



PACIFIC PALISADES — CIGOLLE X COLEMAN ARCHITECTS \$15,500,000



PACIFIC PALISADES — ARCHITECTURAL VIEW HOME \$4,898,000



BRENTWOOD — CLASSIC TRADITIONAL \$4,875,000



BRENTWOOD — MID-CENTURY MODERN \$5,395,000



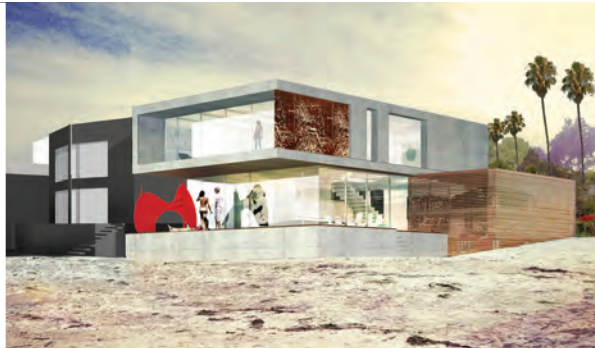
BRENTWOOD — INTERNATIONAL STYLE ESTATE \$12,995,000



PASADENA — MID-CENTURY MODERN \$1,585,000



VENICE — 1926 SPANISH \$1,595,000



MALIBU — BEACHFRONT PARCEL WITH ARCHITECTURAL PLANS \$4,950,000



SANTA MONICA — BRIAN MURPHY, BAM RENOVATION \$2,150,000



DOWNTOWN — ARTS DISTRICT LIVE/WORK LOFT \$1,795,000



GRANADA HILLS — EICHLER HOME :: CLAUDE OAKLAND, AIA \$798,000



PALM DESERT — FRITZ RESIDENCE :: JAY REYNOLDS, AIA \$1,149,999

Santa Monica  
Hancock Park  
Pasadena  
Venice

310.275.1000

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Financing Provided by





### BEL AIR

Magnificent gated and private compound directly overlooking the Bel-Air Country Club, situated on approx. 1.5 flat acres (2 contiguous parcels), in Old Bel-Air's most prestigious East Gate location. Over 20,000 sq. ft. of grand living space. 9 bedrooms, 16 baths, \$37,500,000

Represented by: Jerry Jolton, Estates Director  
T. 310.285.7503 | Jerry@JerryJolton.com



### MALIBU

Carbon Beach Estates across from desirable Carbon Beach. 360° ocean views. Villa Paradiso designed by Doug Burdge. Approved Plans & Permits for approx. 12,334± ft² Estate on 29.95± acres. Deeded La Costa Beach & Tennis Club membership. \$14,950,000

Represented by: Ani Dermenjian  
T. 310.317.9382 | come2malibu@yahoo.com



### MALIBU

Dramatic Pt. Dume architectural w/ endless ocean views. Private driveway, walls of glass, great indoor/outdoor flow. Ocean view master suite with soaking tub & oversize shower. Media room, office + 3 other suites. Lap pool, fire pits & rolling lawns. 4 bedrooms, 6 baths, \$11,995,000

Represented by: Sandro Dazzan & Irene Dazzan-Palmer  
T. 310.317.9348 | sdazzan@hotmail.com



### LA CAÑADA FLINTRIDGE

This European Villa features 7 grand BD, 8 BA & sits on an 23,000 sq. ft. lot! Creating an expansive yet intimate space for entertaining. The pool, surrounded by giant columns, wonderful statues, & impressive water features is picture perfect. 7 bedrooms, 8 baths, \$6,495,000

Represented by: Kathy Seulemezian & Litta Lee  
T. 818.949.5205 | kathy@imuragent.com



COLDWELL BANKER PREVIEWS INTERNATIONAL®



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### BEVERLY HILLS

Grand Contemporary home rich in luxurious marble and architectural finishes. Grand scale living room with 24' high floor-to-ceiling fireplace, modern lounge/family room w/fireplace, and beautiful backyard w/sparkling spa and pool.  
6 bedrooms, 7+ baths, \$6,200,000

Represented by: Vangelis Korasidis  
T. 310.247.1500 | Greek@coldwellbanker.com



### SUNSET STRIP

Bold Architectural designed by Brian Murphy. Loft-like spaces w/walls of glass throughout. Chef's kitchen w/top-quality appliances that opens onto hip casual dining area. Wrap around balconies off all public rooms. Beautiful living in the Hills!  
4 bedrooms, 5+ baths, \$4,295,000

Represented by: Steve Frankel  
T. 310.281.3981 | homes@stevefrankel.com



### PACIFIC PALISADES

Gated Custom French Country Estate, located at the end of a cul-de-sac street. This beautiful light and bright 5 bedroom + 5 bath home offers exquisite hardwood flooring and stone work throughout with spectacular mountain views, private pool & yard.  
5 bedrooms, 5 baths, \$3,650,000

Represented by: Ali Rassekhi  
T. 310.359.5695 | rassekhi@gmail.com



### BEVERLY HILLS

Sophisticated living in the ultra exclusive and private Le Faubourg, Beverly Hills' most prestigious full-service building. 3+3.5. Open and airy living room with fireplace. Beautiful formal dining room. Kitchen w/ stainless steel appliances.  
3 bedrooms, 3.5 baths, \$2,999,999

Represented by: Benjamin S. Lee  
T. 310.858.5489 | ben@benleeproperties.com



COLDWELL BANKER PREVIEWS INTERNATIONAL®



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1740  
BEL-AIR RD

NEW PRICE \$19,995,000  
OPEN TUESDAY 11-2

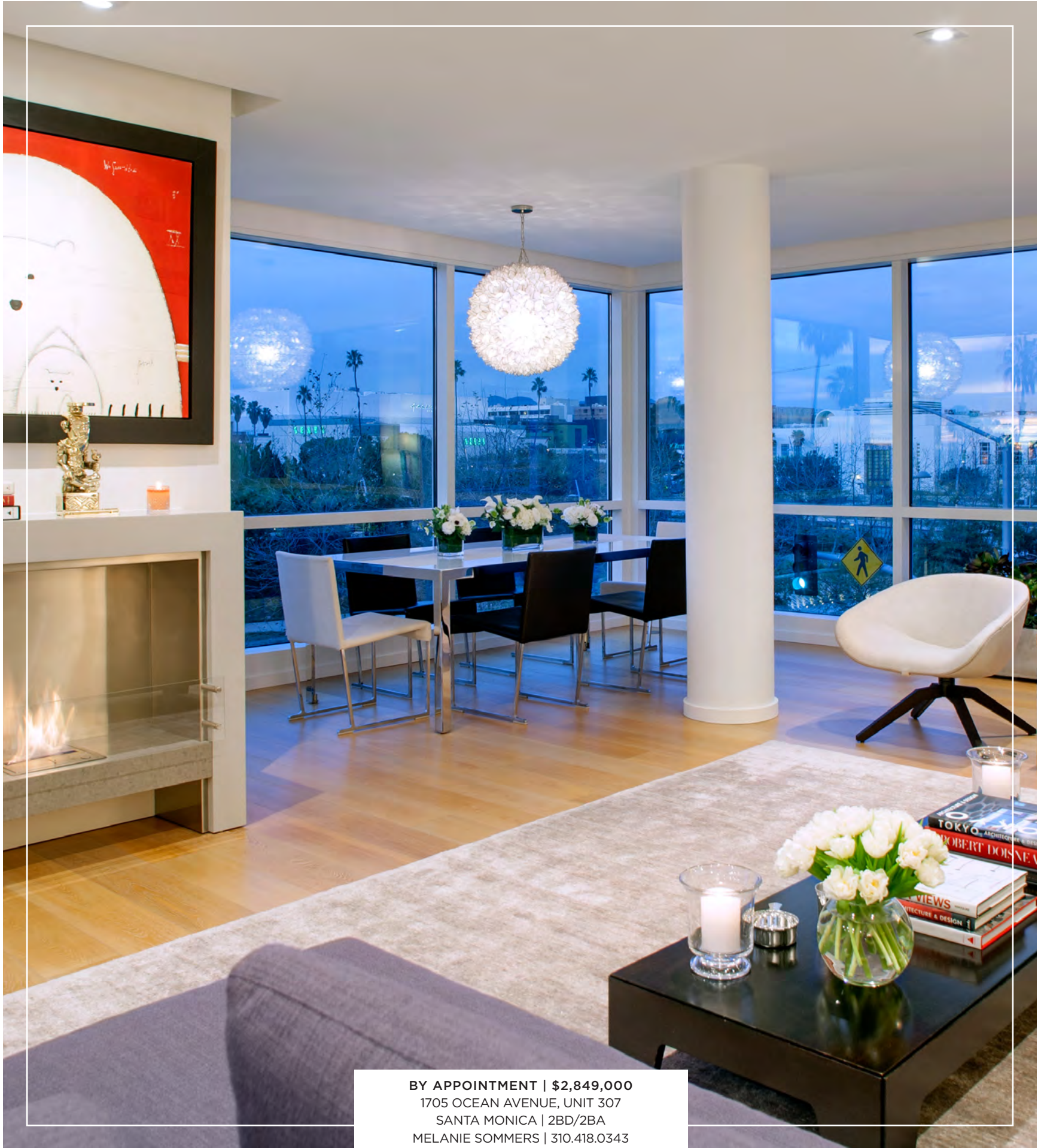


AARON KIRMAN  
PRESIDENT, AAROE ESTATES  
424.249.7162



DREW FENTON  
HILTON & HYLAND  
310.858.5474

# PARTNERS *trust*



**BY APPOINTMENT | \$2,849,000**  
1705 OCEAN AVENUE, UNIT 307  
SANTA MONICA | 2BD/2BA  
MELANIE SOMMERS | 310.418.0343

# PARTNERS *trust*



**31885 CIRCLE DRIVE, LAGUNA BEACH**  
KEVIN DEES | \$8,995,000 | 310.500.3015



**31321 CEANOTHUS DRIVE, LAGUNA BEACH**  
KEVIN DEES | \$2,390,000 | 310.500.3015



**3430 PRIMERA AVENUE, HOLLYWOOD HILLS**  
KAREN MISRAJE | \$1,195,000 | 310.500.3909



**1164 FERNWOOD PACIFIC DRIVE, TOPANGA**  
ELAINE HANSON | \$825,000 | 310.924.1032



JOHN AAROE GROUP



BEVERLY HILLS  
9767 Apricot Lane  
\$1,899,000  
Connie De Groot  
310.913.1184

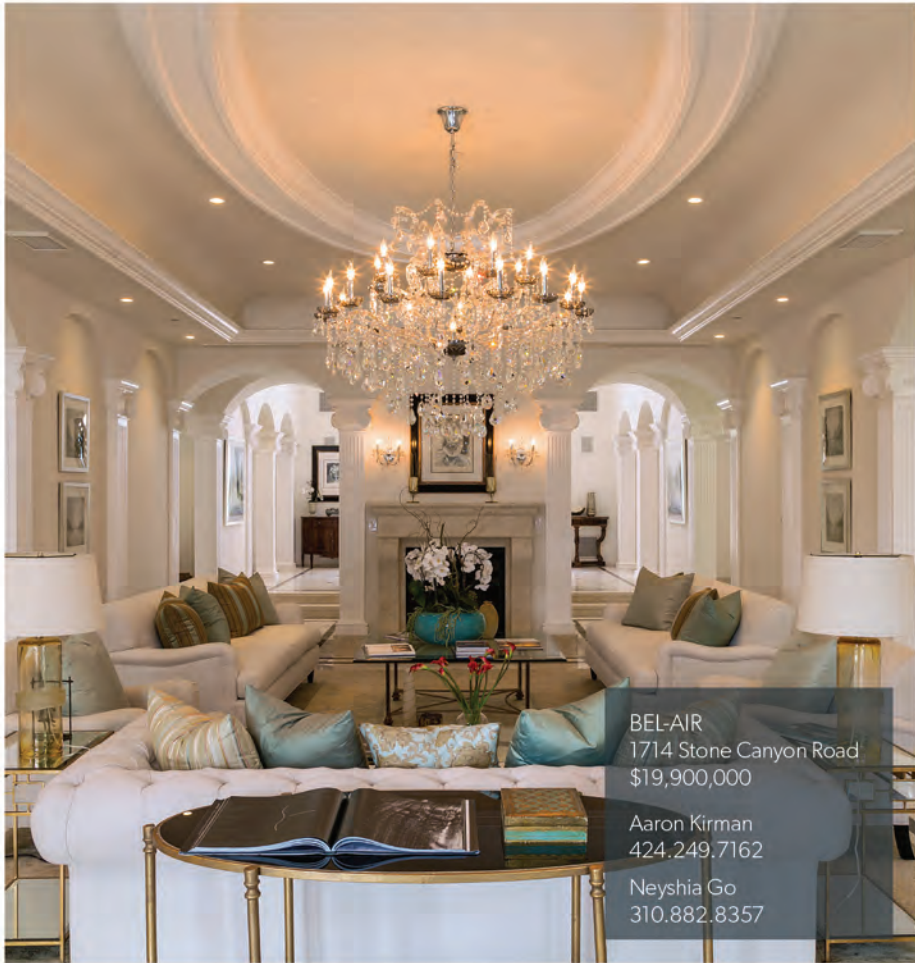


NEW LISTING

MALIBU  
27724 Pacific Coast Hwy  
\$30,000,000  
Donovan Healey  
310.903.1876



SILVER LAKE  
822 Sanborn Avenue  
\$1,250,000  
Caroline Choi  
323.572.3112



BEL-AIR  
1714 Stone Canyon Road  
\$19,900,000  
Aaron Kirman  
424.249.7162  
Neyshia Go  
310.882.8357

aaroe.com

- BEVERLY HILLS
- BRENTWOOD
- SUNSET STRIP
- BALDWIN HILLS
- SHERMAN OAKS
- TOLUCA LAKE
- PASADENA
- DOWNTOWN LA
- STUDIO CITY





NEW LISTING

PACIFIC PALISADES  
14201 Sunset Boulevard  
\$3,695,000

Sally Forster Jones  
310.691.7888

Dan Weiser  
310.721.5899



MALIBU  
21110 Pacific Coast Hwy  
\$5,395,000

Aaron Kirman  
424.249.7162



NEW PRICE

SHERMAN OAKS  
4842 Tilden Avenue  
\$1,299,000

Kelly Tong  
310.424.2035



NEW PRICE

WESTWOOD  
2030 Fox Hills Drive  
\$1,639,000

Afa Shafa  
310.748.8050



NEW LISTING

ENCINO  
16347 Amota Court  
\$3,326,000

Angelo Fierro  
323.821.5353

Aaron Kirman  
424.249.7162





**1140 TOWER ROAD, BEVERLY HILLS**

**\$34,000,000**

**by appointment**

A unique opportunity to acquire a Beverly Hills Traditional Estate with large guest house, North of Sunset Boulevard. 1000 ft of prime frontage on famed Tower Road is framed by its tall hedges and a double gated private driveway.

