazing indoor/outdoor flow from all public areas to backyard/pool space epitomizes the California lifestyle, even the air is fresher here, while only minutes from Beverly Hills shopping, dining, & entertainment.

**Open Tuesday 11-2 and Sunday 2-5**

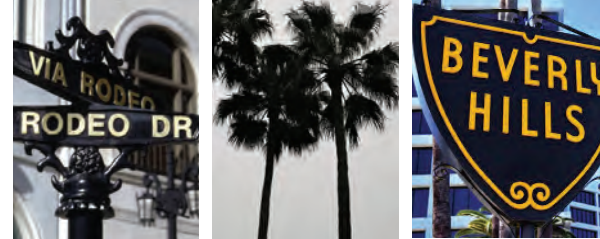
[www.9809Beeson.com](http://www.9809Beeson.com)



**SHAWN KORMONDY**

323.638.7567

Skor@SkorREG.com



9809 Beeson Dr,  
Beverly Hills, CA 90210

Offered at: \$3,375,000



**KW BEVERLY HILLS**  
KELLER WILLIAMS REALTY





# NEW LISTING

## 2061 DE MILLE DRIVE | LOS FELIZ

BY APPOINTMENT ONLY

\$10,750,000 | 5 BEDS | 7,820 SQ. FT. | 18,304 SQ. FT. LOT

Tucked behind the gates of exclusive Laughlin Park in Los Feliz, this stunning recently reimagined Spanish home, showcasing elegantly bespoke design by Xorin Balbes of TempleHome, blends the best of the Old and the New World. An entry courtyard with fire pit and lounging areas leads to the privately gated five-bedroom estate. A grand living room featuring a massive fireplace and the home's original wood beam ceiling raised to soaring heights sets the dramatic tone. On one wing is the chef's kitchen, grand formal dining room, spacious family room and a more intimate dining room. On the other, an office and a luxurious master suite. Upstairs is a second sumptuous master suite and two luxe guest suites. Additional amenities include an abundance of natural light, plush theater, gym and sauna, additional fifth bedroom suite, pool house, feature wine wall, three-car garage, the latest in technology in sound, lighting and automation, views of the Observatory from nearly every room, and a generous indoor lounge with fireplace leading to outdoor dining, a spectacular pool, sunning and lounging areas, and romantic and mature gardens.

### BILLY ROSE

BROSE@THEAGENCYRE.COM

424.230.3702



An international associate of Savills

THEAGENCYRE.COM







# NEW LISTING

**818 N. DOHENY DRIVE #302 | WEST HOLLYWOOD**

OPEN TUESDAY 11-2PM

**MOVE-IN READY 2BD / 2.5BA + DEN UNIT IN DOHENY PLAZA**

\$1,150,000 | 2 BEDS | 2.5 BATHS | 1,793 SQ. FT.

Boasting one of the larger floor plans in Doheny Plaza, this two-bedroom, two-and-a-half bath residence includes an extra den that can be converted into another guest room. Master features a large walk-in closet. Features include a sizable second bedroom, recessed lighting, hardwood flooring, and custom drapery throughout. Pocket sliders open to the large terrace with views of Beverly Hills and West Hollywood. Valet, concierge, 24-hour security and pool are among the amenities available.

**FARRAH ALDJUFRIE**

FARRAH@THEAGENCYRE.COM  
424.230.3712

**MAURICIO UMANSKY**

MUMANSKY@THEAGENCYRE.COM  
424.230.3701

**EDUARDO UMANSKY**

EUMANSKY@THEAGENCYRE.COM  
424.230.3715



An international associate of Savills

THEAGENCYRE.COM







# NEW LISTING

**1608 SAN YSIDRO DRIVE | BEVERLY HILLS POST OFFICE**

OPEN TUESDAY 11-2 PM

**NEW CONSTRUCTION CAPE COD IN BHPO**

**\$5,995,000 | 5 BEDS | 7 BATHS | 16,714 SQ. FT. LOT**

New construction Cape Cod on San Ysidro is finally here. An impressive entryway boasts two story ceiling heights and a grand floor plan that is spacious and open. Large windows, wood-paneling, hardwood floors, built-ins and contemporary fixtures are some of the special highlights of this 5BD/6.5BA home that also includes Wolf appliances, Fleetwood doors, indoor/outdoor bars and fireplaces, grassy yard, pool and more- all in an A+ location just minutes from the Beverly Hills Hotel.

