

AREA

4

10843 Portofino Place, Bel Air

OPEN TUESDAY 11AM - 2PM



BEL AIR – HOLMBY HILLS



Sally Forster Jones  
John Aaroe Group  
310.691.7888  
sallyforsterjones.com



Lisa Sherman  
Sotheby's International Realty  
310.786.1851  
lisa.sherman@sothebyshomes.com

**NEW LISTING: \$2,295,000 | 10843Portofino.com**

An incredible opportunity in upper Bel Air. Located on a large private lot on a quiet cul-de-sac street, lies this wonderful 4 bedroom, 2.5 bathroom home. The private driveway opens to a large motor court with ample parking. The home features light and bright living spaces including the family room, kitchen with breakfast area, formal dining room, and a step down formal living room with beamed ceilings, a warm fireplace, and doors that open to the rear yard. Perfect for relaxing or entertaining, the secluded yard highlights a large sparkling pool, grassy yard, and an expansive covered brick patio. Additional features include new carpet and paint, side by side laundry room, and 2-car attached garage. Don't miss this opportunity to make this lovely home your own!

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 / Lisa Sherman CalBRE# 01005823



RARE OFFERING \* END UNIT WITH  
VIEWS \* 3000SQFT, FABULOUS!

AREA  
4

BEL AIR - HOLMBY HILLS



TUESDAY, MARCH 8TH, 11-2PM MUST  
SEE, RARE OFFERING!

\$1,675,000

2455 ANGELO DR, UNIT 4

1ST TIME ON MARKET \*\* RARE END-UNIT LOCATION, UP A LONG PRIVATE DRIVE  
\*\* SWEEPING CITY, MOUNTAIN AND PARK-LIKE VIEWS \*\* NEARLY 3000SQFT \*\* 4  
SPACIOUS BEDROOMS \*\* UPDATED KITCHEN WITH EXPANDED FAMILY ROOM \*\*  
BEAUTIFUL LIVING ROOM & FORMAL DINING \*\* BRIGHT INVITING INTERIOR \*\*  
BEAUTIFUL BACKYARD \*\* RESORT LIKE COMMUNITY - POOLS, TENNIS COURTS,  
PARKS, RECREATION & GYM \*\* CLOSE TO GLEN CENTER \*\* MUST SEE IMMEDIATELY,  
VERY WELL PRICED FOR THIS UNIQUE SETTING \*\*

TANIA FERRIS

310-713-8234

TaniaFerris68@aol.com

www.2455Angelo.com

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AREA  
6

## 1822 WESTRIDGE ROAD

BRENTWOOD

OPEN TUESDAY 11-2PM

5 BEDROOMS | 5.5 BATHROOMS | 5,505 SQ. FT. | 49,016 SQ. FT. LOT

A Stylish Brentwood Estate with Designer Pedigree. Renowned designer Nancy Heller has created a modern sanctuary in the heart of prime Brentwood. Situated on over one acre, a long, gated driveway leads up to the private estate with breathtaking views of Downtown to the ocean. No details were spared throughout the fully updated home with five en-suite bedrooms. Walls of Fleetwood glass slider doors open to a beautiful deck with an infinity pool overlooking the entire city. The home also features a large carport and two-car garage.

**JONAS HELLER**  
424.221.5018

OFFERED AT \$9,995,000



An international associate of Savills

THEAGENCYRE.COM





AREA  
6

BRENTWOOD



13107 BOCA DE CANON \$8,495,000

[WWW.13107BOCADECANON.COM](http://WWW.13107BOCADECANON.COM)

Gayle Weiss  
[gaylemweiss@gmail.com](mailto:gaylemweiss@gmail.com)  
Cell: 310.880.7948  
BRE#: 01050268

Rochelle Atlas Maize  
[rochelle@rochellemaize.com](mailto:rochelle@rochellemaize.com)  
Cell: 310.968.8828  
BRE#: 01365331

NEW LISTING IN BRENTWOOD

OPEN TUES 3/8 11-2PM

 MAIZE WEISS  
LUXURYESTATES





AREA  
7

WEST LOS ANGELES

# Best Property in West LA!

## \$1,795,000



1946 S BARRINGTON AVE #1  
**March 8, 2016 11AM-2PM**



Welcome to West LA! CUSTOM BUILT WITH EXCEPTIONAL FINISHES THROUGHOUT has Viking appliances, custom hardwood floors/cabinets w/ granite counter tops a large gourmet kitchen. Master suite has a large closet, gas fireplace & French doors that lead to separate balcony plus 2 skylights.