**MICHAEL EISENBERG**

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

**310.748.5410**

[mikeeisenberg@sbcglobal.net](mailto:mikeeisenberg@sbcglobal.net)



**1122 TOWER ROAD, BEVERLY HILLS**

**\$8,995,000**

**by appointment**

A sophisticated residence custom built for entertaining on the grand scale. 15' high ceilings and massive walls for art of the greatest proportion. Outdoor entertaining area with a heated patio and resort style pool and spa.

**MICHAEL EISENBERG**

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

**310.748.5410**

[mikeeisenberg@sbcglobal.net](mailto:mikeeisenberg@sbcglobal.net)

**beverly hills**  
310.432.6400

**brentwood**  
310.826.8200

**hollywood hills**  
310.623.1300

**larchmont**  
323.762.2600

**hollywood hills**  
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**616 N. POINSETTIA PLACE, MIRACLE MILE**

\$2,995,000

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OMEGA GROUP-TODD MICHAUD  
www.616POINSETTIA.com

310.429.8191  
ToddMichaud.LA@gmail.com



**437 N. McCADDEN PLACE, HANCOCK PARK**

\$3,295,000

by appointment

Hollywood's magic mixed with Hancock Park's elegance. A magnesite two-story entry with wall sconces, a chandelier, and a sweeping staircase with iron railings sets the stage for what this home is all about.

JEFF YARBROUGH  
www.437MCCADDEN.com

323.854.4300  
jeff@jeffyarbrough.com



**945 READCREST, BEVERLY HILLS**

\$3,465,000

by appointment

European inspired, private "Crest Streets" home sited on a sun drenched promontory-like, private knoll surrounded by mature trees and nature. A sophisticated home with a modern floor plan and traditional accents.

OMEGA GROUP-TODD MICHAUD  
www.9455READCREST.com

310.429.8191  
ToddMichaud.LA@gmail.com

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310.826.8200

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310.623.1300

# Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY 11 - 2

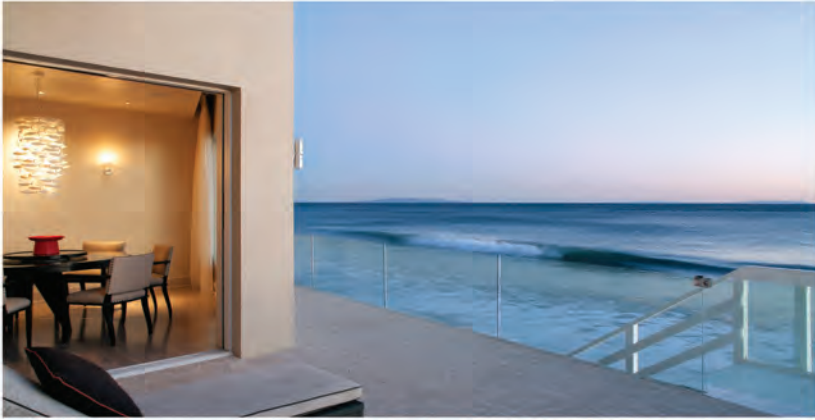


WEST HOLLYWOOD | 8787 Shoreham Drive, Unit 104 | **\$1,289,000**

MAJOR PRICE REDUCTION. Easy to show and priced to sell. Rare opportunity with a feel of a private home. Walls of glass, stained oak flooring and high ceilings. Expansive indoor/outdoor living areas. Private walled outdoor patio with fountain, BBQ, lush and verdant. Low HOA includes utilities, basic cable, 24-hour concierge and valet parking. Sparkling pool, spa and pool side gym. Steps to Sunset Plaza shops and restaurant. Home of former composer, musical director to the stars. web: 0027383

Beverly Hills Brokerage  
Tanya Stawski 310.801.6033

# THE ART OF LIVING



**MALIBU** | La Costa Beach Stunner 4BD/7BA | web: 1290321 | **\$15,950,000**  
Malibu - Cross Creek Brokerage  
Mary David 310.433.8862



**BRENTWOOD** | Hamptons In The Park 6BD/7.5BA | web: 0343871 | **\$9,495,000**  
Pacific Palisades Brokerage  
Robert Radcliffe 310.255.5454



**LOS FELIZ** | 4705 Los Feliz Blvd. 6BD/8BA | web: 0286502 | **\$3,898,000**  
Los Feliz Brokerage  
Manvel Tabakian 323.376.2222, Nadia DeWinter 310.500.7979



**TOPANGA** | 21733 Entrado 3BD/4BA | web: 1310103 | **\$1,599,000**  
Topanga Brokerage  
Jon Saver 310.989.0839



**HOLLYWOOD** | Tri-level Loft-style Townhouse 1BD/1.5BA | web: 0308605 | **\$799,000**  
Sunset Strip Brokerage  
Ron Thomas 310.650.7115



**LOS ANGELES** | Modern Bird Streets Lease 3BD/3BA | web: 0027431 | **\$17,000 /mon**  
Beverly Hills Brokerage  
Richard Klug 310.991.1333

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**RosalieTheRealtor**

Rosalie Klein  
323.935.8680  
rflaster@pacbell.net  
CalBRE# 01115025

  
**ENGEL & VÖLKERS**  
BEVERLY HILLS





**801 N Sierra Dr · Beverly Hills** **\$13,495,000**  
 Tina Eavers, Aaron Kirman | JAG 310.266.0947  
 8 bed · 9 bath · 8,294 sf · 24,925 sf lot



**225 22nd St · Santa Monica** **\$6,500,000**  
 Sandra Miller 310.616.6213  
 5 bed · 8 bath · 6,740 sf · 7,546 sf lot



**8071 W. Oakwood Ave · Beverly Grove** **\$3,890,000**  
 Rosalie Klein 323.935.8680  
 4 bed · 4.5 bath



**1919 4th St, #B · Santa Monica** **\$2,299,999**  
 Sandra Miller 310.616.6213  
 3 bed · 2.5 bath



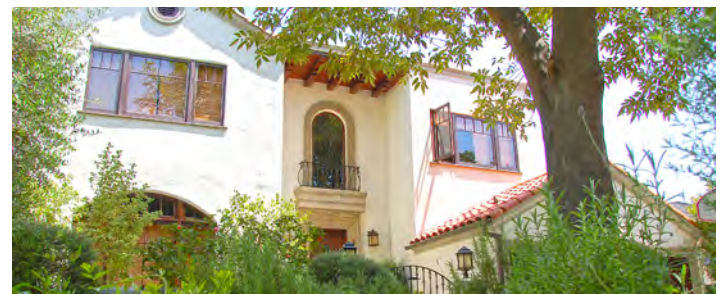
**3069 Valevista Trail · Los Angeles** **\$1,745,000**  
 Yawar Charlie | Karen Sanchez 323.547.8900  
 3 bed · 3 bath · 2,605 sf · 27,000 sf lot



**1322 N Detroit St, #13 · Los Angeles** **\$999,000**  
 Yawar Charlie | Karen Sanchez 323.547.8900  
 2 bed · 2.5 bath · 2,013 sf



**517 Euclid St · Santa Monica** **\$20,000/month**  
 Staci Siegel 310.592.6500  
 5 bed · 3 bath · 2,682 sf · 7,512 sf lot



**407 11th St · Santa Monica** **\$15,000/month**  
 Staci Siegel 310.592.6500  
 4 bed · 3 bath · 2,824 sf · 7,525 sf lot



**ENGEL & VÖLKERS®**

**SANTA MONICA**  
 SantaMonica.EVUSA.com  
 310.460.2525

**BEVERLY HILLS**  
 BeverlyHills.EVUSA.com  
 310.777.7510

**LOS ANGELES**  
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Massive City & Ocean Views, Beverly Hills

### 12012 Crest Court

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

Ari Afshar  
310.780.3180



New Listing, Private & Gated Contemporary, Brentwood

### 1855 Kimberly Lane

4 BEDS | 4.5 BATHS | \$3,695,000

Jeeb O'Reilly  
Tori Barnao  
310.980.5304



Spanish w/ City-to-Ocean Views, Hollywood Hills

### 8021 Floral Avenue

5 BEDS | 5 BATHS | \$2,695,000

Greg Harris  
323.356.8024



Open Tuesday 11-2PM & Twilight 6-8PM, Hollywood Hills

### 2539 Greenvalley Road

3 BEDS | 3 BATHS | \$2,200,000

Tori Horowitz  
323.646.0334

## The future of real estate has arrived in Los Angeles.





Open Tuesday 11 to 2PM, Stunning Spanish Duplex, Beverly Grove

### 6601 West 6th Street

6 BEDS | 5 BATHS | \$1,895,000

Allison Schwarz  
310.433.0056



Open Friday 11-2PM, Prime Sherman Oaks

### 3724 Dixie Canyon Avenue

4 BEDS | 4 BATHS | \$1,695,000

Jaime Cuevas  
310.593.3200



Open Sunday 2-5PM, Santa Monica

### 2820 Kansas Avenue

3 BEDS | 2.5 BATHS | \$1,399,000

Cheryl Platz  
310.365.6613



Luxury Condo/Townhouse, Open Tuesday 11-2PM, West Hollywood

### 817 North Alfred Street

2 BEDS | 3 BATHS | \$975,000

Jonathan London  
310.634.2812

# COMPASS



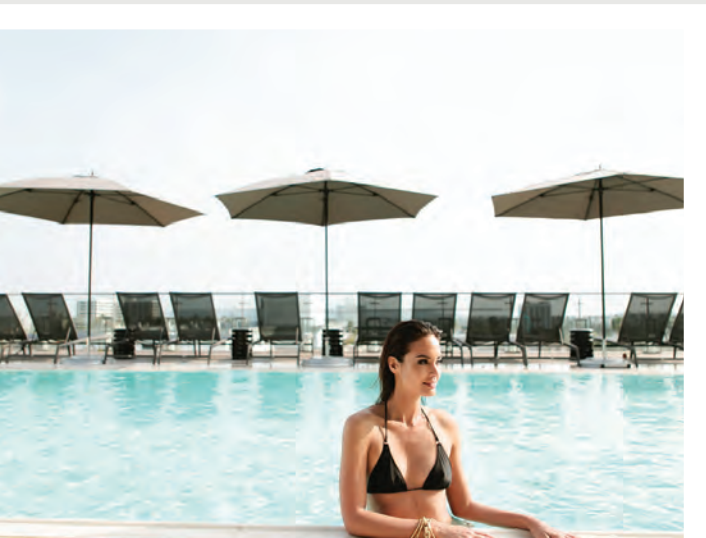
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## FEATURES

One & two bedroom apartments with private balconies  
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Rooftop Pool & Fire Pit • 5-Star Concierge  
Stunning views • 24-hour Attendant • Trader Joe's  
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# THE SERHANT TEAM - LOS ANGELES PRESENTS "THE OCEANFRONT COLLECTION"



OCEAN AVE | SANTA MONICA

201 OCEAN AVE UNIT 609P, SANTA MONICA | \$3,800,000

Enter this oceanfront 3 bedroom/3 bath unit with some of the most spectacular ocean views of the Malibu Coastline your eyes have ever seen. This floor plan features hardwood floors throughout and Miele appliances in the open kitchen. With Venetian plaster, a flush mounted Plasma TV, surround in-wall speakers throughout, you have all of the luxuries in a full service building coupled with 24-hour valet parking, security, a pool, spa, and gym. WebID 541790  
SEBASTIAN WOLSKI 818.554.2199 | JERROD JONES 310.795.6855



OCEAN AVE | SANTA MONICA

201 OCEAN AVE UNIT 1709B, SANTA MONICA | \$4,400,000

This incredible 3 Bed/3 Bath corner unit has the most desirable views ever. As you enter every room in the unit, the one thing that stays constant are the blissful views. This unit is move-in ready with and renovated to perfection. The beautiful open Galley Kitchen, updated wood flooring & finishes that makes this one of the hottest designer units in all of Santa Monica. full service building w/ 24-hour valet parking, security, pool, spa, and gym . WebID 570841  
SEBASTIAN WOLSKI 818.554.2199 | JERROD JONES 310.795.6855



OCEAN AVE | SANTA MONICA

201 OCEAN AVE UNIT 1504B, SANTA MONICA | \$3,400,000

Incredible 3 Bed/3 Bath corner unit has some of the most desirable views ever. As you enter every room in the unit, the one thing that stays constant are the blissful views. This unit is move-in ready and updated to today's standards. With an open Galley Kitchen, updated wood flooring & finishes that make this one of the hottest designer units in all of Santa Monica. Part of "The Oceanfront Collection" WebID 570807  
SEBASTIAN WOLSKI 818.554.2199 | JERROD JONES 310.795.6855



OCEAN AVE | SANTA MONICA

201 OCEAN AVE UNIT 1509P, SANTA MONICA | \$3,800,000

This astonishing 3 Bed/3 Bath corner unit has some of the most desirable views ever. As you enter every room in the unit, the one thing that stays constant are the blissful views. This unit is move-in ready but would need updating to today's standards. Open up the Galley Kitchen, update the wood flooring & finishes to make this one of the hottest designer units in all of Santa Monica. WebID 556818  
SEBASTIAN WOLSKI 818.554.2199 | JERROD JONES 310.795.6855



OCEAN AVE | SANTA MONICA

201 OCEAN AVE UNIT 1604P, SANTA MONICA | \$3,400,000

Towering over Santa Monica beach and, showcasing the Santa Monica Mountains, this astonishing 3 Bed/3 Bath corner unit has some of the most desirable views ever. As you enter every room in the unit, the one thing that stays constant are the breathtaking views. This unit is move-in ready with no need for updating. The open Galley Kitchen is perfect for entertaining, updated wood flooring & finishes that make this one of the hottest designer units in all of Santa Monica. WebID 570813  
SEBASTIAN WOLSKI 818.554.2199 | JERROD JONES 310.795.6855



OCEAN AVE | SANTA MONICA

201 OCEAN AVE UNIT 1505B, SANTA MONICA | \$1,375,000

1 bedroom/1 bath, perched on the 15th floor with it's gorgeous views of Century City and downtown LA, to the loving care put into every detail of the interior decor, this incomparable unit is perfect in every way. A custom masterpiece with upgrades including hardwood floors, plasma TVs and surround in-wall speakers in every room. The kitchen features stainless steel appliances looking into the bonus area. WebID 541786  
SEBASTIAN WOLSKI 818.554.2199 | JERROD JONES 310.795.6855

# THE SERHANT TEAM - LA



**TUESDAY OPEN HOUSES**  
Catered Gourmet Lunch 11-2 PM  
Wine & Cheese Twilight 6-8 PM

**ENCINO HILLS**



**17067 ENCINO VERDE PLACE ENCINO, CA | \$4,175,000**

Perched above in Encino Hills lies this very special opportunity to make this almost 10,000 Sq. Ft. estate set on nearly 4 acres your own. This Celebrity Owned, English Normandy is 1 of 3 homes in an exclusive & secure gated community with its own motor court that houses over a dozen cars secured with a second gate for ultimate privacy.