**FARRAH ALDJUFRIE**

FARRAH@THEAGENCYRE.COM  
424.230.3712

**MAURICIO UMANSKY**

MUMANSKY@THEAGENCYRE.COM  
424.230.3701

**EDUARDO UMANSKY**

EUMANSKY@THEAGENCYRE.COM  
424.230.3715



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# 15641 MEADOWGATE ROAD

ENCINO



## NEW CONSTRUCTION ARCHITECTURAL IN THE HEART OF ROYAL OAKS

Brand-new construction in the heart of Royal Oaks. An architectural masterpiece unlike anything else on the market. Sophisticated, timeless design with warm neutral tones. Large chef's kitchen opens to the spacious living room and dining room with vaulted ceilings and walls of glass. Downstairs, Fleetwood sliders open to an additional 520 sq. ft. covered patio space, pool, spa, built-in BBQ and sprawling backyard, 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.



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

NEW LISTING | \$5,299,000

5 BEDS | 5 BATHS | 6,356 SQ. FT. | 18,802 SQ. FT. LOT



**JON GRAUMAN**

JGRAUMAN@THEAGENCYRE.COM

424.238.2484

**CINDY AMBUEHL**

CINDY@THEAGENCYRE.COM

424.321.4947



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# \$200,000 REDUCTION

**1460 DONHILL DRIVE | BEVERLY HILLS POST OFFICE**

OPEN TUESDAY 11-2 PM

**MID CENTURY GEM IN PRIME BHPO**

\$4,195,000 | 3 BEDS | 2.5 BATHS | 2,637 SQ. FT. | 20,012 SQ. FT. LOT

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**

DSANDLER@THEAGENCYRE.COM

310.266.3120



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# 8260 MARMONT LANE

SUNSET PLAZA



## PANORAMIC VIEWS BEHIND THE CHATEAU MARMONT

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.

OPEN TUESDAY 11-2PM &  
SUNDAY (4/2) 2-5PM

\$3,750,000

3 BEDS

3 BATHS

2,727 SQ. FT.

6,400 SQ. FT. LOT

## MARY HELLMUND

MHELLMUND@THEAGENCYRE.COM

424.230.7806



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# THE RESIDENCES AT CARBON BEACH



## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.**

**310.698.7889 | Carbon-Beach.com**

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

**SOCAL**  
HOLDINGS







# COUNTRY RIDGE

ESTATES



## Presenting Paso Fino Estate

### *A Masterfully Designed Equestrian Estate*

Situated on 12 pristine acres minutes from the heart of Calabasas, Paso Fino Estate is the last remaining completed home in the Country Ridge collection. The home showcases exquisite modern design, featuring dual master suites, a chef-caliber kitchen, breakfast nook, office, media room, seven car garage, and detached poolside guest house. Perfectly sited for the equestrian lifestyle, Paso Fino offers ample space for horse stables and equestrian trails set amidst sweeping canyon and mountain views.

**\$5,295,000**  
**2.5% BROKER COMMISSION**

7,478 SQ. FT. | 12.02 ACRES  
6 BEDROOMS | 8.5 BATHS

COUNTRYRIDGECALABASAS.COM | 424.221.5039 | 2710 COUNTRY RIDGE ROAD, CALABASAS, CA 91302

The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483. 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property.







## NEW LISTING IN BHPO OPEN TUESDAY 11-2

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.

**Proudly Offered at \$5,495,000**

### Myra Nourmand

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www.myranourmand.com  
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# 1920'S SPANISH IN THE HOLLYWOOD HILLS



**6626 CAHUENGA TERRACE | \$1,299,000**

**REPRESENTATION BY:**

**Carl Gambino**

646-465-1766

cg@weahomes.com

CALBRE#:01971890

**OPEN TUESDAY, MARCH 28TH • 11-2PM**

Lush, tranquil two bedroom, two bathroom enclave hidden in the Hollywood Hills. This special home features a meditation room, a music room, 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. 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.

[WEAHOMES.COM](http://WEAHOMES.COM)



**WESTSIDE ESTATE AGENCY**

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471





SALLY FORSTER JONES

310.691.7888  
sally@sfjgroup.com

MEREDITH SCHLOSSER

310.923.5811  
meredith@sfjgroup.com

SHAUNA WALTERS

310.775.1106  
shauna@sfjgroup.com



10366 MONTE MAR DRIVE, CHEVIOT HILLS



**NEW! LUNCH CATERED BY FUNDAMENTAL L.A.**

Located in prime Cheviot Hills this newer home was built in 2011. The warm traditional style has a contemporary twist that is complemented by high ceilings & rooms that are flooded w/ light: A sleek kitchen, open living room, office, upstairs family room, grassy yard & more!

