AREA 1

BEVERLY HILLS

$960,000

406 S Elm DR

Tuesday, March 29th | 11:00am-2:00pm

Don't Wait To Tour This Charming 3 bed / 2.5 bath townhome. Great indoor/outdoor space in central BH location! Bright rear corner unit, 1,800sqft (public records), located in four unit complex. Lg living room w/ high ceiling & hardwood flrs, formal dining rm w/ built ins & upgraded kitchen. 3 spacious bedrooms upstairs, master suite w/ balcony & private bath. Repainted Interior & new carpet. 2 additional bedrooms plus full bath upstairs. 3 zone A/C. Private patio & yard w/ artificial grass.

Joel Cooper
310-968-2401

BERKSHIRE HATHAWAY
HomeServices
California Properties

Dorit Cooper

9696 Wilshire Blvd, 3rd Floor Beverly Hills, CA 90212

Broker/Agent does not guarantee accuracy of square footage, lot size or information concerning conditions or features of property provided by seller or obtained from Public Records. Buyer is advised to independently verify accuracy of all information through personal inspection with professionals.

AREA 2

BEVERLY HILLS POST OFFICE

Beautiful Gated and Remodeled Home

OPEN TUES. 3/29 11-2PM

2833 Deep Canyon Drive, BHPO

Beautiful gated and remodeled family home of **approximately 5,093 square feet** with 2 fabulous master suites (1 upstairs as new addition and 1 downstairs with fabulous large custom closets and his and her baths plus upstairs balcony off new master addition overlooking pool. 3 additional bedrooms plus maids down). Great open kitchen with breakfast area and large island countertop seating and hardwood floors throughout. Formal dining, family and living room with French doors to pool, 6 bedrooms and 6 baths with large entertaining space with outdoor covered dining area. 3-car garage pool, spa and yard. Coveted Warner Avenue Elementary.

Offered at $3,850,000

www.2833deepcanyon.com

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

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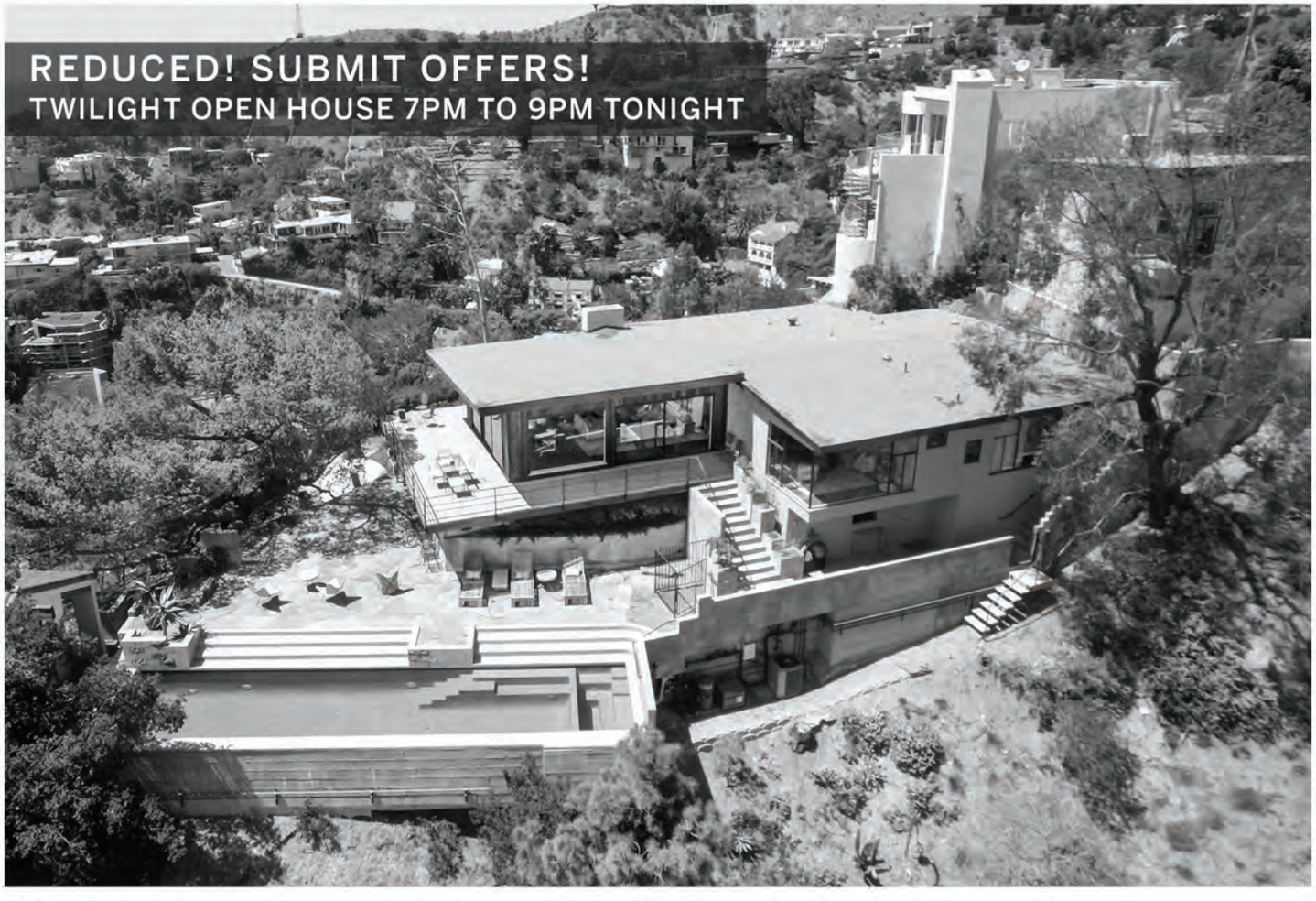
SUNSET STRIP ARCHITECTURAL COMPOUND