The main level Great Room showcases 18 Foot Ceilings, a home bar, and large windows allowing the beaming sun right in. The Gourmet Chef's kitchen includes a butler's pantry, Viking Appliances, and a large center island that compliments the formal dining & living rooms. With a dedicated home office, dual master suites, this estate has everything and more for the most discerning buyer. Outdoors is a unique treat featuring a hiking trail, expansive lawn and pool with waterfall and incredible views. An incredible value for the perfect family estate.

**SEBASTIAN WOLSKI 818.554.2199 [sebastianw@nestseekers.com](mailto:sebastianw@nestseekers.com) | JASON PEREZ 310.993.3494 [jperez@nestseekers.com](mailto:jperez@nestseekers.com)**

# FEATURED PROPERTIES...



**12142 HOLLYGLEN PLACE | \$2,899,000**

The Best home in the Best area of Studio City in the coveted Silver Triangle. This carefully thought out East Coast Traditional 5 Bed | 6 Bath gem is the perfect home that incorporates a home office, fully-equipped theatre w/ 3D projector, gym, wine room, and dedicated laundry room. On the main level, the Living room w/ fireplace opens to spacious Formal Dining area with stunning coffered ceilings. Leading into Chef's Kitchen w/ Calcutta marble counters, custom cabinets, farm sink, large center island, & Viking Professional Grade appliances. The family room w/ fireplace is framed by built-in bookcases, built-in surround sound speakers, & French doors. A spacious master suite w/ fireplace, vaulted ceiling, walk-in custom closet, and a marble bath that is a personal de-stressing spa featuring frameless glass shower & freestanding tub. Other amenities include fully automated NEST system, video surveillance, iPod dock, oak floors, and wainscoting. Topped off with a private salt water lap pool & covered patio, this perfect home is ideal when friends and family come over.

**SEBASTIAN WOLSKI 818.554.2199 [sebastianw@nestseekers.com](mailto:sebastianw@nestseekers.com)**

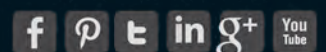
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# THE SERHANT TEAM - LOS ANGELES FEATURED PROPERTIES...



TOLUCA LAKE

**10542 WHIPPLE ST TOLUCA LAKE, CA  
91602 | \$3,499,000**

This custom Mediterranean home built in 2007 is the pride and joy of Toluca Lake. With amenities ranging from Thermador appliances, Italian Marble, This Custom Built Mediterranean retreat beaming with natural light in Toluca Lake is an entertainers dream. Remarkable features include detailed marble entry, stunning hardwood floors, formal living room and family room both with grand wood burning fireplaces, formal dining room with built-in wet bar, fantastic granite kitchen with Thermador appliances, breakfast area, game room with Italian marble bar, screening room, wine cellar, gym, spacious bedrooms, luxurious appointed bathrooms with Walker Zanger tiles, master suite with grand fireplace and private covered patio overlooking backyard with pool & spa. Details include energy efficient dual paned aluminum and wood windows throughout, wired for sound and data, maid's quarters, dumb waiter, security system, surround sound throughout the home, multi zoned central air and so much more! WebID 536627

**SEBASTIAN WOLSKI 310.776.9467  
SebastianW@nestseekers.com**

**JERROD JONES 310.795.6855  
JerrodJ@nestseekers.com**



DOWNTOWN LA

**1100 S HOPE ST UNIT 704 | \$699,999**

Revel in the ultimate loft-style living in the heart of DTLA with floor to ceiling windows that allow plenty of natural light in and dazzling city skyline views of the Staples Center, LA Live, Ritz Carlton, and Hollywood Hills with the most beautiful west coast sunset right from the comfort of your own home! This stunning 1 bedroom 1 bath condo is in pristine condition with an open floor plan, Maple Hardwood Floors, walk-in closet, and stainless steel kitchen appliances. Luma Lofts provides luxury amenities: heated pool, spa, BBQ lounge area, fitness center, and 24/7 security & concierge. Luma is LEED certified for sustainable and eco-friendly efficiency. It is centrally located in LA's core and is walking distance or a short drive to the US Bank Tower, Walt Disney Concert Hall, Dodger's Stadium, Grand Park, Gallery Row, and other iconic areas in DTLA. WebID 547533

**SEBASTIAN WOLSKI 310.776.9467 | CHRISTINE LEE 424.610.8502**



MELROSE VILLAGE

**737 N GARDNER ST | Lease \$30,000**

Available June through August 2016. Featuring a la carte options/amenities including house keeping, laundry, alterations, gourmet chef\*\* This architectural Villa puts you in the heart of Melrose Village, moments from the Sunset Strip, Beverly Hills, and Hollywood Hills. This AMAZING Masterpiece features 4 Bed 5 Bath, Stunning Gourmet Kitchen, Formal Sitting Area, Formal Dining area, OFFICE, Guest/Maids room, Media Room, Pool, and the most beautiful ROOFTOP DECK you've ever relaxed in, PERFECT as a summer destination. This gem is fitted highland Miele appliances, Pedini Italian Cabinets, beautiful 6" Oak Floors, the latest generation NEST system, security cameras and alarm for that peace of mind. WebID 573443

**SEBASTIAN WOLSKI 310.776.9467 sebastianw@nestseekers.com**

# WESTSIDE ESTATE AGENCY



## THE PARK BEL AIR BEL AIR | \$75,000,000

The finest "bespoke" estate collection to be built in LA. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Your home can range from 23k ft at \$75m to 59k ft at \$115m. 3 acres, city + ocean views. Main residence, gst house, IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars w/underground connector tunnel, two pools (89 ft & 75 ft). [weahomes.com/listing/788-tortuoso-way](https://www.weahomes.com/listing/788-tortuoso-way)

### Kurt Rappaport

(310) 860-8889 | CalBRE# 01036061

### Stephen Shapiro

(310) 860-8888 | CalBRE# 01257836

### Fred J. Bernstein

(310) 300-0599 | CalBRE# 01476689



## ONCE IN A GENERATION WORLD-CLASS ESTATE BRENTWOOD | \$55,000,000

Pvt 10-acre compound with city, ocean, & mtn views. Main residence: dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry library, prof. screening rm, paneled library, a luxe master ste & more. Pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 gst houses, & rolling lawns. [1911westridgeroad.com](https://www.1911westridgeroad.com)

Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689



## BUILD YOUR DREAM ESTATE HOLMBY HILLS | \$32,500,000

This incredible approx 2 1/4 acre estate features endless possibilities and a dream for any architect or designer. Up a gated private driveway & secluded amidst towering trees & lush landscaping. An incredible private parklike setting. One of the last trophy estates in Holmby Hills available. Pre-qualified clients only. [weahomes.com/listing/charing-cross](https://www.weahomes.com/listing/charing-cross)

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



## THE EPITOME OF LUXURY BEVERLY HILLS | \$25,000,000

In the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, and privacy. Includes a 5 bedroom + 9 bath main house, a guest house, a north/south lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. [weahomes.com/listing/661-doheny-rd](https://www.weahomes.com/listing/661-doheny-rd)

Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689



## ON 55 FEET OF MALIBU'S FINEST BEACH MALIBU | \$18,500,000

30 year owner has completely restyled this 5 bedroom + 4.5 bathroom home. Ocean view master bedroom with private deck, 3 additional family bedrooms inside the main house plus a guest apartment over the garage; dedicated media room/theater with the finest sound system and a 12 foot curved screen. [weahomes.com/listing/23936-malibu-rd](https://www.weahomes.com/listing/23936-malibu-rd)

Michael Higer (310) 300-0568 | CalBRE# 00431010

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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PRICE  
REDUCTION



Penthouse 40 Great Room

# PRICE REDUCTION

With unobstructed, breathtaking views stretching from Downtown LA across the Hollywood Hills to the Pacific Ocean, the views from The Century Penthouse are unlike any other. As the last release of The Penthouse Collection is now available, this is the final opportunity to own a penthouse at Los Angeles' most desirable residential address.

## The Century's unrivaled suite of amenities & services:

- Located on nearly 4 acres of landscaped gardens
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- Private screening room
- Outdoor dining rooms with fireplaces
- Fitness center with yoga / Pilates studio

**Full-floor Penthouse 40 priced at \$26,500,000**  
**Half-floor Penthouse 38A priced at \$12,950,000**

THE  
*Century*

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[TheCenturyPenthouse40.com](http://TheCenturyPenthouse40.com)

**RELATED**

The developer reserves the right to make modifications to the floor plans, pricing and unit dimensions of residences or other areas at any time. This is neither an offer to sell nor a solicitation to buy in any state where prohibited by law or where prior registration is required. Developer shall have no obligation to sell any residence unless the purchaser executes a sale agreement and other documents required by the developer and such documents are executed and accepted by the developer. The development will be subject to the jurisdiction of a homeowners association and owners will be obligated to pay assessments to the association for maintenance of common facilities. Please review the association budget and Final Subdivision Public Report issued for the development by the California Department of Real Estate for more information. CA BRE #01005145.



# VIEW



## FEATURED *Properties*

MALIBU | \$4,250,000

Represented by IRENE DAZZAN-PALMER & SANDRO DAZZAN (310) 317-9354

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**BEVERLY HILLS | \$10,500,000**

Enchanting gated Country French hm is situated on more than 1/2 acre in the heart of BH.

**SCARLETT NUNES (310) 777-6333**



**BRENTWOOD | \$6,859,000**

13210 Haney - New Constructed Estate in Polo Fields. 5 Bed+9 bath. Backyard with pool+spa.

**RON WYNN (310) 963-9944**



**LOS ANGELES | \$1,550,000**

4bd+3bth Architectural beauty. Rear yard aqueduct & New energy saving dual pane windows

**ESAU TENORIO (323) 906-2477**



**MALIBU | \$7,500,000**

22251 CARBON MESA - Ocn Vu Estate, 2.9 acs 5 br + 5.5 bth. Pool, GH, Bch Rts. OPEN SUN

**PAUL GRISANTI & SARA GRISANTI (310) 317-9328**



**MALIBU | \$4,650,000**

Exquisite 1-story ranch home impeccably remodeled. Pool, spa, guest house. 3 acres.

**SEAN LANDON (424) 235-9249**



**MANHATTAN BEACH | \$2,499,000**

Turnkey corner lot features open floor plan & freshly updated floors & kitchen cabinetry.

**CRAIG O' ROURKE (310) 431-8251**



**MAR VISTA | \$1,498,000**

Location! Location! 5BD | 2.5BA Mar Vista fixer. Needs TLC but offers ample opportunity.

**WILLIAM BARKER (310) 979-3910**



**MONTECITO | \$5,650,000**

Ennisbrook Classic, 4Bd/5.5Ba, Pool + Cabana

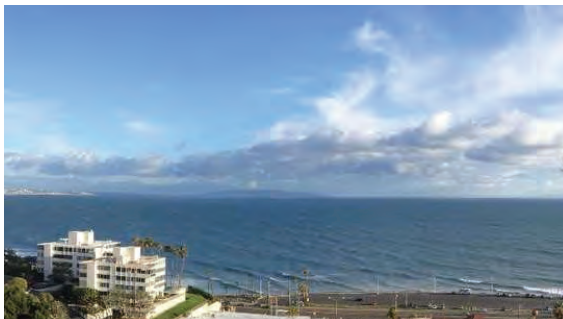
**WWW.MAURIEMCGUIRE.COM (805) 403-8816**



**PACIFIC PALISADES | \$5,995,000**

www.333NMountHolyoke.com Possibility of development 2 separate lots, each over 8000sq

**MARLENE ST. PETER (626) 252-4370**



**PACIFIC PALISADES | \$899,000**

Nicely updated kitchen and baths, new hardwood floors installed. Amazing ocean view.

**INNE S CHUNG (310) 230-2492**



**PALOS VERDES ESTATES | \$1,995,000**

5BD/4BA Charming Cape Cod in the Lunada Bay area

**LINDA CAVETTE (310) 722-7550**



**PASADENA | \$3,200,000**

On beautiful grounds in the serene hills above prestigious Annandale Golf Club.

**CAROL CHUA (626) 844-2222**

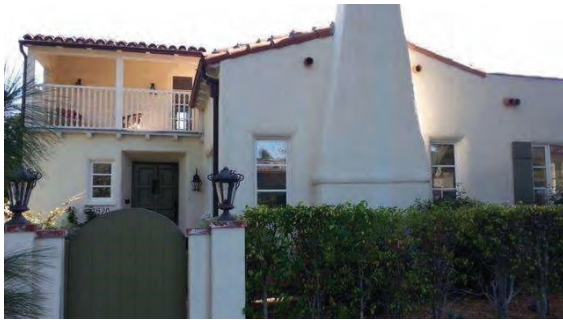


Arcadia (626) 445-5500  
Beverly Hills North (310) 777-6200  
Beverly Hills South (310) 273-3113  
Brentwood (310) 820-6651

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**



**SANTA MONICA | \$3,195,000**

3br, 3ba, open kitchen, high ceilings, crown moldings, freshly refinished hardwood floors.

**ANGELIQUE ENCARNACION (818) 240-1111**



**SHERMAN OAKS | \$1,295,000**

Mid Century on quiet street. Views! 3 BR plus home office. High ceilings & walls of glass.

**BARRY DANTAGNAN (818) 426-8677**



**SUNSET STRIP | \$5,500,000**

Approx 2.25 acres above Bird Streets. Downtown to Ocean views. By appointment

**TOM SCROCCO/RANDY ISAACS (310) 887-0255**



**SUNSET STRIP | \$4,995,000**

Contemporary lifestyle was designed in this mid-century oasis. Exquisitely renovated 4+3.5

**BETSY MALLOY (323) 806-0203**



**TARZANA | \$1,370,000**

Exquisitely done 4+3.5, 3262sf, nestled between the golf courses of Braemar Country Club.

**MINOU JUELGE SHAYAN (310) 926-0907**



**TOLUCA LAKE | \$399,000**

West Toluca Lake Townhouse Beautifully Done Ready To Move In!

**TAMMY JEROME (818) 903-5854**



**TUJUNGA | \$769,000**

Beautiful views of hills & treetops! 3br/1.75ba/1,557SF, over 1.5 acre of hillside privacy

**CONNIE HANSON (626) 688-9120**



**VENICE | \$4,799,000**

Reduced \$200k! Rare 4 unit Venice compound on a double 4,842 sq ft lot in Silicon Beach.