**OPEN TUESDAY 11-2PM**

5 Bedrooms, 5.5 Bathrooms  
Offered at \$3,295,000  
10366MonteMar.com

SALLYFORSTERJONES.COM | JOHN AAROE GROUP | AAROE INTERNATIONAL LUXURY PROPERTIES

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Meredith Schlosser CalBRE# 01910316 / Shauna Walters CalBRE# 01728600





NEARLY 2 GATED ACRES OF SECLUDED FOREST · NOW INCLUDES A SEPARATE BUILDABLE VIEW LOT · 13,290 SF · ASTONISHING VISTAS  
AWARD-WINNING RESTORATION · SWIMMING POOL AND SPA · CARRIAGE HOUSE · ≈1,800 SF BALLROOM · 9 BEDROOMS · 9 BATHROOMS

SALLY FORSTER JONES  
310.691.7888 | JOHN AAROE GROUP

## ARTEMESIA

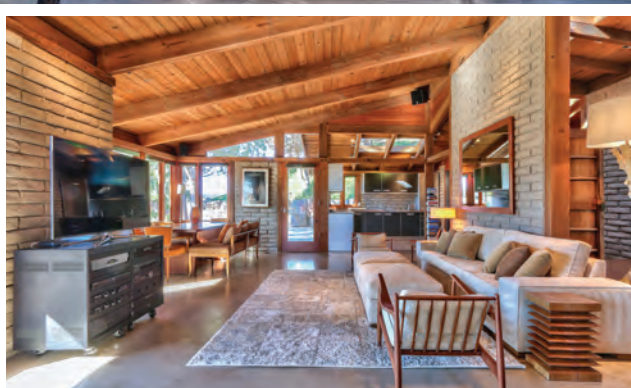
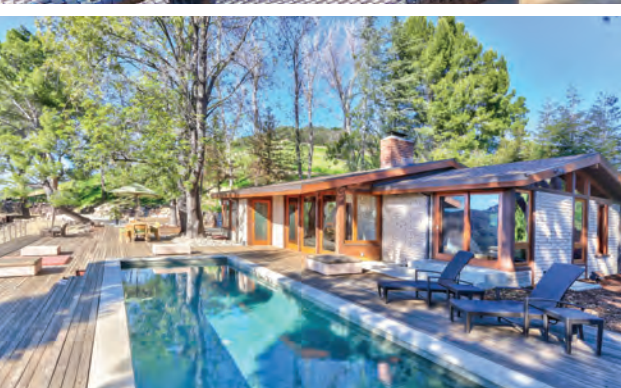
Los Feliz · Est. 1913 · \$11,750,000

WWW.ARTEMESIA.US  
SALLYFORSTERJONES.COM



John Aaroe Group does not guarantee the accuracy of square footage or lot size. CalBRE# 00558939





## 2096 TOPANGA SKYLINE DRIVE, TOPANGA

### A MASTERPIECE OVERLOOKING THE SANTA MONICA MOUNTAINS

Serene and secure, this secluded, private oasis sits on a mountain top surrounded by lush landscaping. The interior is exceptionally detailed, with quality upgrades throughout & views from the expansive deck are picturesque. An adjoining 1.67- acre parcel is also available for sale.

### OPEN THURSDAY 9:30-11AM

[2096TopangaSkyline.com](http://2096TopangaSkyline.com)

Offered at \$2,295,000



SALLY FORSTER JONES  
John Aaroe Group  
310.691.7888

SHAUNA WALTERS  
John Aaroe Group  
310.775.1106



PHILIP BORODA  
Coldwell Banker  
310.777.6272





1110 SOUTH RIDGELEY DRIVE  
MIRACLE MILE

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OFFERED AT \$1,499,000

OPEN TUESDAY 11-2PM



JOHN AAROE GROUP

AARON KIRMAN  
424.249.7162  
aaronkirman.com

MAYA HAZEN MANSHEL  
310.902.5060  
mayamanshel.com







16300 SHADOW MOUNTAIN DRIVE  
PACIFIC PALISADES

NEW PRICE \$8,995,000  
ALSO FOR LEASE \$38,000/MONTH



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424.249.7162  
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ARVIN HADDAD  
310.909.6434  
arvin@aaronkirman.com