Direct private access 2car garage side by side. This is a front unit! 2story townhouse w/ 4BR 3.5BA. An alternative to a single family home w/ only 1 common wall between the 2 unit side by side units no 1 above u or beneath u.



Camila Healy  
 310-801-2543



10931 W. Pico Blvd Los Angeles, CA 90064



HEATHER&LEARKA

424.202.3208 | heatherandlearka@telesproperties.com



BEVERLYWOOD VICINITY

1819 S. Crescent Heights  
Los Angeles  
  
3bd 2ba  
Listed at \$949,000

New Listing - It's Hip, It's Traditional, It's Everything!

Vintage meets modern in this beautiful Faircrest Heights home. 3 bed/2 bath, over 1,700 square feet of living space, and a big backyard with deck and detached garage. Full of classic details. It's hip, it's traditional, it's everything. 1819CrescentHeights.com



Heather T. Roy: California Bureau of Real Estate #01398002 | Learka Bernal: California Bureau of Real Estate #01796380  
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## Where? When?

The MLS Technology Summit™

Thursday, March 31st

**Skirball Cultural Center**

2701 N. Sepulveda Blvd.  
Los Angeles, CA 90049

**Tickets:**

**Early Bird Realtor: \$99\***

**Early Bird MLO: \$109\***

\*Parking, lunch,  
and beverages included!

For tickets and more information, go to...

**summit.themls.com**

**Or Call The MLS™ Help Desk: (310) 358-1833**



## OCEAN VIEWS AT THE PARK PLAZA

### 515 Ocean Avenue #507-N, Santa Monica CA 90402



### OPEN TUESDAY 11-2

Views abound in this incredible opportunity to own in the prestigious Park Plaza Santa Monica. From your open living room and dining area, master bedroom, or large balcony you can look across Palisades Park and a beautiful palm tree lined boulevard to the Pacific Ocean; or, look out from your breakfast bar towards the Santa Monica mountains in the North East. This end-corner unit has a wonderful master bedroom suite, 2nd bedroom with en-suite bath, an ample size separate den, guest powder bath and separate laundry room. Move right in, or remodel to create your own contemporary, sophisticated, beach heaven. The Park Plaza offers 24 hour security, a concierge and valet service, on-site manager, pool, spa, sauna, fitness room, side by side parking, and additional storage. Come live a luxurious life-style in Santa Monica.

**Offered at \$2,395,000**



**Whit Prouty**  
Coldwell Banker - Beverly Hills North  
310-962-6942 cell  
[whit@whitprouty.com](mailto:whit@whitprouty.com)

CalBRE #01303275



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AREA  
14

SANTA MONICA

# Classic 2 Story Townhome!



1235 EUCLID ST #5

**Tuesday March 3rd 11-2PM, Sunday March 13th 2-5PM**

The townhome you've been waiting for! Fantastic Location! Proximity to the many wonderful places in Santa Monica!! Stylish updates throughout kitchen and bathrooms. Master Suite has walk in closet w/ built ins, dual vanity bath vaulted ceilings, and dormer windows! Hrdwd flrs at 1st level, stairwell, landing w/

lg SXS washer and dryer units in laundry closet w/extra storage. Charming six unit bldg. w/ sec gated entry/gar. EQ Ins.& water inc in HOA @ \$385.00 pr Mo! Bring your clients!

Offered At **\$878,000**



Joyce Gottlieb  
310-283-8931

WWW.GOTTJOYREALTY.COM

EnJoy Your Home...EnJoy Your Life...



# New California Coastal Reduced

\$5,495,000



AREA  
15

PACIFIC PALISADES

728 EL MEDIO AVENUE, PACIFIC PALISADES - 728ELMEDIO.COM  
**Open House Tuesday, March 8th from 11 - 2**



Thoughtfully designed, meticulously hand-crafted, technology driven and Green Point Rated, 728 El Medio Avenue is a brand new, uniquely custom, California Coastal home that was built to exceed all expectations. Completed in 2016 and with six, en-suite bedrooms and eight bathrooms on three

levels of approximately 6,643 square feet, the property encourages an indoor-outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabaña and a sun drenched entertainment level.