**JAMES ALLAN (310) 704-0007**



**VENTURA | \$1,599,000**

Pierpont Beach with Ocean Views. Largest home, 2times lot size. 4+3+3 car garage. Zoned R2

**MICHAEL DELGADO (805) 985-4444**



**WESTCHESTER | \$979,000**

7408 W 81st St | 3BR | 1.5BA | Great open flr pln, comfortable good sized rms, formal LR

**LAURA & JACK DAVIS (310) 490-0274**



**WESTLAKE VILLAGE | \$1,249,000**

Private corner lot in The Glen at Sherwood. 3+2.5, great rm, park-like backyard retreat.

**MATTHEW MCCORMICK (805) 495-1048**



**WOODLAND HILLS | \$1,150,000**

Truly spectacular craftsman style home with 4+3 located in College Acres. 6001Jumilla.com

**RITA ZAJIC (818) 631-9138**

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  
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Westchester (424) 702-3000  
Westlake Village (805) 495-1048  
**COLDWELLBANKERHOMES.COM**



# A&D ARCHITECTURE & DESIGN

## THE HISTORY OF GREYSTONE MANSION

by Bret Parsons

Greystone Mansion in Beverly Hills is rich with California history. Oil baron Edward Doheny and wife Carrie had 2 children. Their first, Eileen, died at 7. In 1893, Edward “Ned” Laurence Doheny, Jr., was born. He would later marry Lucy Smith of Pasadena and together they had 5 children. In 1926, dad gave Ned a premium parcel of land in Beverly Hills with stunning citywide views. Construction of their English manor, designed by famed architect Gordon B. Kaufmann, began in February 1927, took 3 years to build and cost \$3.1M, an astronomical amount for the time. The grounds featured stables and kennels, tennis courts, a fire station, gatehouse, swimming pool and pavilion, a greenhouse, a lake, babbling brooks and cascading waterfalls. Ned died tragically in 1929, the victim of an apparent murder-suicide. Widow Lucy would later marry Leigh M. Battson and remained in residence until 1955 when they sold the majority of the property to Paul Trousdale, developer of Trousdale Estates. Greystone Mansion itself was sold for \$1.5M to Mr. Henry Crown of Chicago who never moved in. The City of Beverly Hills then purchased the property in 1965 for \$1.3M. The mansion is constructed of steel, reinforced concrete, faced with Indiana limestone (hence “Greystone”) and roofed of Welch slate. There are 55 rooms within 46,054 square feet. The current 18.3 acre site was formally dedicated as a public park and in 1976 Greystone Mansion was entered into the Registry of Historic Places. [www.GreystoneMansion.org](http://www.GreystoneMansion.org)



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: ED NILES



MALIBU | \$7,495,000

Edward Niles AIA, 4+5, 16 acres, pool, heli pad, ocean & cyn views . [www.DazzanEstates.com](http://www.DazzanEstates.com)

Irene Dazzan-Palmer & Sandro Dazzan (310) 317-9354  
[www.DazzanEstates.com](http://www.DazzanEstates.com)

ARCHITECT: ARTHUR WELLESLEY HAWES



HANCOCK PARK | \$6,750,000

Magnificent English on one of the most prestigious streets in Hancock Park.

James Hancock (310) 777-6351

ARCHITECT: ARTHUR WELLESLEY HAWES



LOS ANGELES | \$1,795,000

OPEN SUN. 1-4. Rare Mediterranean Revival duplex in Hancock Park. Architect A.W. Hawes.

Phil Boroda/Richard Hartzler (310) 968-3844



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# *The Remington*

*10727 Wilshire Blvd. # 305, Los Angeles 90024 | By Appointment  
For Sale: \$1,575,000 | For Lease: \$9,500/month*

*Bahare Rabadi*

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**TANIA FERRIS**

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## GATED CELEBRITY TENNIS COURT ESTATE



2620 BENEDICT CANYON DRIVE, BEVERLY HILLS

**M**agical East-Coast Estate meticulously restored and remodeled. Romantic living room with beamed ceilings, large stone fireplace and hardwood floors. Formal dining room with French doors. Spectacular new gourmet kitchen with oversize white marble island and breakfast area that opens to gracious family room with bar area. Large guest suite on the main floor, powder room and massive game room/office/studio with beamed ceilings and separate entrance. Upstairs features a wonderful master suite with pitched ceiling, fireplace and dual baths. There are two additional bedroom suites. Sumptuous pool and spa, large grassy yard and pro tennis court. Gated, up a long driveway for maximum privacy and security. Located in the prestigious estate section of Benedict Canyon Drive. A rare opportunity to own a legendary celebrity estate!

OFFERED AT \$5,995,000

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# LAKE HOLLYWOOD KNOLLS

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## 3457 Primera Ave, Lake Hollywood Knolls

Pristine contemporary view home in the desirable Lake Hollywood Knolls neighborhood, only minutes to Hollywood and Studios. Located on a quiet cul-de-sac, this property features a stunning entry with dramatic soaring ceilings, 4 bedrooms, 3.5 bathrooms, including incredible sprawling master suite with 2 walk in closets, steam shower, and spa tub. The inviting large deck with multiple access points is perfect for entertaining. Public spaces include a large living room, open concept cook's kitchen with top-of-the-line appliances, butler's pantry and adjacent den/media room. Enjoy the formal dining room, 3 fireplaces, high ceilings, exceptional natural light, ample outdoor living space, and incredible canyon, mountain and City views. The perfect home for the most discriminating buyer, looking for a turn key environment moments from the studios.

\$1,569,000 | [3457primera.com](http://3457primera.com)

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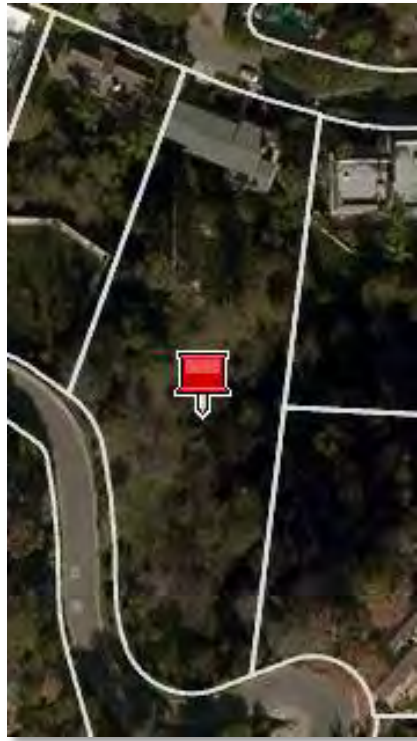
**SHERMAN OAKS** | 3329 Coy Drive | Offered at **\$2,349,000**  
[www.MySharona.com](http://www.MySharona.com)

Architectural view home with 3,013± sq. ft. on a 11,817± sq. ft. lot. Dramatic entry with inviting skylight and slate floors throughout. Light and bright 6 bedroom 4 bath home with separate public rooms. Kitchen has high end updated appliances, Thermador range and Subzero refrigerator. Large master suite, which opens out to the pool, spa and patio with views. Master bath has dual sinks and step down shower with garden and city views. Great curb appeal.



**Ivan Marchetti**  
310.467.1542  
Ivan.Marchetti@sothebyshomes.com  
CalBRE#: 01961741

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# DEVELOPMENT OPPORTUNITY

**7616 WILLOW GLEN ROAD**  
**HOLLYWOOD HILLS WEST**

Up to a 15,618 square foot home can be built



Street to Street Lot GEO Report Available	49,078 Square Foot Lot Survey Report Available
--	---

Contact Rick Albert for more Information

\$2,375,000

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Rick Albert  
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 RAlbert@LamericaUSA.com  
 Broker Associate



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- Recently remodeled contemporary
- High ceilings, hardwood floors, recessed lighting, French doors
- Living room w/fireplace overlooking back yard
- Reservoir, city & mountain views
- Open floor plan, Miele appliances, separate dining area, double-sided fp
- Master suite w/French doors, fp, luxe bath & views
- 2 addt'l BRs up w/en-suite bathroom
- Pool, huge deck, gazebo, built-in BBQ
- Lower deck w/mature fruit trees & garden

Offered at \$3,260,000 | [www.1410Stradella.com](http://www.1410Stradella.com)


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REAL ESTATE

## ARCHITECTURAL CONDO IN WEST HOLLYWOOD

With over \$200,000 of remodel/upgrades and winner of the AIA design award by famed architects Predrock/Frane, this stunning ground floor 2-bedroom condo is located just steps from some of the best West Hollywood has to offer. Expansive living and dining area with 1080p projector and 100" electric movie screen, subtle faux-skylights accents, and exits to two charming, private patios with mature greenery.



WEST HOLLYWOOD

1322 N. DETROIT ST. #2

\$899,000 | 2<sup>BED</sup> 3<sup>BTH</sup> 1,559<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2PM

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# QUALITYAGENTS



\$8,495,000 | 25242 Prado del Grandioso, Cala | 6BD/8BA  
**Marc & Rory Shevin | 818.251.2456/818.251.2476**



\$3,799,000 | 12334 Gorham Avenue, Brentwood | 5BD/4½BA  
**Natalie K. Levi | 310.309.9299**



**OPEN TUES 11-2**

\$3,895,000 | 7262 Mulholland Dr, Sunset Strip | 3BD/3½BA  
**Tom Tostengard | 323.872.4710**



\$3,650,000 | 4415 Woodley Ave, Encino | 7BD/6BA  
**Shanks/Davis | 818.326.2415/818.515.9700**



**OPEN TUES 11-2**

\$3,250,000 | 349 N Las Casas Ave, Pacific Palisades | 5BD/5BA  
**Drew & Susan Gitlin | 310.486.1979**



\$2,895,000 | 3615 Seahorn Drive, Malibu | 4BD/3BA  
**Eric Knight | 310.230.3743**



\$1,295,000 | 4300 Louise Ave, Encino | 4BD/3½BA  
**Fran Chavez | 818.517.1411**

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# EXTRAORDINARY RESULTS



\$3,295,000 | 2310 N Edgemont Street, Los Feliz | 4BD/4½BA  
**Michael Tunick | 323.646.3893**



\$7,300,000 | 4000 Via Rancheros Rd, Sta Ynez | 122± acs (assr)  
**Kerry Mormann | 805.689.3242**



\$2,285,000 | 18425 Wakecrest Dr, Sunset Mesa | 4BD/3BA  
**Cecile Billauer Gifford | 310.230.3727**



\$1,995,000 | 4152 Weslin Ave, Sherman Oaks | 5BD/3¾BA  
**Matt Epstein | 818.789.7408**



\$1,400,000 | 6250 Hollywood Bl #5A, Hollywood | 2BD/3BA  
**Holly Purcell | 310.890.4023**



\$999,000 | 457 N Virgil Ave, Silver Lake | 4BD/3BA  
**Sedonna Norman | 310.569.3041**



\$2,295,000 | 2610 Cordelia Road, Brentwood | 3BD/2½BA  
**M. Young/J. P. Thompson | 310.874.1542/310.486.4240**

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. CalBRE 01317331

# ARCHITECTURAL MASTERPIECE

1722 SAN REMO DRIVE  
PACIFIC PALISADES

WITH SPECTACULAR CITY, OCEAN & MOUNTAIN VIEWS

7 BEDROOMS & 11 BATHS  
OFFERED AT ~~\$26,950,000~~ \$23,595,000  
SIGNIFICANT REDUCTION  
OPEN 11-2



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GARY GLASS | 310.820.9343

OPEN HOUSE: TUESDAY, MARCH 29 | 11am - 2pm  
SUNDAY, APRIL 3 | 2pm - 5pm  
TUESDAY, APRIL 5 | 11am - 2pm  
SUNDAY, APRIL 10 | 2pm - 5pm



1527 SUNSET PLAZA DRIVE | \$2,995,000 | 4 BR, 5 BA | Approx. 3,084 sq. ft. | [1527SunsetPlaza.com](http://1527SunsetPlaza.com)

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# LITTLE HOLMBY ESTATE



## OPEN TUES 11-2 | REFRESHMENTS SERVED 10723 LE CONTE AVE

Gorgeous 6+6 East Coast Traditional located on the best streets of Little Holmbly. Gracefully appointed with high ceilings, dark wood floors, and wonderful architectural details. Formal living room with f/p, large dining room, office and Gourmet kitchen with top of the line appliances and butler's pantry. Family room/kitchen combo open to grassy area and patio with sitting area, fire pit, spa and pool. Screening room located downstairs along with 2 guest suites with separate entrance and 2 car garage.

**www.MyraNourmand.com**  
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# 235 S. WESTGATE AVE



OPEN TUES 11-2 | REFRESHMENTS SERVED

Classic two story gated Spanish home with detached Guest house in Brentwood flats. Large private lot over 12,000 +. Living room features vaulted ceilings, hardwood floors and fireplace. The gourmet kitchen has a center island, stainless steel appliances and eat in breakfast area. Formal dining room, French doors, all rooms open to lovely courtyard

and patios. Sumptuous Master suite is highlighted by a fireplace and two large closets. Spa master bath has separate tub and shower. Lush mature landscaping, swimmer's pool and guest house offers the perfect indoor/outdoor lifestyle. Near Brentwood shops & restaurants.

Proudly Offered at \$3,895,000

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# 1122 TOWER ROAD

## BEVERLY HILLS



### TOWER ROAD TOUR DE FORCE

15' high ceilings in the public rooms and massive walls for art of the greatest proportion. A sophisticated residence custom built with entertaining on the grand scale in mind. A gourmet chefs kitchen with state-of-the-art appliances. 3 bedroom suites.

Master with his and her baths and closets. Outdoor entertaining area with a heated patio as outdoor living room, an inviting resort style pool and spa. Gated and hedged motor court with a two car garage. Crestron fully-automated Smart Home.





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## BEVERLY HILLS



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**OFF MARKET OPPORTUNITY**

3 BEDROOMS | 3.5 BATHROOMS | 2,702 SQ. FT.

West of La Cienega, new construction near Urth Cafe. Truly taking advantage of that California sunshine. Located centrally in prime West Hollywood close to Melrose just West of La Cienega. Light and bright with effortless open floor plan. Extremely private surrounded by lush vegetation. Walking distance to many shops, restaurants and more...

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CLEAN LINE modernist retreat not often found, not often experienced in the exciting Beverly Grove neighborhood. Renovated & expanded to include separate state-of-the-art office studio or guest 3rd bedroom quarters. Truly sculpted to impress the modern enthusiast. Superb cooks kitchen. Fireplace enjoyed by all social spaces. Steel and glass blend with wood elements making for a creative warm aesthetic. Manicured level grounds. Custom, terraced spa-like swimming pool!