9038 MEREDITH PLACE  
BEVERLY HILLS

OFFERED AT \$4,250,000

OPEN TUESDAY 11-2PM



JOHN AAROE GROUP

ARVIN HADDAD  
310.909.6434  
arvin@aaronkirman.com





# AARON KIRMAN

PARTNERS



2727 Benedict Canyon Drive, Beverly Hills  
\$85,000,000



300-320 Delfern Drive, Holmby Hills  
\$79,000,000



2910 Spring Mountain Road, St. Helena  
\$33,150,000



1940 Bel Air Road, Bel-Air  
\$29,800,000



10 Beverly Park, Beverly Hills  
\$29,000,000



26848 Pacific Coast Highway, Malibu  
\$25,000,000



1737 Bel Air Road, Bel-Air  
\$24,995,000



323 North Mapleton Drive, Bel-Air  
\$23,000,000



2450 Solar Drive, Sunset Strip  
\$15,900,000



915 North Beverly Drive, Beverly Hills  
\$11,900,000



712 John Street, Manhattan Beach  
\$10,995,000



16300 Shadow Mountain Drive, Pacific Palisades  
\$8,995,000

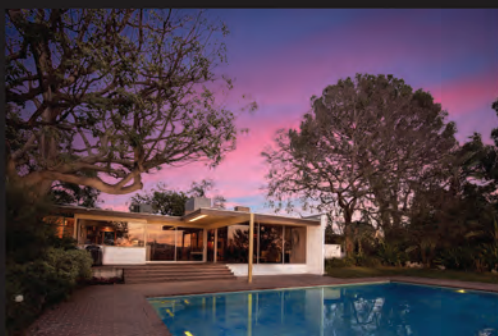


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JOHN AAROE GROUP



# AARON KIRMAN

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\$8,000,000



15433 Brownwood Place, Bel-Air  
\$7,950,000



2008 Hercules Drive, Mt. Olympus  
\$6,999,000



2500 Briarcrest Road, Beverly Hills P.O.  
\$6,395,000



1619 San Ysidro Drive, Beverly Hills  
\$5,950,000



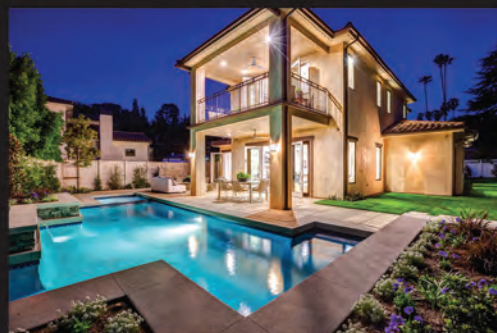
11540 Amanda Drive, Studio City  
\$5,495,000



2641 Nichols Canyon Road, Hollywood Hills  
\$3,995,000



9681 Highridge Drive, Beverly Hills  
\$3,700,000



16351 Amota Court, Encino  
\$3,195,000



12024 Summit Drive, Beverly Hills  
\$3,095,000



8624 Fennell Place, Sunset Strip  
\$2,999,000



1505 Viewsite Terrace, Sunset Strip  
\$2,995,000

AARON KIRMAN  
President, Aaroe Estates  
424.249.7162 aaronkirman.com

AKP



HILTON & HYLAND



**6970 WILDLIFE RD**  
MALIBU  
\$27,500,000  
STEVE LEVINE 310.702.4509  
BY APPOINTMENT ONLY



**10550 DOLCEDO WAY**  
BEL-AIR  
\$16,995,000  
DAVID KRAMER 310.691.2400  
BY APPOINTMENT ONLY

RENDERING



**21640 PACIFIC COAST HWY**  
MALIBU  
\$8,450,000  
JONAH WILSON 310.858.5465  
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**1200 CLUB VIEW DR #1500**  
WILSHIRE CORRIDOR  
\$11,573,000

JEFF HYLAND, BILL SIMPSON, MIA TRUDEAU  
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OPEN TUESDAY 11-2



**140 S CLIFFWOOD AVE**  
BRENTWOOD  
\$11,299,000

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RAYNI WILLIAMS 310.625.0812

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**14330 VALLEY VISTA BLVD**  
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310.691.5950

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**HOLLYWOOD HILLS EAST**  
**\$2,295,000**