Neil Smith  
310-235-1451



310-990-9641



11601 Wilshire Blvd., 5th Floor Los Angeles, CA 90025  
728ELMEDIO.COM



AREA  
22

2306ObservatoryAvenue.com

## PASCALALDEBERT

323.821.3265 | pascal.aldebert@telesproperties.com



## 2306 Observatory Avenue Los Feliz

2bd 2ba +Den

Listed at \$1,425,000

## SPANISH GEM IN LOS FELIZ

Rare Opportunity! First time on the market in 22 years! This 2 Bed, 2 Baths + Den Spanish original has been meticulously maintained and tastefully updated, with a sexy vintage kitchen, hw floors, and vaulted ceilings. Large private backyard includes a pool, a garage and a guest house/studio with full bath and kitchen. Private, serene location North of Los Feliz Blvd, 8 mn walk to Griffith Park and walking distance to trendy Hillhurst and Vermont Avenues. 2306ObservatoryAvenue.com

Pascal Aldebert: California Bureau of Real Estate #01335243

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**TELES**  
PROPERTIES

LOS FELIZ



# JOHN METTLE

## HOME INSPECTIONS

20 years & 10,000 Home Inspections in Los Angeles

Civil Engineering Degree

Certified CREIA (*California Real Estate Inspection Assoc.*) Home Inspector

Detailed and easy to read report includes summary and photos

Professional, Thorough, and Works easily with Realtors & Clients

As an agent working with Buyers, I am glad to have John Mettle in the Field. John's reports are the most thorough, professional, and user-friendly. The format of his reports with pictures, summary and itemized sections helps me and my Buyers understand and discuss what the concerns and issues are with the house. It makes it easier for me to get estimates from contractors and helps me negotiate credits with the Sellers because the issues are clearly spelled out in his reports for everyone to understand.

*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)*



MOBILE: (818) 400-0227

JMETTLE@GMAIL.COM

WWW.JOHNMETTLEHOMEINSPECTIONS.COM



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ADVERTISING VEHICLE  
IN BEVERLY HILLS IS **PRINT**,  
OR MORE SPECIFICALLY  
THE MAGAZINE PUBLISHED  
BY THE MLS.”  
- WAV GROUP