151 S KILKEA DRIVE, LOS ANGELES

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1,495,000



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- Remodeled California Ranch
- 4 ba + 3 bas + pool house
- Salt water pool/deck
- Gated property

OPEN | LUNCH  
TUE 11-2 | SERVED



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NEUTRA, 1972 MIDCENTURY MODERN



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## 701 CHAPALA DRIVE

PACIFIC PALISADES

Newly constructed 3 story Traditional in the Huntington Palisades, just a short distance from the Village. This Crestron smart home filled with natural light features formal living and family rooms with fireplaces, luxurious master retreat with fireplace and sitting room, large secondary bedroom suites, home theater, game room with bar, wine cellar, office and gym. Gourmet kitchen with top-of-the-line appliances, large center island and dining area. Enjoy the grassy backyard with pool, spa and BBQ.

6 BEDROOM | 8 BATHROOMS  
7,182 SQ. FT. | 8,915 SQ. FT. LOT  
**OFFERED AT \$8,495,000**

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310.926.9808





OPEN TUESDAY 11-2PM

NEW LISTING



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## 646 LAS LOMAS AVE

PACIFIC PALISADES

New construction California Contemporary nestled in the heart of the Palisades. As you step into the entry you are greeted with vast walls of glass that flood the home with light. Downstairs offers a living room, dining room, open kitchen and family room, guest quarters and home office. Great indoor/outdoor living with plenty of room for entertaining. Upstairs you will find 4 bedroom suites, and master suite with dual walk-in closets, views looking out to the mountains and private balcony.

5 BEDROOM | 5.5 BATHROOMS  
4,922 SQ. FT. | 8,659 SQ. FT. LOT  
**NOW OFFERED AT \$4,499,000**

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424.238.2484



REDUCED PRICE BY \$300,000

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

2131 ROSCOMARE ROAD | BEL AIR | \$2,950,000

NEW PRICE

INCREDIBLE OPPORTUNITY TO EXPAND/REMODEL OR BUILD NEW ON OVER 1.5 ACRES



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

9743 ELDERIDGE DRIVE | BEVERLY HILLS POST OFFICE | \$2,495,000

NEW PRICE

SOPHISTICATED, MOVE-IN READY ESTATE IN PRIME BHPO LOCATION

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1430 ABBOT KINNEY BLVD | VENICE | \$11,495,000 | NEW PRICE  
3 BEDS | 3.5 BATH | 3,010 SQ. FT.



537 ALTA AVE | SANTA MONICA | \$9,995,000  
6 BEDS | 6 BATH | 5,500 SQ. FT. | 16,851 SQ. FT. LOT



OPEN TUESDAY 11-2 PM

1475 BEL AIR ROAD | BEL AIR | NEW PRICE | \$5,795,000  
7 BEDS | 9 BATH | 12,234 SQ. FT. | 39,991 SQ. FT. LOT

BLAIR CHANG  
424.230.3703



OPEN TUESDAY 11-2 PM

15300 EARLHAM STREET | PACIFIC PALISADES | \$3,850,000  
4 BEDS | 4.5 BATH | 4,206 SQ. FT. | 6,442 SQ. FT. LOT  
CO-LISTED WITH LEANNE THRASHER-CHANG | 424.400.5924



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## 6708 HILLPARK DRIVE #403

HOLLYWOOD HILLS

2 BEDROOMS | 2 BATHROOMS | 1,123 SQ. FT.

This amazing penthouse has views of the Hollywood sign, mountains, and top trees right above The Hollywood Bowl. The huge patio has a portion covered by a roof with two fans. It has brand new double glass windows in the unit, stainless steel appliances, and a gourmet stove with granite counter top in the kitchen. The master bedroom features a large space of double-mirrored closets. The Spanish Mediterranean condominium has an extraordinary maintenance with great landscaping, two-tennis course, two pools, Jacuzzi, clubhouse, and gym.

ALEJANDRO ALDRETE  
424.230.3705

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$710,000



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# 9233 BURTON WAY #201

BEVERLY HILLS

2 BEDROOMS | 2.5 BATHROOMS | 1,753 SQ. FT. | 21,262 SQ. FT. LOT

Renowned French Chateau – La Faubourg St. Honore. Chic + stylish, this stunning reimagined unit boasts formal entry, two bedrooms, two baths plus powder room. The space is extensively remodeled with French oak floors, stunning upscale cabinetry, Carrera marble, intricate tiled floors and updated lighting through-out. Living room and master bedroom open to lovely terrace surrounded by greenery.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,499,000

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424.238.2539

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# 7506 WOODROW WILSON DRIVE

NICHOLS CANYON

4 BEDROOMS | 4 BATHROOMS | 3,000 SQ. FT. | 5,033 SQ. FT. LOT

This reimagined and private contemporary residence boasts an open floor plan with indoor and outdoor spaces ideal for entertaining. Completely merged kitchen, living and dining areas with great natural light make up the heart of the home. An opulent master suite with direct patio access along with two ancillary bedrooms comprise the private spaces. The finest materials and appliances have been used throughout.

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OPEN TUESDAY  
11-2PM & 6-8PM

NEW LISTING

OFFERED AT \$2,999,000



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# 1621 BARRY AVE #205

WEST LOS ANGELES

3 BEDROOMS | 2.5 BATHROOMS | 1,698 SQ. FT. | 13,749 SQ. FT. LOT

Welcome home to this light + bright 3 bed 2 1/2 bath spacious single level condo. Entertain in the open living & dining room featuring hardwood floors, crown molding, gas fireplace + balcony in this front facing unit. Enjoy home cooked meals in the sun-filled kitchen with granite counters & stainless steel appliances. Includes 2 guest bedrooms, master with home office, walk-in-closet and spa-like bath. Gated and secure, this building offers a PH sundeck, gym, bonus room. Close to cafes, shops and more.

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424.400.5914

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$885,000



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# 17100 RANCHO STREET

RANCHO ESTATES | ENCINO

3+ ACRES | SOUTH OF VENTURA

Private, gated spectacular site for trophy estate. Acclaimed architects Shubin + Donaldson RTI plans for this “House of Glass” capture the widest panoramic views possible, allowing you to revel in the true indoor/outdoor living experience.

The city’s top design/build team AMG can custom construct an east coast traditional or any other style. The impressive and exclusive driveway leads to a graded pad for a N/S championship tennis court. The upper pad accommodates up to 14,000 sq. ft. of structures - house, guest house, gym, theater, studio, 8-car garage, or bowling alley.

**CRAIG KNIZEK**  
818.618.1006

OFFERED AT \$2,995,000  
[WWW.17100RANCHO.COM](http://WWW.17100RANCHO.COM)



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# 1565 HASLAM TERRACE

## SUNSET STRIP

DEVELOPMENT OPPORTUNITY | 16,870 SQ. FT. LOT

This is currently the best development opportunity view property in the sunset strip for both an end user or a developer. It is sited At the end of a cul de sac just above the prestigious Sunset plaza drive and its restaurants and shops. With a generous lot and sizable flat pad one can imagine a beautiful oasis with views to the ocean in one direction and downtown in the other direction.

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NEW LISTING

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Our newest model home showcases sophisticated contemporary style, breezy open-concept design, sweeping ocean views and a plush, expansive rooftop terrace — the ultimate setting for seaside lounging, dining and entertaining. Only six residences remain available within this exquisitely private enclave nestled steps away from Malibu's famed "Billionaire's Beach."

**Offered at \$3,875,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 3,212 Interior Sq. Ft. | 5,748 Total Sq. Ft.**

**310.698.7889 | [Carbon-Beach.com](https://Carbon-Beach.com)**

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# THE ENCLAVE

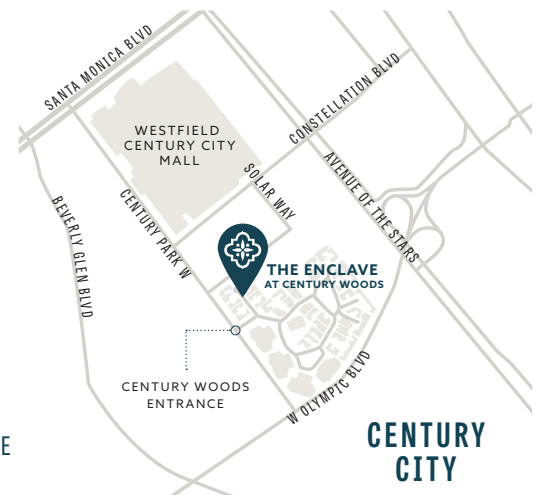
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ONLY EIGHT RESIDENCES REMAINING | STARTING AT \$5,995,000



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CITY**

# FINAL HOME REMAINING

2 BEDROOM + 2.5 BATH | \$2,595,000



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310.209.0000 | [THECARLYLERESIDENCES.COM](http://THECARLYLERESIDENCES.COM)

ACCESSORY STUDIOS AVAILABLE ONLY UPON PURCHASE OF A RESIDENCE

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Mid Century in Wonderland School District  
**2539 Greenvalley Road**

3 BED | 3 BATH | 2 CAR GARAGE + ADDITIONAL CARPORT | \$2,200,000

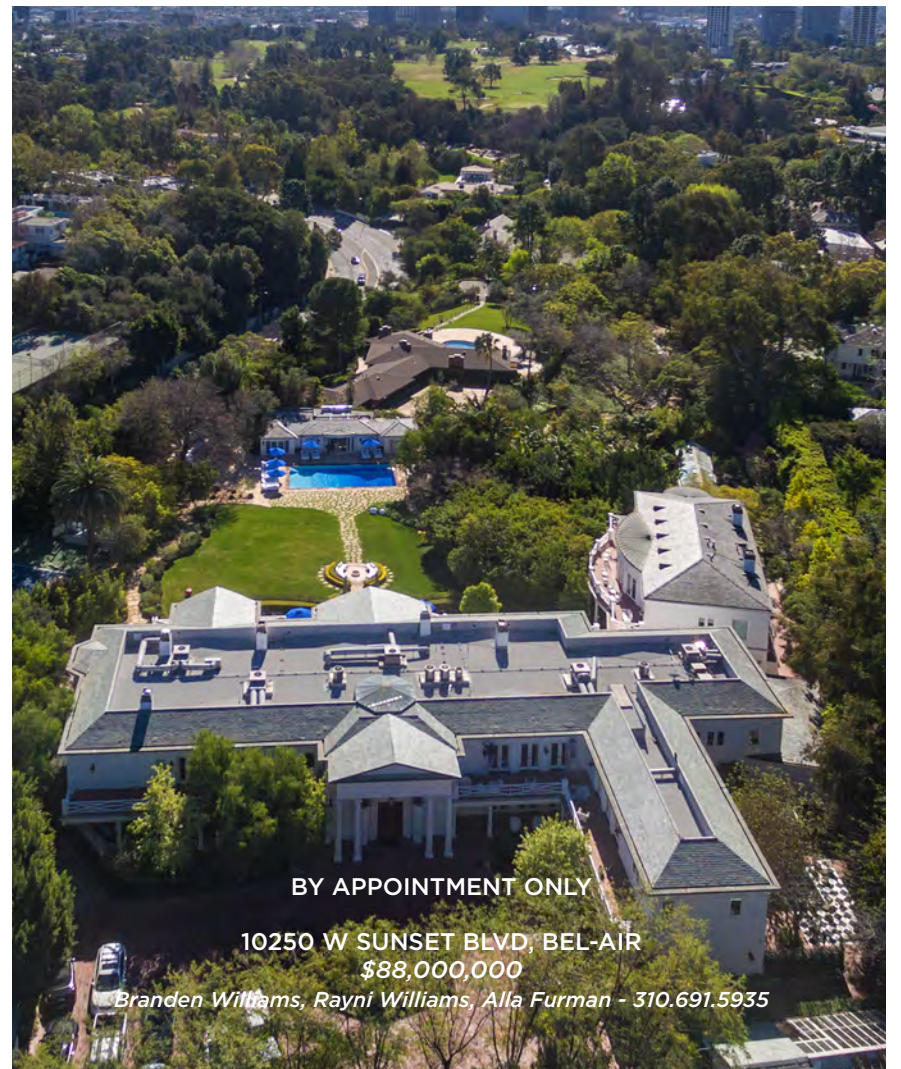


Open Tuesday 11-2PM | Twilight Open 6-8PM  
Caravan and Twilight Open Catered by Heirloom  
2539Greenvalley.com

Tori Horowitz, Estate Director, 323.646.0334, torih@compass.com  
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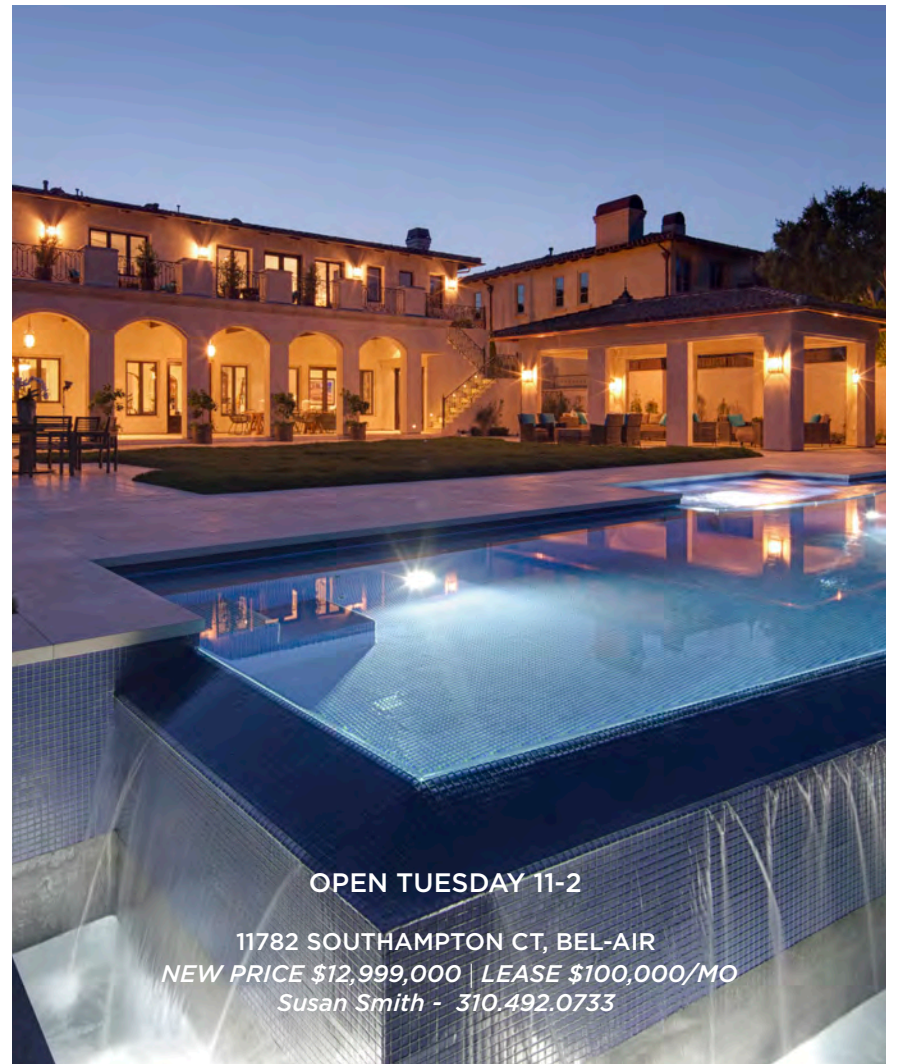
10250 W SUNSET BLVD, BEL-AIR  
\$88,000,000