ZACH GOLDSMITH 310.908.6860

OPEN TUESDAY 11-2



**1010 N CURSON AVE #106**  
**WEST HOLLYWOOD**  
**NEW PRICE \$1,049,000**

SUSAN SMITH 310.903.3935

OPEN TUESDAY 11-2



**4527 GAINSBOROUGH AVE**  
**LOS FELIZ**  
**\$3,195,000**

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*DIAMOND LOT - \$9,995,000*

*EMERALD LOT - \$4,895,000*

*SAPPHIRE LOT - \$4,895,000*

COASTLINE VIEW LOTS

RICHARD LANDRY A.I.A. DESIGNED

HOMES APPX 6,500-8,500 SF

18 MONTH PERMIT TO COMPLETION

INTERIOR CUSTOMIZATION AVAILABLE

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# 10550 DOLCEDO WAY

BEL-AIR | \$16,995,000



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Plans and permits for a 18,000 sq.ft. residence with contractor in place ready to start building.  
Approximately 2.4 acres of land and oversized N/S lighted tennis court.  
Best high-end lot deal in Los Angeles.

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310.691.2400

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4 BD + 6 BA + MAID'S & GUEST APARTMENT, 6,898SF ON A 39,838SF LOT

425PARKWOOD.COM

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\$39,999,000

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**OPEN TUESDAY 11-2**

**3486 WONDER VIEW PLACE | HOLLYWOOD HILLS**

4 BD | 3 BA | OFFERED AT \$2,295,000



**ZACH GOLDSMITH**  
zach@hiltonhyland.com  
310.908.6860

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

**JAMES RESPONDEK**

CalBRE#: 00713972

310.488.4400 | james.respondek@sothebyshomes.com

**ERIN GARRITY**

CalBRE#: 01716710

310.795.1899 | erin.garrity@sothebyshomes.com

Pacific Palisades Brokerage | 15308 Sunset Boulevard, Pacific Palisades, California 90272

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## BEVERLY HILLS POST OFFICE

1944 N Beverly Drive | 5 Bedrooms | 5 Baths | \$3,590,000  
Jeeb O'Reilly 310.980.5304 | Tori Barnao 323.633.1878 | Gersh Gershunoff 213.359.0328  
Stefani Stolper 310.733.6551



## BEVERLY HILLS POST OFFICE

1558 Tower Grove Drive | 4 Bedrooms | 7 Baths | \$7,750,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



OPEN TUESDAY 11-2

## BIRD STREETS

1550 Blue Jay Way | 5 Bedrooms | 7 Baths | \$9,995,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



## CENTURY CITY

1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$11,500,000  
Michelle Oliver 310.500.6111



## ENCINO | IN ESCROW

3739 Montuso Place | 5 Bedrooms | 5 Baths | \$2,850,000  
Stefani Stolper 310.733.6551 | Jeeb O'Reilly 310.980.5304 | Kevin Stolper 310.403.9331



OPEN TUESDAY 11-2

## HOLLYWOOD HILLS

2022 Whitley Avenue | 5 Bedrooms | 3 Baths | \$1,770,000  
Juliette Hohnen 323.422.7147

FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](https://www.elliman.com/california)

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**LOZ FELIZ**  
2255 Verde Oak Drive | 3 Bedrooms | 3 Baths | \$4,295,000  
Juliette Hohnen 323.422.7147



**PACIFIC PALISADES**  
17822 Porto Marina Way | 3 Bedrooms | 3 Baths | \$3,465,000  
Anthony Punnett 917.573.7896



**SANTA BARBARA**  
10045 Calle Real | 1,800 Acres Coastal Ranch | Price Upon Request  
Anthony Punnett 917.573.7896



**SUNSET STRIP**  
9368 Flicker Way | 3 Bedrooms | 5 Baths | \$6,195,000  
Tracy Tutor Maltas 310.595.3889



**WEST HOLLYWOOD**  
964 Hancock Avenue #105 | 2 Bedrooms | 2 Baths | \$835,000  
Stefani Stolper 310.733.6551 | Jeeb O'Reilly 310.980.5304



**WEST HOLLYWOOD**  
932 Alfred Street, PH2 | 3 Bedrooms | 3 Baths | \$7,499 per month  
Jeeb O'Reilly 310.980.5304 | Tori Barnao 323.633.1878



# THE ALTMAN BROTHERS



## NEW LISTING | OPEN TUESDAY 11AM-2PM

**1550 Blue Jay Way | Bird Streets | 5 Bedrooms | 7 Baths | 11,000 sqft | \$9,995,000** | 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 ALTMAN**