4,500<sup>+</sup>  
HIGH-END  
MAGAZINES  
DELIVERED WEEKLY

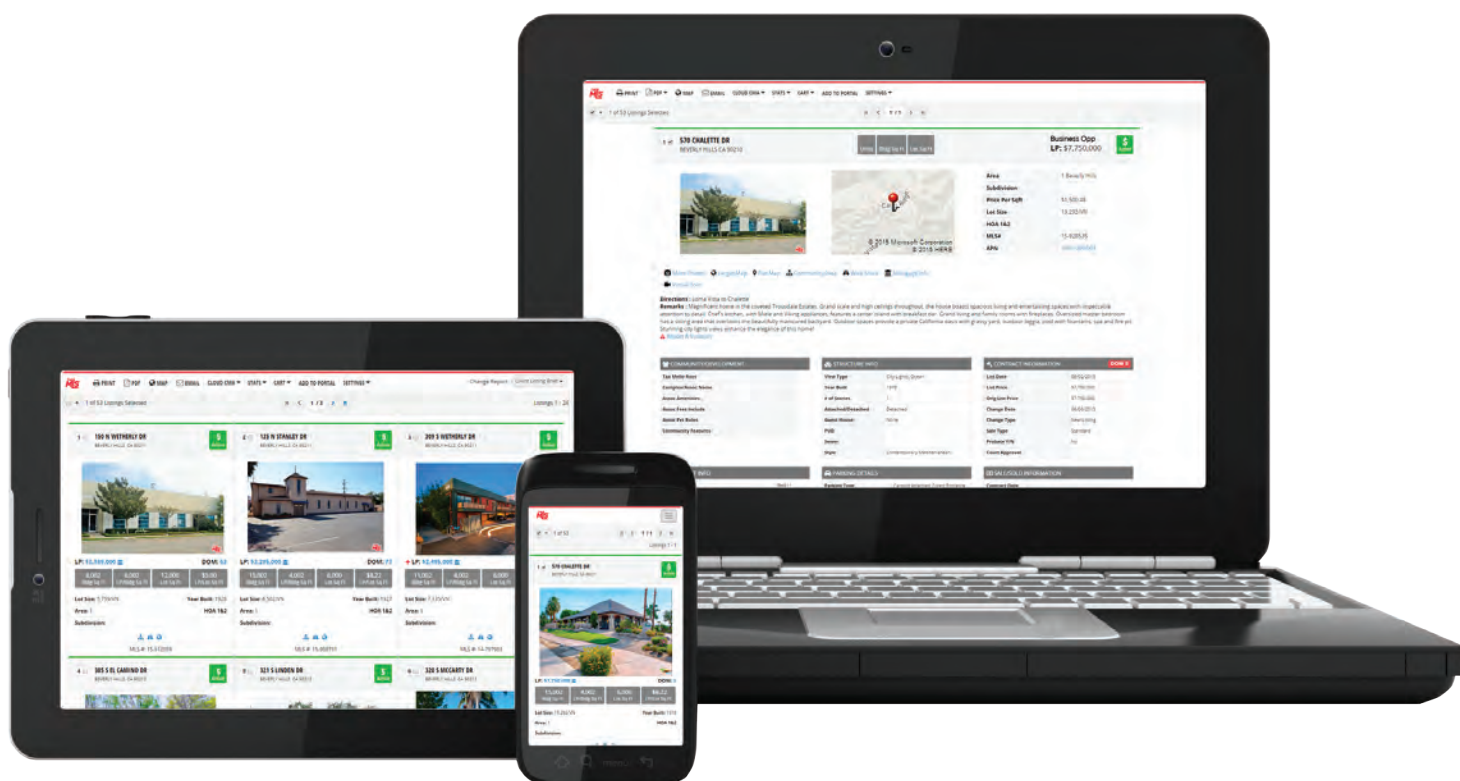


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\*Parking, lunch,  
and beverages included!

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TUESDAY

01 Beverly Hills Single Family

✕ 1023 N ROXBURY DR

Lunch 11-2 592D7

\$19,500,000

8+7

MEDITERRANEAN



MLS#16-978717

Myra Nourmand 310-888-3333

NOURMAND&ASSOCIATES

NEW

Gated classic villa with over 10,000 sq. ft on legendary North Roxbury Drive. Designed in the finest Mediterranean tradition in Beverly Hills offering 8 bedroom+ 7 bath home. Enter this tennis court property through a domed entry foyer into a step-up living room with vaulted ceilings, hardwood floors and over sized French doors. Elegant formal dining room features soaring ceilings and hand-painted murals. Luxurious master suite with sumptuous dual marble bath.

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

1110 MAYTOR PL

Open 11-2

\$9,250,000

3+4

VILLA



MLS#16-101424

Kurt Rappaport 310-860-8889

WEA

NEW

INCREDIBLE "OLD HOLLYWOOD" ARCHITECTURAL IN TROUSDALE

If you want truly chic and stylish on a prime cul-de-sac in the best section of Trousdale, this is it. Glamorous "Old Hollywood" Villa designed by John Wolff, boasting gorgeous head-on city to ocean views. High ceilings thru-out, incredible LR, formal DR, gorgeous master suite w/ glamorous walk-in closet + 2 gst suites each with their own courtyard. Beautiful swimming pool & outdoor areas perfect for entertaining. Large motor court. A true architectural gem. First time for sale in a generation.

Blt-Ins,Rng/Ovn,Fridge

✕ 321 S CANON DR

Lunch 11-2

\$3,350,000

4+5

2sty-ARCHITECTURAL



MLS#16-101424

Margery Chirchick 310-927-1049

RODEO REALTY - BH

NEW

NEW BEVERLY HILLS ARCHITECTURAL!

You know you're home when you enter this beautiful Beverly Hills property with four bedrooms, four and a half baths; Stunning pool and spa. Open and bright eat-in, center island kitchen; Formal dining room; Prestigious living room with decorative fireplace; Downstairs master suite and one additional bedroom suite; Two upstairs bedroom suites; Upstairs office/parlor; Glistening pool and spa; Wonderful location minutes to famous Beverly Hills shopping, restaurants and entertainment!