ENDLESS VIEWS. ENDLESS POSSIBILITIES.



8570 HILLSIDE AVENUE | SUNSET STRIP | PRICED TO SELL AT $5,799,000

Situated on a spectacular view promontory, this architectural compound observes the whole city. The large lot with rare flat land has 3 distinct structures: a stunning mid-century walls-of-glass main home; a two story guest-house designed by award winning architect Frederick Fisher in 1980; a 1951 garage building with studio above. The main house is over 1600 square feet and has 2 bedrooms, 2 baths and dramatic open spaces to view the LA Basin. The Fred Fisher guest house is over 1300 square feet and has 1 bedroom, 1 bathroom and a large loft creative space. The studio with outside entrance is effectively another guest home with jaw-dropping city views. The property was extensively re-designed and its architectural details lovingly amplified by Chip Bohl. There is a new swimming pool, entertaining areas and paths, all basking in the sun and positioned to take advantage of the spectacular city views. A classic restored Hollywood Hills mid-century retreat minutes above Sunset Strip.

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AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST

JUST REDUCED!

7262 Mulholland Drive | Sunset Strip **Offered at** $3,895,000

Beautiful modern architectural property on Mulholland Drive with spectacular city views. The main living area features a light, bright, open plan layout on the ground level with direct access to the pool/spa, a double-height living room with motorized shades, and surround sound throughout. The top floor master suite includes a luxurious steam shower and soaking tub with city light views, while a viewing balcony extends the length of the house. Two more bedrooms and a bathroom are on the middle level, and a studio with bathroom has a separate entrance off the driveway. Gated access from the street with 2–car garage + additional driveway parking for multiple cars. Please visit: **7262Mulholland.com**

OPEN TUE 11-2 & SUN 2-5

TOM**TOSTENGARD**
323.872.4710
tom.tostengard@gmail.com

BERKSHIRE HATHAWAY | California Properties
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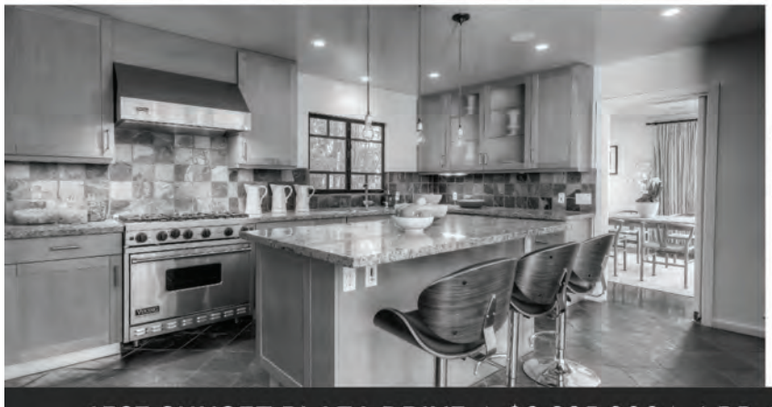
AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST



1527 SUNSET PLAZA DRIVE | $2,995,000 | 4 BR, 5 BA | Approx. 3,084 sq. ft. | 1527SunsetPlaza.com

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9665 Wilshire Boulevard, Suite 100
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JORY BURTON
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- Bathrooms with Quartz Countertops and Imported Stone Tiles
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- Touch-screen and Smartphone Controlled Security System
- Large Private Balconies and Terraces
- Spacious Walk-in Closets with Custom Shelving and Drawers
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- Gas Fireplaces with Stone Surrounds*

*In select units

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with Synthetic Grass and Pet Washing Station

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

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$2,895,000

4 Bed / 4.5 Bath

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NEW, Sexy, Contemporary Home. A bright and open floor plan blends the kitchen and living areas, and opens onto a private entertainer's backyard with a pool, spa and outdoor kitchen; Equipped with Fleetwood® sliding, glass pocket doors that disappear for the quintessential indoor/outdoor lifestyle. Enjoy top-of-the-line, designer finishes, appliances, and technology for today's discerning, tech-savvy homeowner. One bedroom/office with bath downstairs. The 2nd floor boasts 2 sizable guest bedrooms and a work/study/play area. The Master Suite has a huge walk in closet & gorgeous spa bathroom. Close to every amenity: shops, restaurants, boutiques, the Grove & Beverly Center.

ROGER PERRY
REALTOR® | BROKER ASSOCIATE

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Parking fee onsite $18.90—2 Blocks North $10 Early Bird

Our Live Exam Prep Class includes 8-hours of non-stop, fun-filled learning. During the lecture, the instructor will cover all seven subject areas tested on the exam, with time for questions.

Course Outline (296 pages): Our easy to read course outline contains everything you need to pass your exam. The outline is a concise review of the detailed information currently on the exam. You will also receive access to the textbook in pdf format.

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Materials will be shipped to you if registration received by September 25th—otherwise they will be held for you at the seminar.

Vintage Craftsman 2 Lots/R2

$2,195,000

OPEN TUESDAY 11-2, SATURDAY & SUNDAY 2-5

1911 SHELL AVE

Wonderfully Vintage Two Story Craftsman on rare 2 Lots each w/ R2 Zoning. Amazing Street Frontage & Curb Appeal w/ 100ft width.

Prized (garden walk-street) Venice neighborhood, just 2 blocks to Abbot Kinney shopping & blocks to beach.

Inviting floor plan w/ original craftsman features. Come live, update, build your dream or develop.

Enjoy multiple yard areas w/ child friendly grass, trees & patio.

Car enthusiasts, open the back of the garage for extended 5 car tandem parking possibilities!

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AREA 12

MARINA DEL REY

Beautiful Split-Level Townhouse

$829,000

13310 MAXELLA AVE #5

March 29 11-2pm, April 2 & 3 2-5pm

Enjoy all this beautiful townhouse has to offer. Harwood floors, spacious living room and dining room, sliding glass door to the private patio, fireplace, powder room, large master with its own Master Bathroom, plenty of closet space, 2 additional bedrooms, 2nd bathroom. laundry room, direct access to the 2 car garage, and much more. Relax by any of the pools or spas located throughout the community or walk to the theaters, shops, and restaurants. This is a wonderful place to call home.

Rodrigo Vargas
310-925-7492

TIERRA PROPERTIES, inc.

Irma Vargas
310-930-6187

11866 Wilshire Blvd Los Angeles, CA, 90025
www.tierraproperties.com

Buyer to verify accuracy of all information and complete due diligence.

Spacious Condo in Great Location

$789,950

1048 9TH ST #4

Offers Reviewed after March 28

Enjoy everything Santa Monica has to offer from the comfort of this spacious 2 bdrm, 2 bthrm condo. Nice open layout allows ample space for relaxing or entertaining. The bedrooms are a great size with plenty of closet space. Other features include hardwood floors, fireplace, balcony, in unit laundry, tandem parking spots, additional storage, and more. Close to theaters, shopping, restaurants, the beach. There is so much to do from the comforts of this home that life will be a constant adventure.

Rodrigo Vargas
310-925-7492

TIERRA PROPERTIES, inc.