**O: 310.819.3250**

**JOSH@THEALTMANBROTHERS.COM**

**THEALTMANBROTHERS.COM**

**MATTHEW ALTMAN**

**C: 323.791.9398**

**MATTHEW@THEALTMANBROTHERS.COM**

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# THE ALTMAN BROTHERS



## NEW LISTING | BUILDER/DEVELOPER OPPORTUNITY

**1558 Tower Grove Drive | Beverly Hills Post Office | 4 Bedrooms | 7 Baths | \$7,750,000** | Prime Builder/Developer opportunity to build a new modern home with amazing jet-liner ocean, city, canyon and downtown views. Almost 19,000 square foot lot at the top of Tower Grove with architectural plans for a modern stunner by Paul McClean that features an open floor plan that takes maximizes the jetliner views to fill the home with warm natural light and minimizes the division between indoor/outdoor living spaces, creating an openness to the surrounding natural beauty. There is a seamless connection between the living room and outdoor patio with an infinity edge pool that runs the entire length of the back of the lot. State-of-the-art amenities, a palette of rich warm natural tones using different stones and wood ceilings, and impeccable design aspects such as two-way fireplaces, enormous stone kitchen island and moveable walls of glass complete this soon-to-be masterpiece. Existing home could also be remodeled and is approximately 5,506 square foot, 4 BD/7BA gorgeous Mediterranean with pool.

**JOSH & MATTHEW ALTMAN**  
O: 310.819.3250  
JOSH@THEALTMANBROTHERS.COM  
THEALTMANBROTHERS.COM

**ROY HAREL**  
C: 424.333.0650  
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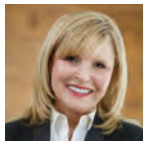


# CONTEMPORARY MASTERPIECE ABOVE THE SUNSET STRIP



## NEW LISTING | OPEN TUESDAY 11AM-2PM

**9236 Cordell Drive | Sunset Strip | 4 Bedrooms | 5.5 Baths | \$8,995,000** | 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. The top level encompasses a beautiful Master Suite with floor to ceiling built-ins / Flatscreen TV and adjoining Sitting Room. His and Her Baths, with separate walk-in closets, provide city views from private terraces. The home features a Recording Studio, State of the Art Theater and Gym. This gracious home, with approx 6,000 square feet of living space, will be delivered fully furnished with gorgeous custom-built furniture designed to perfectly accommodate the scale and dimensions of each room.



**ANN DASHIELL**  
**O: 310.734.2658 | C: 310.993.4733**  
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# SOPHISTICATED DESIGNER RESIDENCE



**JUST SOLD \$15,200,000 | CENTURY CITY | 1 W Century Drive #36A | 3 Bedrooms | 5 Baths**

One of the premiere Penthouses in all of Los Angeles! Designed by Robert A.M. Stern with interiors by renowned designer Joan Behnke. With over 6,000 sq ft of living space and panoramic views from the Pacific Ocean to Downtown, this elegant residence features a 1,850sqft living room opening on to two large entertaining terraces, gracious formal dining, custom gourmet kitchen, 2 en-suite guest rooms, and direct access private elevator. Sumptuous master suite w/ lacquered zebra wood library, dual bathrooms and large showroom walk-in closets.



**NEW PRICE | CENTURY CITY | 1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$11,500,000**

Exceptional designer-done, 24-hour full-service luxury condo with city and ocean views. This spectacular designer residence is wrapped with oversized windows and terraces, capturing the sunlight by day and sparkling city lights by night. The personal elevator opens directly into the gracious entry foyer, leading into an expansive living room with breathtaking views spanning from downtown to the Pacific Ocean.