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

01 Beverly Hills Condo / Co-op

131 N GALE DR #1B

Refresh. 11-2

\$549,000

1+1

MID-CENTURY



MLS#16-101890

Yale Scott 805-930-9253

THE COLLECTIVE

NEW

GORGEOUS 1 BED/1BATH W/ LARGE PATIO

This modern & bright 1 bed, 1 bath condo in Beverly Hills is beautiful and spacious. Unit has large outdoor patio and open floorpan with new flooring and recessed lighting. Kitchen has new Bosch Dishwasher and stainless steel refrigerator conveys. 1 Covered Garage Parking Spot. Free Laundry Community Laundry Room. Shared Outdoor Space on Main Level. Prime Beverly Hills location North of Wilshire. Low Condo Fees! Mid-century modern building designed by architect Raymond Kappe.

3% Commission!

REMINDER

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

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

02 Beverly Hills Post Office Single Family


9653 OAK PASS RD

Open 11-2

\$5,795,000

5+6

CONTEMPORARY



MLS#16-970955

Eric Lavey 310-908-6800

NEW

THE FAMOUS GRILLED CHEESE TRUCK... ON US

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

2468 COLDWATER CANYON DR

Open 11-2

\$4,499,000

5+5

MEDITERRANEAN



MLS#16-970955

Justin Mandile 424.230.7807

THE AGENCY

NEW

NEW PRICE

Beautiful Mediterranean style villa located up a secluded gated driveway, set well above Coldwater Canyon. Complete privacy. Voluminous public rooms, complimented by use of stone, tile, granite and hand carved molding. French doors throughout allow easy access for indoor/outdoor entertaining. Situated on a serene half acre surrounded by the natural landscape of the California mountains. Enjoy the outdoor amenities, including pool, spa, barbeque and outdoor entertaining loggia.

MUST SELL!

2265 BOWMONT DR

Open 11-2

\$3,595,000

4+3.5

1sty-TRADITIONAL



MLS#16-973163

Josh Flagg 310.720.3524

RODEO REALTY - BH

NEW

STUNNING SINGLE STORY EAST COAST TRADITIONAL

Beautifully and fully renovated, East Coast Traditional Home. Crafted with the finest finishes, while maintaining much of its original beauty and architecture. Lushly landscaped , 4 + 3.5, plus office, single story home. Gourmet kitchen, master suite with sitting area and spacious master bath with soaking tub. Open floor plan leads to outdoor sitting area with fireplace, pool, and upper deck ideal for indoor/outdoor entertaining.

Range, Refrigerator, Freezer, Fireplace


1722 FERRARI DR

Open 11-2

\$2,295,000

4+3

RANCH



MLS#16-973163

Jade Mills 310-285-7508

COLDWELL BANKER

NEW

PRIVATE ONE-STORY RETREAT

Located up a long private driveway at the end of a cul-de-sac just minutes from the heart of Beverly Hills, this wonderful single-story Ranch style home offers a secluded & tranquil retreat. Spacious open living room with fireplace, dining room, family room, & kitchen with professional appliances, marble countertops & breakfast bar. Large master suite with luxurious bath, 2 family bdrms with shared bath, & 4th bdrm or office. Lovely yard with patio, pool, spa, grass area, & lush landscaping.

Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

✕ 1826 COLDWATER CANYON DR

Lunch 11-2

\$1,950,000

4+4

1sty-OTHER



MLS#16-101310

Cathy Kamran 310-430-5346

KELLER WILLIAMS BH

NEW

BEST DEAL IN POST OFFICE

Tucked away and private with a fantastic indoor/outdoor floor plan awaits your touch to make this your perfect home. Gorgeous front yard from the side street leads into the entrance of this home. This beauty features 4 bedrooms and 4 baths, brand new kitchen, maid's quarter, laundry room, and gracious open floor plan that leads into the backyard with large size pool and gazebo. Perfect for family and entertainment.




10001 REEVESBURY DR

Open 11-2

\$999,000

2+2 MID-CENTURY



MLS#16-102310

Joy Denton 310-786-1847

SOTHEYB'S INT'L

GREAT BUY BHPO

Light & bright mid-century with warm contemporary vibe. Expansive living room has an open floor plan with hardwood floors, wood burning fireplace and gas starter, and floor to ceiling windows. French doors open off the dining room to a private patio for al fresco dining. The gallery kitchen is accented by skylights and ample granite counters with a convenient serving bar. The master bedroom features a spacious walk-in closet with organizers and French doors leading to additional private patio.