Irma Vargas
310-930-6187

11866 Wilshire Blvd Ste Los Angeles, CA, 90025
www.tierraproperties.com

Buyer to verify all information and complete due diligence.

AREA 14

SANTA MONICA

Ocean View in Santa Monica

1745 WELLESLEY DR

March 29, Tuesday, 11 - 2

Ocean view! Hilltop 4 bedroom in Santa Monica. Fabulous master with high ceilings, in-suite bath and private ocean view balcony. Cook's kitchen. Open dining area cozy for 4 or 10. Living room with charming fireplace and hardwood floors. Den with tons of natural light and fireplace. Upstairs there is another bedroom with an ocean view, balcony and bath. Two additional bedrooms and bath downstairs. Tranquil backyard, koi pond and BBQ area. 2 car-garage and tons of built-ins. Don't miss it!

Offered At $1,895,000

Susan Armenti
310-292-0740

Buyer to verify all elements including but not limited to square footage, property lines, permits and room count to their own satisfaction.

Holmby Park Realty

Architectural View Home

Broker Open :: Tuesday, 11-2pm & Twilight Open :: Tuesday, 6-8pm

1099 Vista Grande Drive, Pacific Palisades

A blending of the timeless California indoor/outdoor 60's architecture and the recently completed remodel & decor from the gifted eye of Owner/Partner of Beverly Hill's Diva Group, "a leading destination of luxury lifestyle," this single-level house delivers what everyone desires. Immersed by quintessential views of the Pacific coastline and bordering the Santa Monica mountains, this oasis offers an intuitive floor plan for entertaining as well as family living. The state-of-the-art cook's kitchen connects seamlessly with the indoor and outdoor spaces, including dining and living rooms, merging a formal and informal vibe. The house is complete with four bedroom environments, including a rejuvenating master bedroom suite tucked in the back for privacy with views beyond the pool.

$4,898,000

Represented by
Fatima Harmi | 310.855.4584 & Kate Blackwood | 323.791.9442 & Frank Langen | 310.963.3891

1956 El Medio Bluffs Home

Broker Open :: Tuesday, 11-2pm

16033 Northfield Street, Pacific Palisades

This charming, well-maintained, single level mid-century gem in the Pacific Palisades coveted El Medio bluffs. Endowed with one of the deepest lots in the neighborhood, this four-bedroom family home includes two bathrooms, plus a cozy wood-paneled den with sliding glass door access to the secluded backyard patio, an expanse of green lawn and lush blooming gardens. Generous picture windows frame garden views and provide a cheerful and tranquil retreat. The unusually large eat-in kitchen is intuitively connected to a spacious living room and formal dining area that transports you back to 50's-era craftsmanship, with high wood-beamed ceilings, a handsome fireplace and coved lighting. Hardwood floors, lovely wooden cabinets and built-ins throughout add warmth and personality to this home. Additionally, there is a two-car attached garage and ample outdoor parking on a quiet and friendly street.

$2,395,000

Represented by
Frank Langen | 310.963.3891

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GORGEOUS BRAND NEW 2-STORY MODERN

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- 5 bedroom 5.5 baths, 3900 square feet (per seller)
- Live the indoor-outdoor Los Angeles lifestyle
- Sliding glass doors flow out to the covered patio, pool and spa
- Dramatic rooftop deck with amazing views of the hills and city
- Fabulous location, close to hip La Brea, museums, The Grove, and other LA landmarks

STEVEN AARON REALTOR

310.432.6588

kw BEVERLY HILLS KELLERWILLIAMS. REALTY

stevenaaron@kw.com

StevenAaronRealtor.com

STEVEN AARON REALTOR GROUP

CalBRE #01341785

5651 WINDSOR WAY #102 CULVER CITY

Front facing, private & spacious 2BD 2BA corner unit in a exclusive, well-maintained complex with controlled access, pool/spa, BBQ & community room. This beautiful 1st floor unit is above ground level & has tree top & walk street views. The open floor plan has lots of natural light from the floor to ceiling windows in the living room & opens up to a charming balcony. The kitchen has some SS appliances with great counter & cabinet space which opens up to a spacious dining area. The master suite has an updated en-suite bath with separate tub & shower. Laminate wood & tile floors throughout. 2 SxS parking. Windsor is a tree-lined quiet street & is close to Fox Hills Park (playground, fitness circuit, tennis courts, sports field), Fox Hills Westfield Mall, public transportation, LAX & downtown Culver City. This Building is VA Loan APPROVED This is a winner!
Unit Price: $444,000.