**MICHELLE OLIVER**

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# 3430 BENTLEY AVENUE

WESTSIDE VILLAGE | \$1,649,000

OPEN TUESDAY 3/28 11-2



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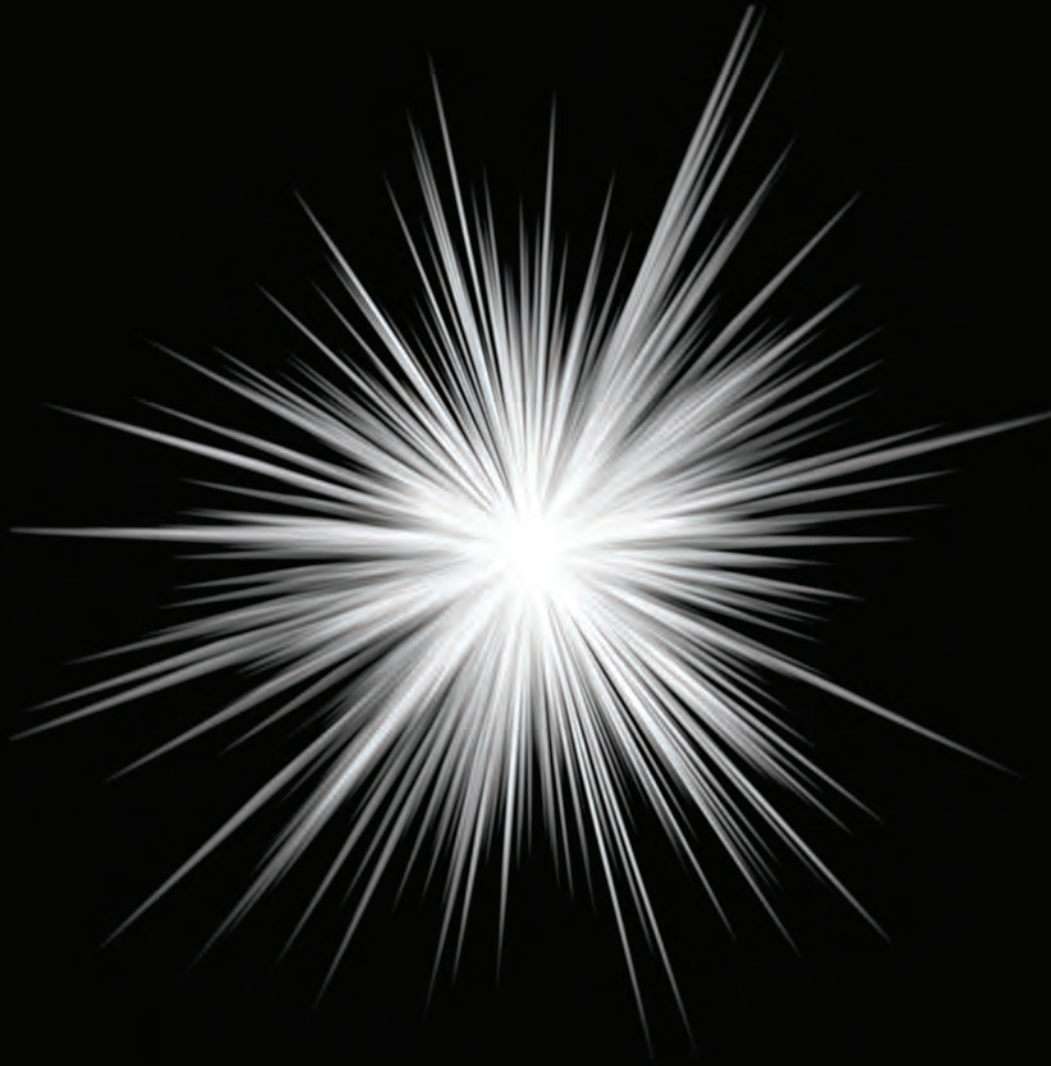
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## THE STRIMLING HOUSE (1964)

RAY KAPPE, FAIA

4 BEDROOMS | 4 BATHROOMS | 4,018 SQ FT | 34,860 LOT

\$3,200,000. USD





# THE ENRIGHT COMPANY

A REAL ESTATE ORGANIZATION

TIMOTHY ENRIGHT | 310.652.6600

[Tim@TheEnrightCompany.com](mailto:Tim@TheEnrightCompany.com)