Branden Williams, Rayni Williams, Alla Furman - 310.691.5935



BY APPOINTMENT ONLY

1020 RIDGEDALE DR, BEVERLY HILLS  
\$17,500,000  
Drew Fenton, Trisa Rullan - 310.858.5476



OPEN TUESDAY 11-2

11782 SOUTHAMPTON CT, BEL-AIR  
NEW PRICE \$12,999,000 | LEASE \$100,000/MO  
Susan Smith - 310.492.0733



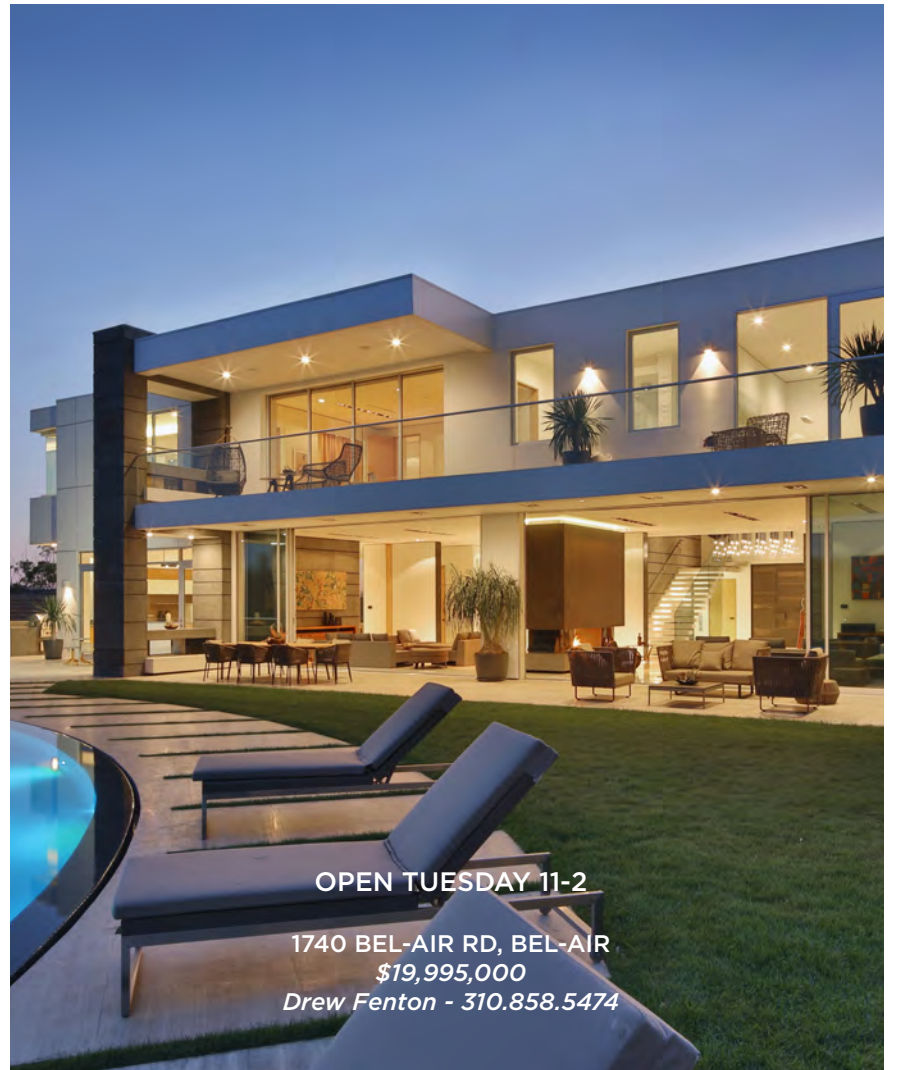


BY APPOINTMENT ONLY

225 N CAÑON DR #7E, BEVERLY HILLS

\$23,500,000

Brett Lawyer - 310.858.5402



OPEN TUESDAY 11-2

1740 BEL-AIR RD, BEL-AIR

\$19,995,000

Drew Fenton - 310.858.5474



WWW.864STRADELLA.COM

BY APPOINTMENT ONLY

864 STRADELLA RD, BEL-AIR

\$48,500,000

Branden Williams, Rayni Williams - 310.691.5935

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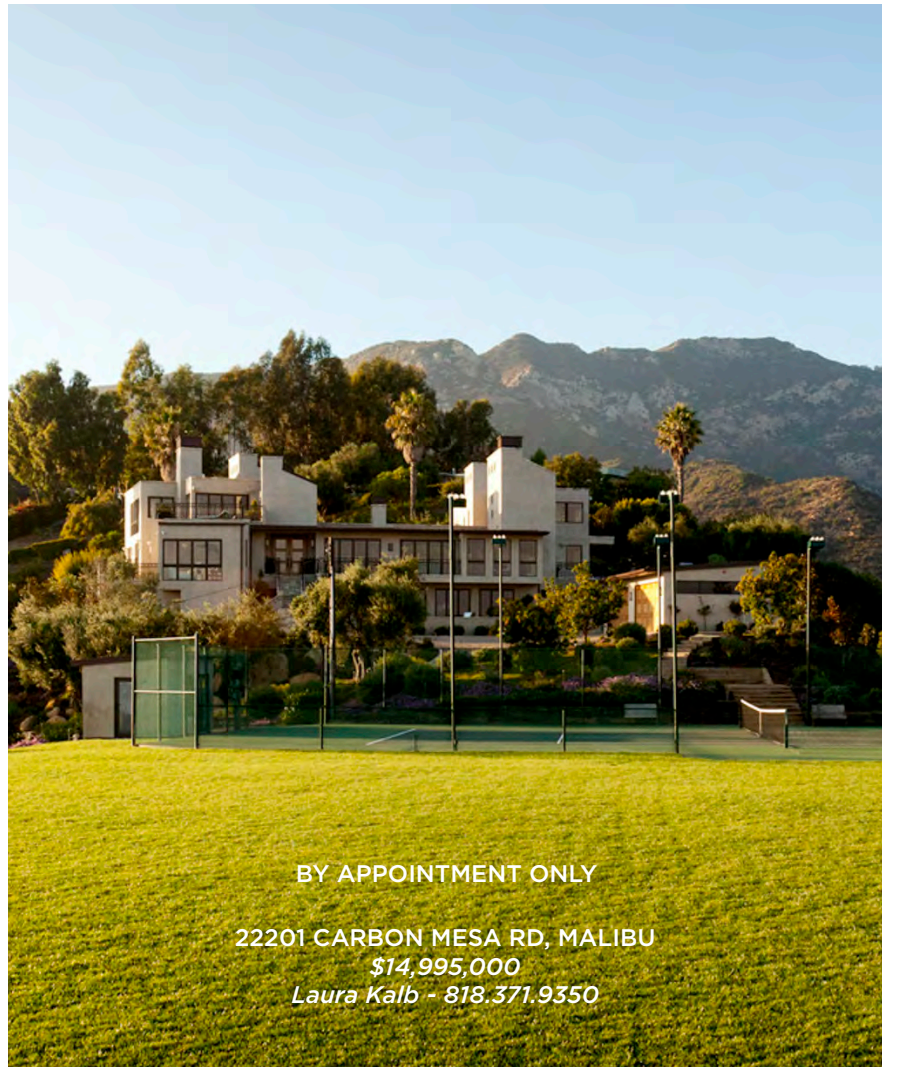
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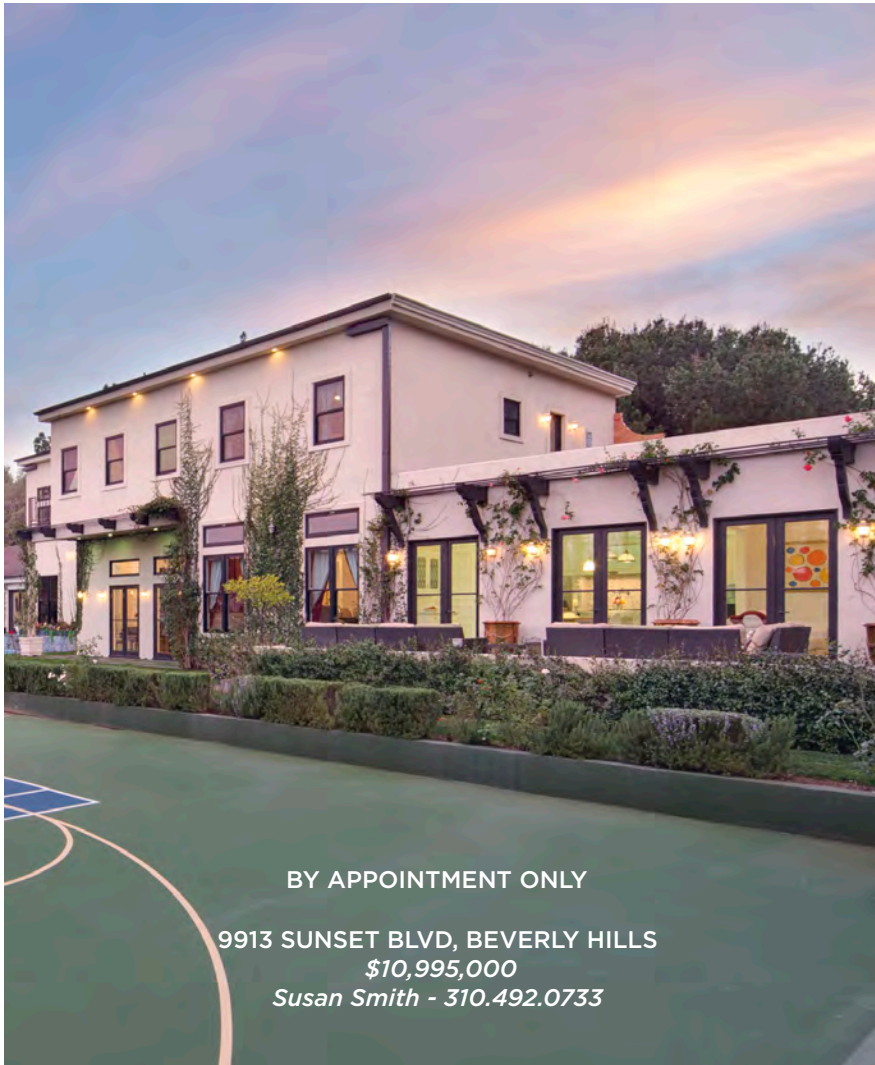
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9233 SWALLOW DR, BEVERLY HILLS  
NEW PRICE \$16,495,000  
David Yocum - 310.560.6164