SCOTT PATTERSON
Scottp79@mac.com
www.nourmand.com
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AREA 72

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Offered At $849,000

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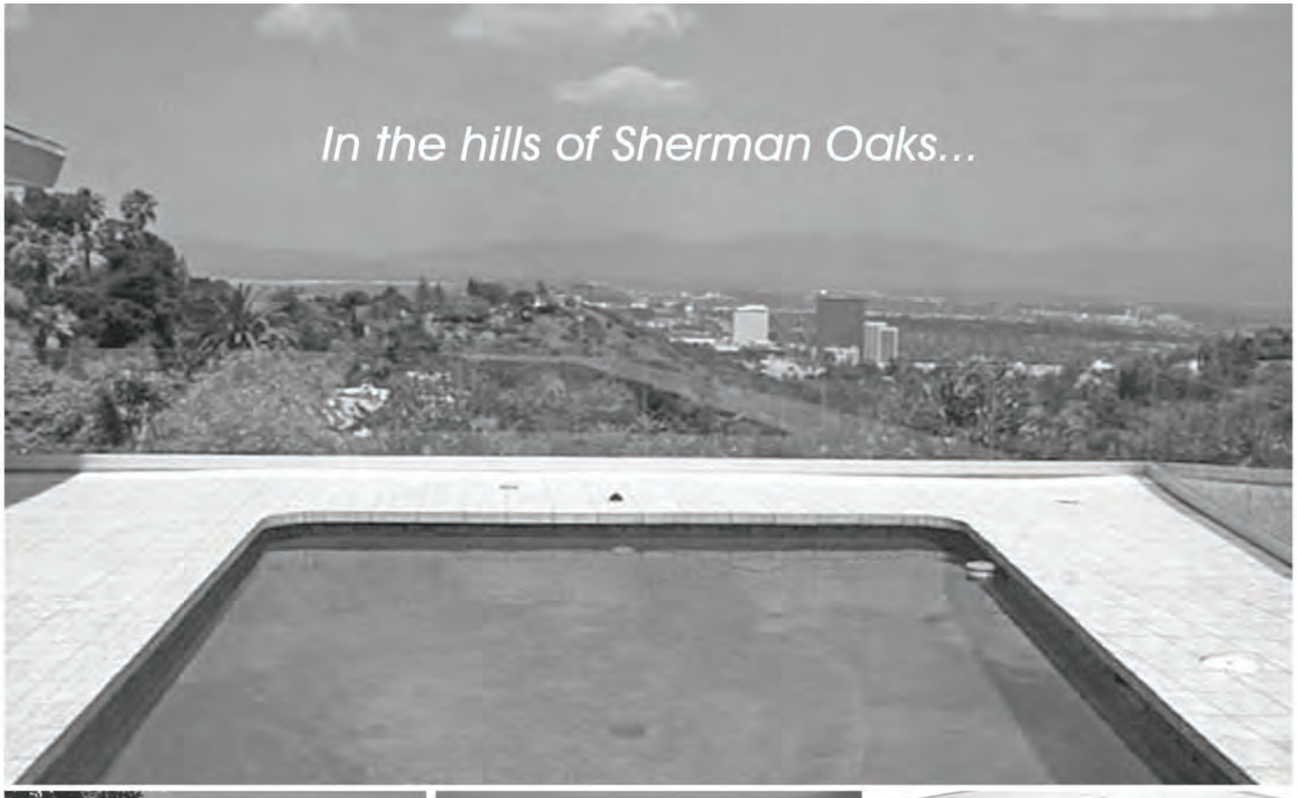

3710 Scadlock Lane, Sherman Oaks, 91403

Fabulous view! Mid-Century, 3 Bedroom, 2.5 bath, appx. 2200 sq. ft home with pool remodeled to perfection. Gourmet kitchen with imported German cabinets, stainless steel appliances and black granite counters. Large living/dining room with slate floors, recessed lighting and artistic steel/ frosted glass entry. Limestone and slate bathrooms with double sinks and custom cabinets. Large tiled pool deck surrounded by glass railings. The ultimate Southern California lifestyle home with city and mountain views.

Offered at $1,399,000

OPEN TUESDAY 11-2

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D.W.G. (Realtor)

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

R. A. (Realtor)

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