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TUESDAY 11 AM - 2 PM

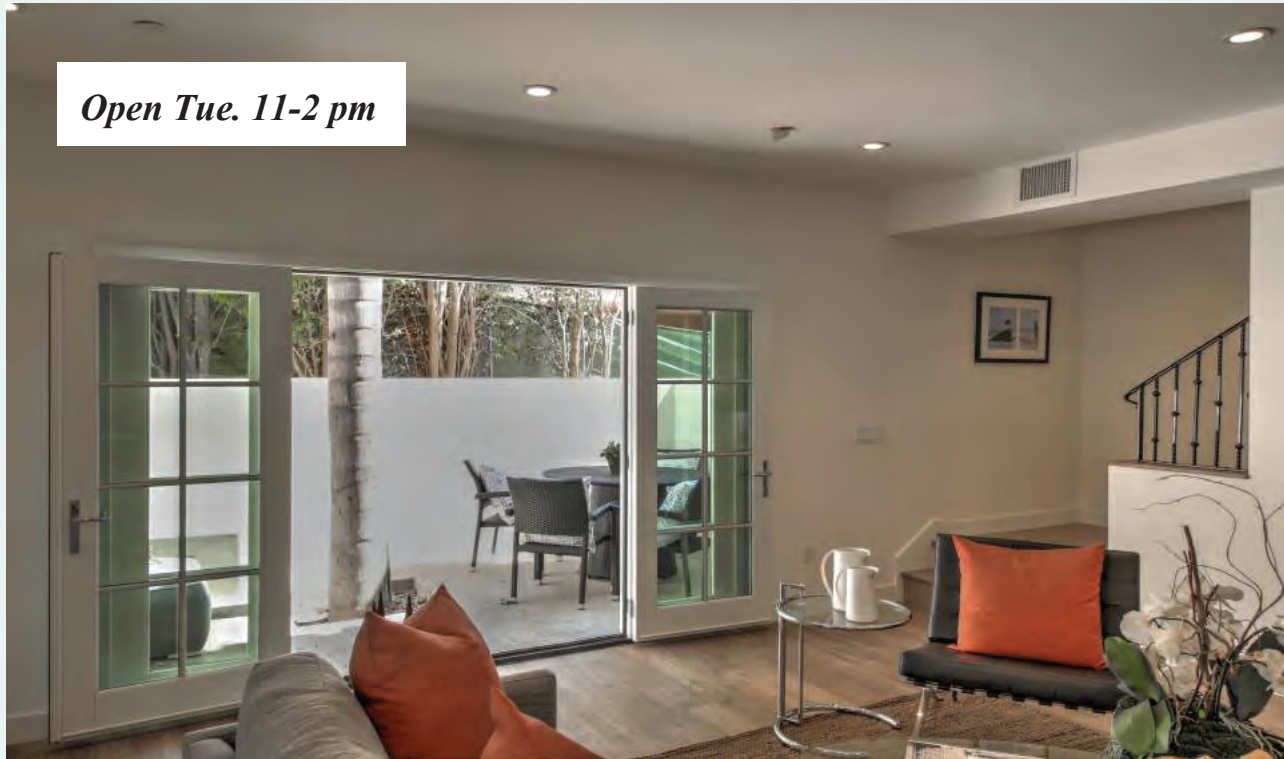
17269 OAK VIEW DRIVE  
\$3,200,000. USD

THE STRIMLING HOUSE (1964)



## Newly Rebuilt Trophy Triplex in Prime Beverly Hills

*Open Tue. 11-2 pm*



### Casitas on Canon

**128-130 S. Canon Dr. Beverly Hills, CA 90212**

A once in a generation opportunity to purchase a trophy triplex consisting of 3 completely newly gutted & rebuilt (2016) privatized 2-story bungalow town-homes with their own private patios in the heart of Beverly Hills. Step into an oasis of the 21st Century just off Wilshire on Canon Dr. Each bungalow is unique and has its own address, private entrance, and 2-space parking garage. Huge and privatized ground floor patios with built-in lounging benches. Spa style bathrooms for every bedroom. Guest bathroom. Luxury finishes at every turn. Modern dream kitchens with islands, fully stocked with new high-end appliances. Get the feel of living in your own luxury house. Steps from The Montage, The Sixty, and The Beverly Wilshire hotels, South Beverly Dr. and N. Beverly Hills restaurants and shops, yet tucked away for privacy, security, and serenity. Owner-User/ Investor's dream.

**For Sale at \$4,995,000.**



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### **MAZDA HOGHOUGH**

Vice President, Elite Properties Realty, Inc.

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# NEW LISTING IN BRENTWOOD PARK

320 N. BRISTOL AVE | \$6,750,000

OPEN TUESDAY 3/28 11-2 | LUNCH SERVED



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# 13431 JAVA DRIVE | BEVERLY HILLS

5 BED | 6 BATH | app. 5,090 sq ft | 6,999 sq ft lot

Enter into this Beverly Hills home and soak in the 180 degree views of the city lights. Perched on a private knoll offering panoramic views, it sits on one of the most private rustic roads in Beverly Hills. The house features over 5,000 square feet with great scale and high ceilings. 5 bedrooms which includes 2 master bedrooms. The backyard is great for entertaining with fire pits and a pool sitting above the breathtaking views with beautifully landscaped grounds. Square-footage is per appraisal.

\$4,295,000

Open Tuesday 11-2



**JOE BABAJIAN**

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