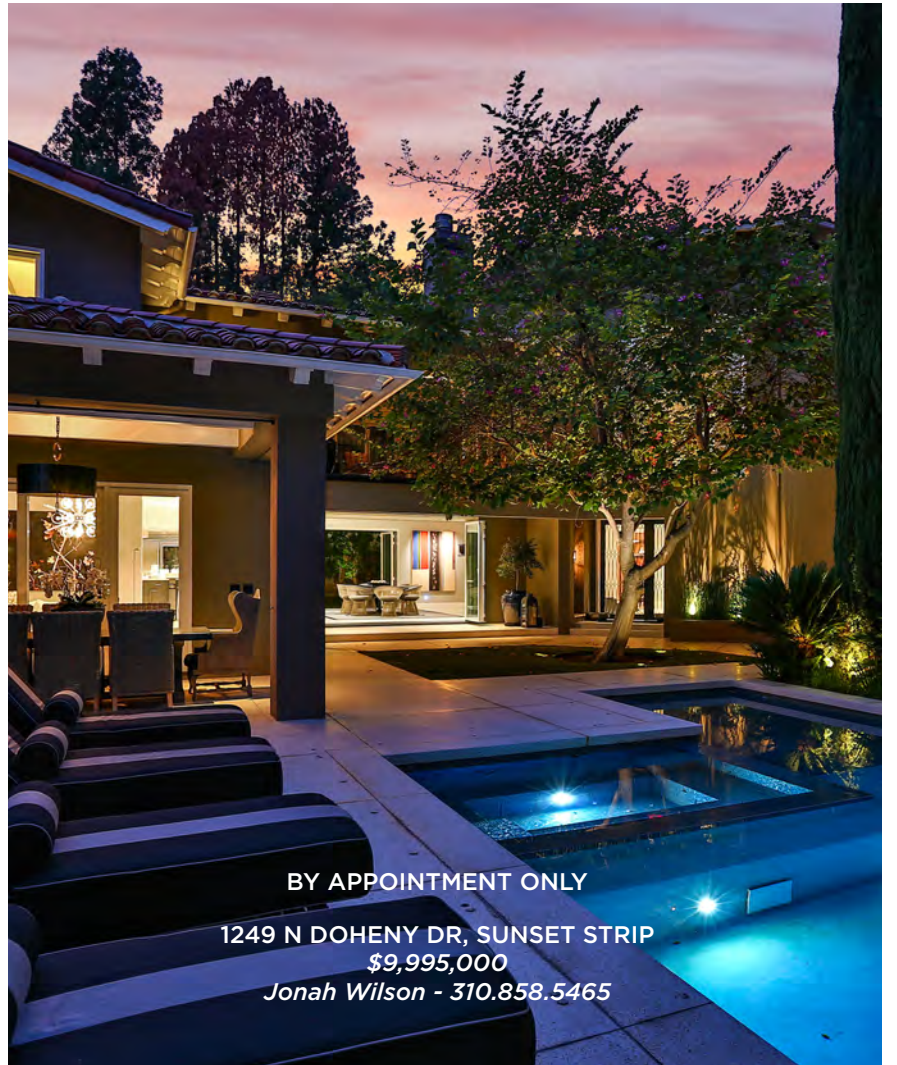
BY APPOINTMENT ONLY

22201 CARBON MESA RD, MALIBU  
\$14,995,000  
Laura Kalb - 818.371.9350



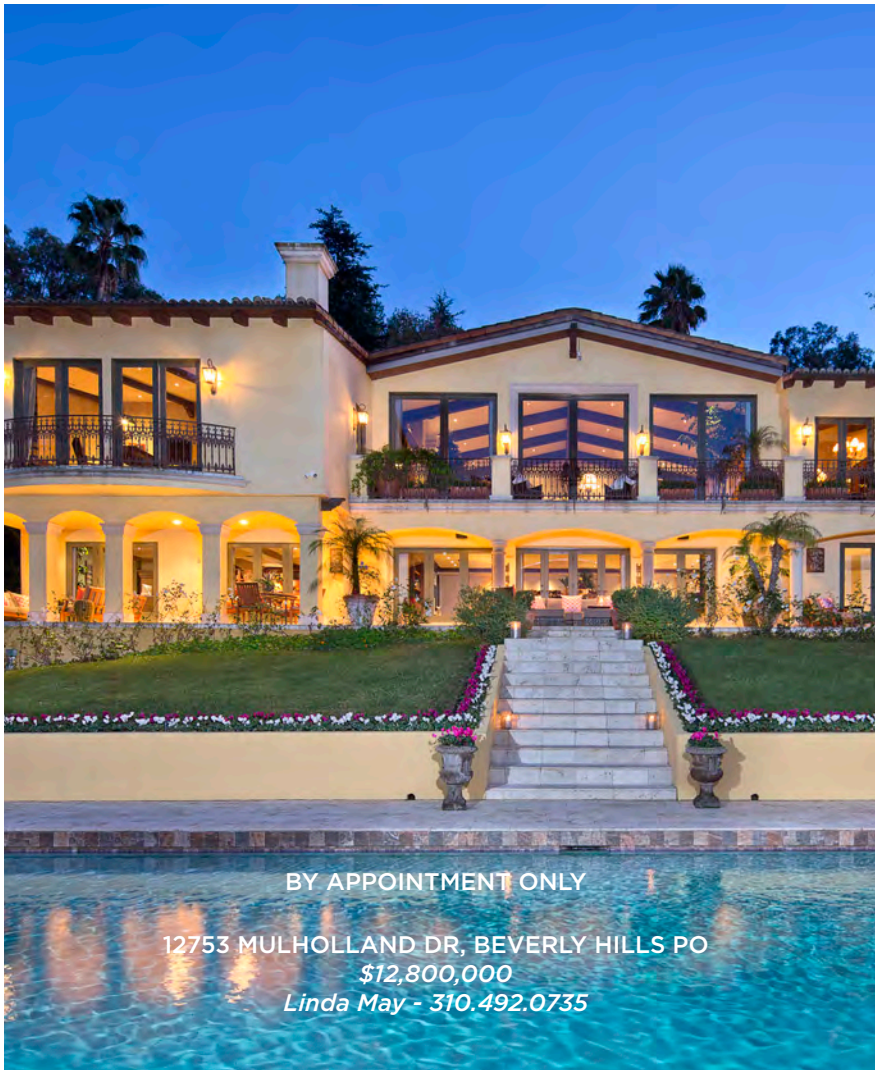
BY APPOINTMENT ONLY

9913 SUNSET BLVD, BEVERLY HILLS  
\$10,995,000  
Susan Smith - 310.492.0733



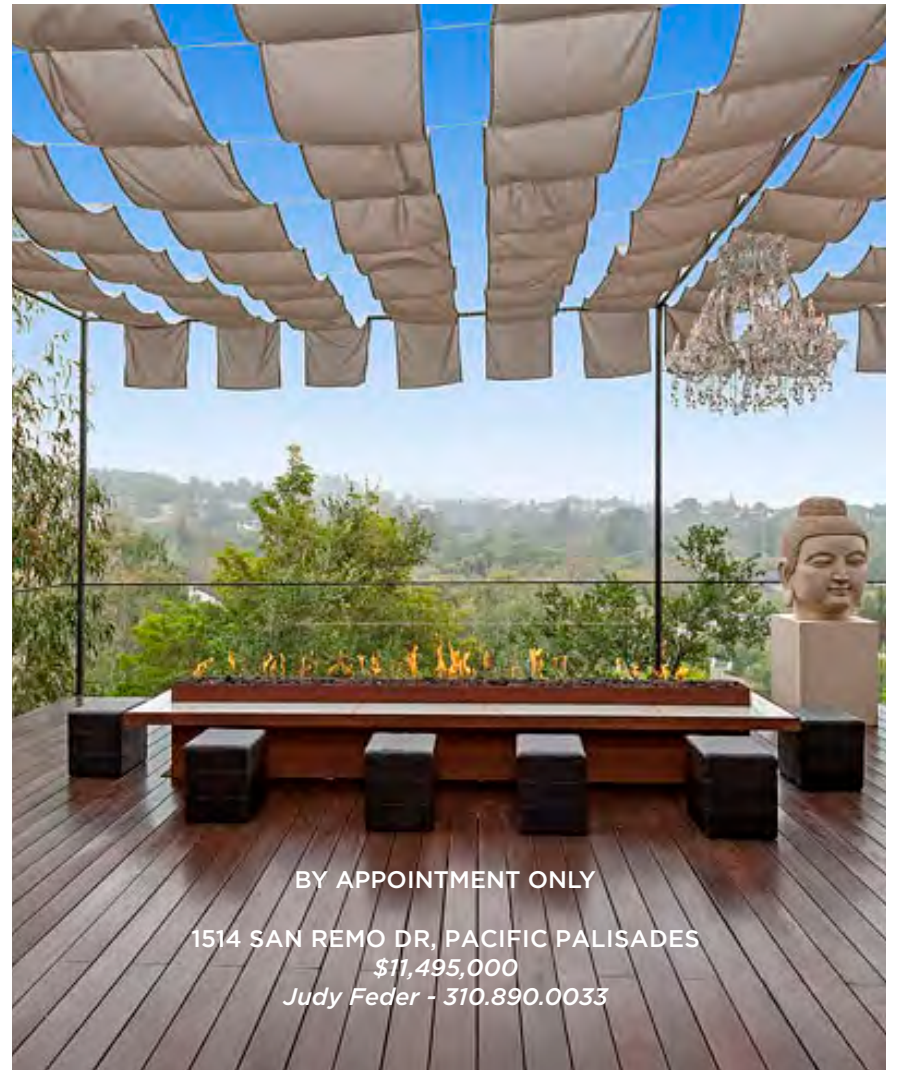
BY APPOINTMENT ONLY

1249 N DOHENY DR, SUNSET STRIP  
\$9,995,000  
Jonah Wilson - 310.858.5465



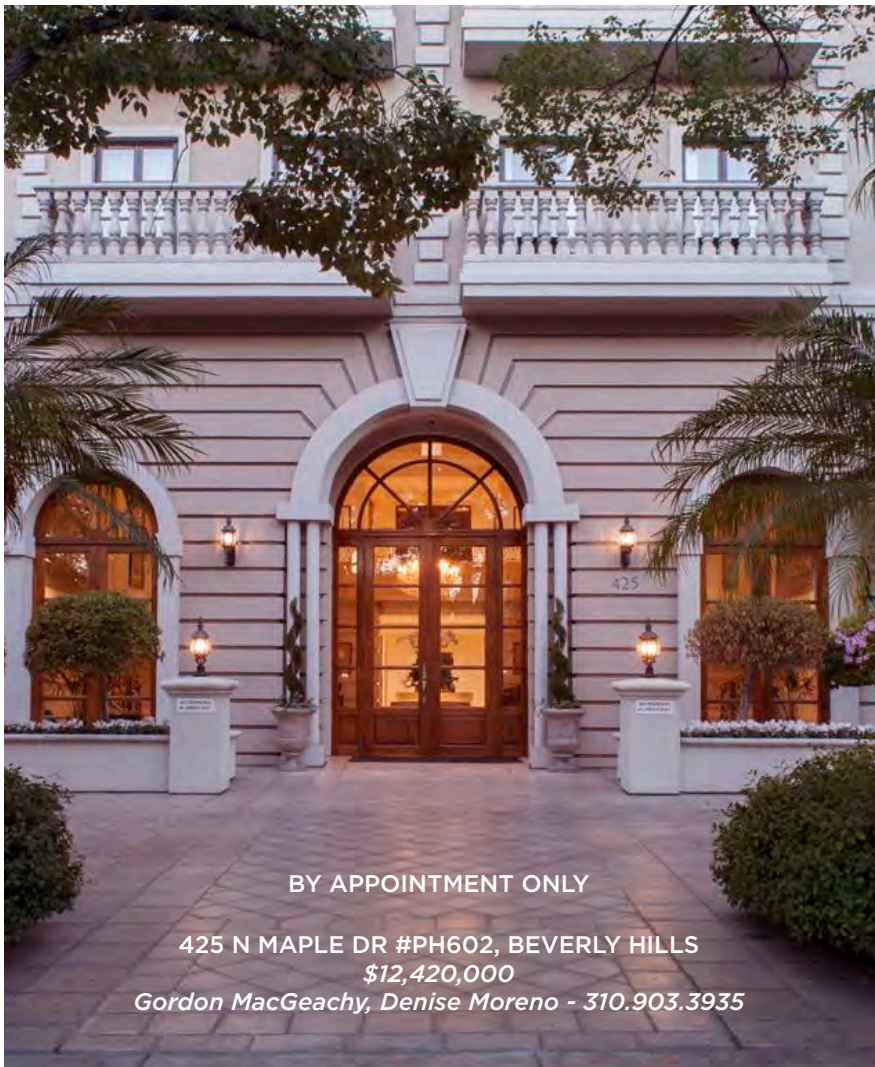
BY APPOINTMENT ONLY

12753 MULHOLLAND DR, BEVERLY HILLS PO  
\$12,800,000  
Linda May - 310.492.0735



BY APPOINTMENT ONLY

1514 SAN REMO DR, PACIFIC PALISADES  
\$11,495,000  
Judy Feder - 310.890.0033



BY APPOINTMENT ONLY

425 N MAPLE DR #PH602, BEVERLY HILLS  
\$12,420,000  
Gordon MacGeachy, Denise Moreno - 310.903.3935



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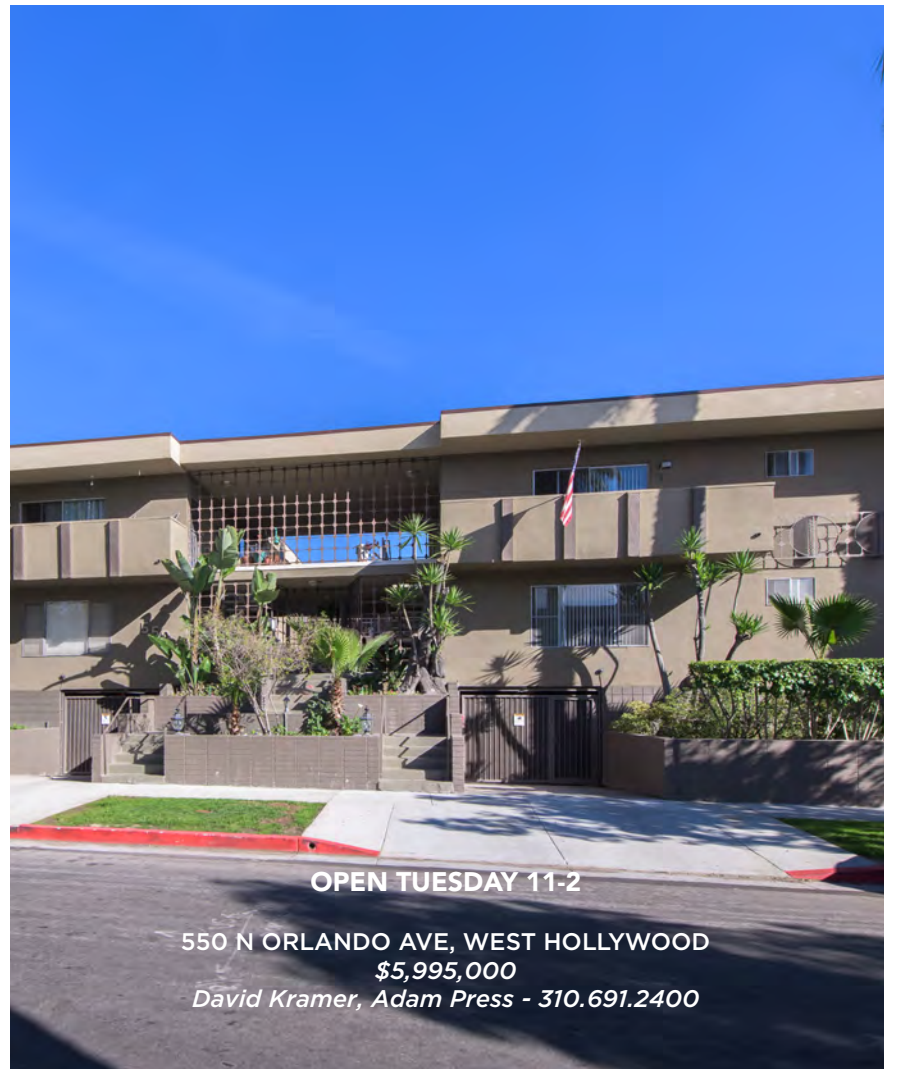
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BY APPOINTMENT ONLY

3332 CLERENDON RD, BEVERLY HILLS  
\$9,250,000  
Steve Levine, Jennifer Levine - 310.200.5366



OPEN TUESDAY 11-2

550 N ORLANDO AVE, WEST HOLLYWOOD  
\$5,995,000  
David Kramer, Adam Press - 310.691.2400



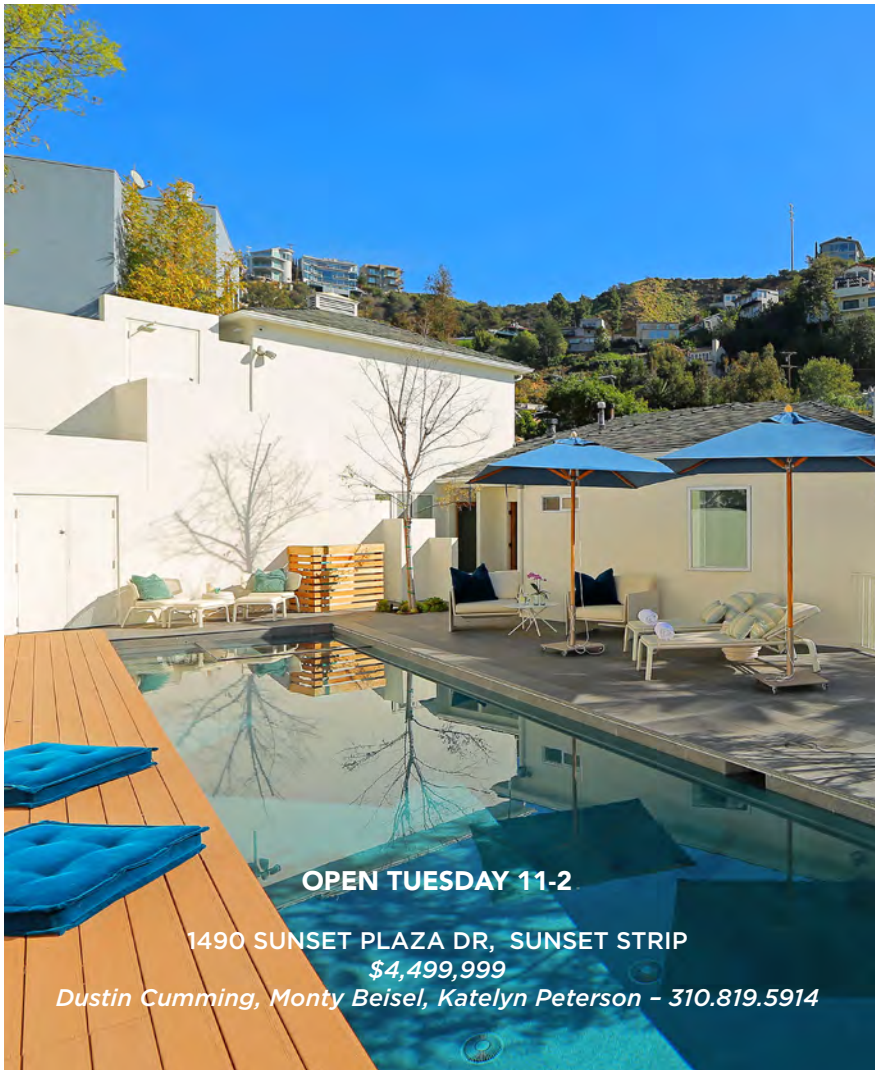
BY APPOINTMENT ONLY

22411 PACIFIC COAST HIGHWAY, MALIBU  
\$2,250,000  
Marcie Hartley, Scarlett Matthews - 310.691.5950



OPEN TUESDAY 11-2

9007 PHYLLIS AVE, WEST HOLLYWOOD  
\$1,149,000  
Ladd Jackson - 310.346.1744



**OPEN TUESDAY 11-2**

**1490 SUNSET PLAZA DR, SUNSET STRIP**  
**\$4,499,999**

*Dustin Cumming, Monty Beisel, Katelyn Peterson - 310.819.5914*



**OPEN TUESDAY 12-2**

**104 N HARPER AVE, BEVERLY CENTER**  
**\$2,990,000**

*Brett Lawyer - 310.858.5402*



**BY APPOINTMENT ONLY**

**8952 ST IVES DR, SUNSET STRIP**  
**\$6,395,000**

*Jonah Wilson - 310.858.5465*



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BRANDEN WILLIAMS & RAYNI WILLIAMS  
310.691.5935 | THEWILLIAMSESTATES.COM

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**1806 LOMA VISTA**  
TROUSDALE ESTATES  
*NEW PRICE - \$9,780,000*

**OPEN TUESDAY 11-2**

**J**ohn Elgin Woolf, AIA gave the Beverly Hills elite a new kind of home, as glamorous as any movie set. Enter through the gates of one of his magnificently designed private estates, home to the late Patrick Doheny and you will find a true architectural masterpiece. Built in 1972, this home was conceptualized by Woolf, who was considered the godfather of Hollywood Regency. This is one of only 4 homes in Trousdale Estates, including Paul Trousdale's own home, that were designed by Woolf. A 5 bedroom, 7 bath estate that features soaring ceilings, marble fireplaces, private guest quarters on the second level, and pool with mature landscaping.



**BEVERLY CENTER DUPLEX  
OPEN TUESDAY 12-2**

104 N HARPER AVE, BEVERLY CENTER  
OFFERED AT \$2,990,000

[104HARPER.COM](http://104HARPER.COM)





**OPEN HOUSE | TUESDAY, MARCH 29 | 11am – 2pm**  
*Furnished by Meridith Baer Home Interiors*

**11037 ANZIO ROAD, BEL AIR**

*Lease price: \$30,000 per month | Sale price: \$15,900,000*

Former home of Oscar De La Hoya! Available for sale or lease long or short term. Now beautifully furnished by **Meridith Baer Home Interiors**. Approximately 2.59 acres. Contemporary view Villa with tennis court, pool & spa, waterfall. Excellent privacy and security. Built in 1990 with approximately 10,700 sq. ft. perched just beyond the golf course through West Gate. High ceilings, up to 8 bedrooms and 10 baths, formal entry, great room, billiards, theatre, gym, living, dining, large master with large closets, wine cellar, maids room, security camera, motorcourt parking and long dual gated drive. Available immediately.

Sunset Blvd to West Gate entrance fork left to Bellagio/Chalon left on Roscomare to Anzio ... end of street.



*Our experience is your insurance.*

*Drew Mandile & Brooke Knapp*

310.749.7124 | Drew@DrewAndBrooke.com | DrewAndBrooke.com  
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# GREAT LOS ANGELES HOMES DON'T FIND THEMSELVES



## PALOS VERDES PENINSULA

Hacienda de la Paz | 9 Bedrooms | 25 Bath | \$53,000,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



## BEVERLY HILLS | NEW LISTING

9311 Readercrest Drive | 6 Bedrooms | 7 Baths | \$13,495,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



## PACIFIC PALISADES | NEW LISTING

14927 Altata Drive | 5 Bedrooms | 6 Baths | \$11,995,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



## BRENTWOOD | PRICE REDUCTION

526 N Carmelina Avenue | 6 Bedrooms | 5 Baths | \$9,750,000  
Cory Weiss 310.922.1124



## BRENTWOOD

400 N. Bristol Avenue | 5 Bedrooms | 7 Baths | \$9,495,000  
Juliette Hohnen 323.422.7147



## HOLLYWOOD HILLS | PRICE REDUCTION

9342 Sierra Mar Drive | 4 Bedrooms | 7 Baths | \$8,995,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



## PACIFIC PALISADES | PRICE REDUCTION

269 Bellino Drive | 6 Bedrooms | 6 Baths | \$8,395,000  
Tracy Tutor Maltas 310.722.2267



## BEVERLY HILLS

2305 Worthing Lane | 6 Bedrooms | 10 Baths | \$7,499,999  
Marshall Peck 323.497.3279



## BEVERLY HILLS | NEW LISTING

2620 Benedict Canyon Drive | 5 Bedrooms | 6 Baths | \$5,995,000  
Heather Bilyeu 310.924.4664 | Josh Altman 310.819.3250

WEST COAST HEADQUARTERS  
150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888

[ELLIMAN.COM/CALIFORNIA](http://ELLIMAN.COM/CALIFORNIA)



**HOLLYWOOD HILLS | PRICE REDUCTION**

2649 La Cuesta Drive | 4 Bedrooms | 6 Baths | \$4,495,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



**CALABASAS | PRICE REDUCTION**

5150 Garrett Court | 6 Bedrooms | 7 Baths | \$3,750,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



**SANTA MONICA**

2140 Stewart Street | Commercial Recording Studio | \$3,450,000  
Liz Farwell 310.384.8587 | Juliette Hohnen 323.422.7147



**BIRD STREETS**

9306 Warbler Way | 3 Bedrooms | 3 Baths | \$2,995,000  
Juliette Hohnen 323.422.7147



**WESTWOOD | PRICE REDUCTION**

10795 Wilshire Blvd. PH 502 | 3 Bedrooms | 4 Baths | \$2,595,000  
Tracy Tutor Maltas 310.722.2267



**LOS FELIZ | NEW LISTING**

2503 Aberdeen Avenue | 3 Bedrooms | 3 Baths | \$2,199,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



**SANTA MONICA | NEW LISTING**

660 Pier Avenue | 4 Bedrooms | 2 Baths | \$2,195,000  
Juliette Hohnen 323.422.7147



**HANCOCK PARK | NEW LISTING**

135 N Beachwood Drive | 3 Bedrooms | 4 Baths | \$2,195,000  
Juliette Hohnen 323.422.7147



**BEVERLY HILLS | LEASE**

630 Mountain Drive | 5 Bedrooms | 8 Baths | \$45,000 per month  
Cory Weiss 310.922.1124 | Tracy Tutor Maltas 310.722.2267

# THE ALTMAN BROTHERS



## PALOS VERDES PENINSULA | BY APPOINTMENT ONLY

HACIENDA DE LA PAZ | 9 BEDROOMS | 25 BATHS | ~8 ACRES | \$53,000,000

### ARCHITECTURAL TRIUMPH WITH PANORAMIC VIEWS

One of the most celebrated architectural masterpieces in North America, Hacienda de la Paz is situated on 8 majestic acres at the crest of the Palos Verdes Peninsula. Designed by world renowned Spanish architect Rafael Manzano Martos and reimagined as a 19th century Andalusian estate, the Hacienda is both a tranquil retreat for intimate family life and a grandiose setting for large-scale entertaining. The 18th century Neoclassical ballroom is one of California's largest while the 10th century hamam features a spa experience that rivals the finest resorts in the world. Capturing magnificent ocean, mountain and city views, Hacienda de la Paz is surrounded by immaculately manicured grounds and nestled within the only guard-gated city in America, Rolling Hills - a blissfully quiet coastal community minutes from the heart of Los Angeles. From the awe-inspiring architecture to the idyllic acreage, Hacienda de la Paz is undeniably a real estate rarity and one of the world's most unique private estates.

**JOSH ALTMAN**  
310.819.3250

**MATTHEW ALTMAN**  
323.791.9398

**SANTIAGO ARANA**  
310.855.4595

**MAURICIO UMANSKY**  
310.994.6451

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REAL ESTATE

 THE ALTMAN BROTHERS



# THE ALTMAN BROTHERS



**OPEN HOUSE TUESDAY 11-2 | 2503 ABDERDEEN AVENUE | LOS FELIZ**  
3 BEDROOMS | 3 BATHS | \$2,199,000

PRISTINE  
LOS FELIZ  
MID-CENTURY  
MODERN

The Stone Residence designed by Donald G. Park is a pristine example of a mid-century modern. Nestled in the hills above Los Feliz, this immaculate 3 bedroom/3 bathroom trophy home is just moments from Griffith Park, Griffith Observatory, Sunset Strip and the Greek Theatre. The 1960s modernist structure features floor-to-ceiling windows, walnut-paneled walls & a great room with a sunken wet bar. An impressive foyer lined with gallery walls & terrazzo floors connects the two wings of the home. Untouched Teakwood paneling, large marble tub, charming fireplace & walls of glass are all testaments to the architectural significance of this Los Feliz charmer.

**AB** THE ALTMAN BROTHERS

**JOSH & MATTHEW ALTMAN**

310.819.3250

Josh@theAltmanBrothers.com

**HAROLD RHODES**

818.281.5451

Harold.Rohdes@gmail.com

**kw**  
KELLER WILLIAMS  
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REAL ESTATE



## GORGEOUS CONTEMPORARY SPANISH | 135 N BEACHWOOD DRIVE, WINDSOR SQUARE

3 BEDROOMS | 4 BATHS | \$2,195,000

OPEN TUESDAY  
MARCH 29TH, 11-2  
COFFEE CART

Updated contemporary Spanish home on the best street in Windsor Square. Close to Larchmont shopping/dining. With 10 foot ceilings, this stunningly designed home is bathed in light thanks to skylights and lots of windows, providing impressive volume and a bright, open feel. Gourmet kitchen has center island and Viking appliances. Large master suite opens to the backyard oasis, with pool, spa and detached garage currently used as a gym/studio. Two additional bedrooms are surprisingly grand, each with their own bathroom styled with marble tile and glass shower. Hardwood floors throughout. Beautifully upgraded with modern amenities, such as hot/cold filtered water, alarm, A/V system with speakers in every room, electric awning over master French doors, and high-end eco-friendly artificial grass.



**JULIETTE HOHNEN**

323.422.7147

juliette.hohnen@elliman.com

juliettehohnen.com

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## CHARMING CHARACTER SPANISH IN OCEAN PARK | 660 PIER AVENUE, SANTA MONICA

4 BEDROOMS | 2 BATHS | \$2,195,000

OPEN TUESDAY  
MARCH 29TH, 11-2  
COFFEE CART

Beautifully updated Spanish home in highly sought-after Ocean Park neighborhood of Santa Monica. Downstairs features large gourmet kitchen, living room, dining room, 3 bedrooms (one currently used as den), and 1 full bath. Comprising the entire second floor, the charming master suite is flooded with light and includes an incredibly bright full bath and walk-in closet. Additional amenities include gorgeous newly polished hardwood floors throughout, French doors in kitchen which open to wooden deck ideal for BBQ and entertaining, detached 1-car garage, and a bocce ball court in the backyard. This adorable pink Spanish charmer is west of Lincoln, offering the best Santa Monica location, and a short distance to the beach.



**JULIETTE HOHNEN**

323.422.7147

juliette.hohnen@elliman.com

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Introducing Metropolis,  
the new capital of Los Angeles  
Luxury. An exclusive collection  
of residential towers, skyparks  
and pools, retail, dining and  
an upscale hotel in the heart  
of Downtown Los Angeles.

Tower I is over 70% sold with  
anticipated move-ins year-  
end 2016. Tower I features  
MET SIX, a private residence  
club and urban sanctuary  
overlooking DTLA.

Tower I and Tower II starting  
from the high \$500,000's  
to over \$2 million. Visit today  
to secure best selection of  
released residences.

**3% Broker Commission!**  
**Anticipated Closings Late 2016**

# A CITY WITHIN A CITY



**Metropolis Sales Gallery**  
Open Daily 10am-6pm  
777 S. Figueroa St. 47th Floor  
Los Angeles, CA 90017  
855-657-8300  
[MetropolisLosAngeles.com](http://MetropolisLosAngeles.com)





#### MET SIX LUXURIES

- Resort-style skypool with cabanas and lounge areas
- Outdoor Pavilion with kitchen facilities and barbecues
- Walking paths with meditation gardens
- Dog park with self-grooming station
- Lavish Spa with city views
- Fitness Center
- Indoor Yoga Studio
- Dressing rooms with separate steam rooms and lockers
- Billiard Room
- Theatre screening room with designer seating
- Residents' lounge
- Club Room and pantry

1. TOWER I: OVER 70% SOLD. ANTICIPATED 2016 YEAR-END MOVE-IN'S (889 FRANCISCO ST., LOS ANGELES, CA 9001)
2. HOTEL INDIGO: COMING 2017
3. TOWER II: RESIDENCES NOW SELLING (877 FRANCISCO ST., LOS ANGELES, CA 90017)
4. TOWER III: FUTURE RESIDENCES
5. FUTURE RETAIL PAVILION
6. MET SIX: TOWER I PRIVATE CLUBHOUSE WITH GYM, SKYPARKS & POOL
7. MET NINE: TOWER II PRIVATE CLUBHOUSE WITH GYM, SKYPARKS & POOL
8. PUBLIC ART: CONVERGENCE, DIGITAL ART BY L.A. BASED ARTISTS SUSAN NARDULI & REFIK ANADOL
9. FUTURE SKYPARKS



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