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


NEW

9694 OAK PASS RD

Open 12-2

\$30,000,000

7+10 CONTEMP MED



MLS#15-959873

Valerie Fitzgerald 310-285-7515

COLDWELL BANKER RESI

rev

Private gated celebrity enclave of "Oak Pass Road" complete compound just under 2 acres designed by previous celebrity ownership. Main house chic modern finishes, light oak floors, large open space, formal living room w fireplace and terrace, dining room, chefs kitchen, professional screening room, luxurious master and baths, children wing, family/game room, amazing grounds with "paradise pool" and waterfall.

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

02 Beverly Hills Post Office

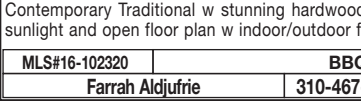
Lease

10101 ANGELO CIR

Refresh. 11-2

\$14,500

4+3 1sty-OTHER



MLS#16-102320

Farrah Aldjufrie 310-467-9542

THE AGENCY

NEW

Contemporary Traditional w stunning hardwood floors, recessed lighting, &crown moldings. Tons of natural sunlight and open floor plan w indoor/outdoor flow. Updated kitchen& bathrooms, pool, yard, BBQ

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

10101 ANGELO CIR

Refresh. 11-2

\$14,500

4+3 1sty-OTHER



MLS#16-102320

Farrah Aldjufrie 310-467-9542

THE AGENCY

NEW

GORGEOUS CONTEMPORARY TRADITIONAL IN BH W/ POOL!

On a quiet cul-de-sac in prime Beverly Hills, this charming one-story is immaculate! Spacious living room with fireplace and french doors opens to the backyard with pool, grass, and BBQ. Office/gym/guest suite on one side of the home aside the kitchen and dining areas. On the other, a Master Suite with fireplace and french doors opening to the backyard, as well as 2 addl guest rooms. Crown moldings, hardwoods, recessed lighting and modern bathrooms complete this light-filled home!


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

2798 ELLISON DR

Open 11-2

\$10,000

4+3 1sty-MID-CENTURY



MLS#16-982413

Joan Sather 310-740-0302

SOTHEYB'S INTERNATIO

NEW

SERENE LEASE ON CUL-DE-SAC IN B.H.PO

Live in serene privacy on a cul-de-sac in Beverly Hills Post Office with glorious canyon views. This open & bright mid-century home includes an updated kitchen, gleaming wood floors, & windows providing abundant light. The floor plan is perfect for California indoor/outdoor living. Walls thru-out are freshly painted in crisp white. Home feels pristine. The yard wraps around the house w/large lap pool w/pool deck, generous patios & a sweeping canyon panorama. Truly a comfortable & easy life here.

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

OPEN HOUSE STATUS

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

NEW

New, automatic status

NEW\*

New, not yet listed

RED

Reduced

REV

Review, automatic status

BOM

Back on Market

03 Sunset Strip - Hollywood Hills West

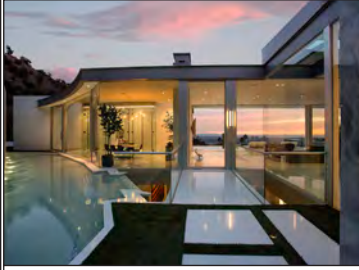
Single Family

1814 N DOHENY DR

Open 11-2

\$23,950,000

5+7 MODERN



MLS#16-976793

D Fenton, J Huchel 310.858.5474

HILTON & HYLAND

NEW

DOHENY MODERN

Sunlight, Water and Sky - A Work of Art completed in 2016 designed by Paul McClean. Seamless incorporation of indoors and out, tied by a dynamic use of water including an epic 130ft infinity edge pool. High Impact 12ft ceilings throughout and walls of glass showcasing jetliner views to the Pacific Ocean. A trophy in a class of its own. Shown only to prequalified Buyers. Please visit www.DohenyModern.com for more information.

www.drewfenton.com www.justinhuchel.com

1525 BLUE JAY WAY

Open 11-2

\$17,900,000

4+6 CONTEMPORARY



MLS#16-101388

Kurt Rappaport 310-860-8889

WEA

NEW

INCREDIBLE CONTEMPORARY - BEST VIEWS IN THE BIRD STREETS

Spectacular unobstructed city to ocean jetliner views. Completely private & secluded, with floor to ceiling walls of glass that open to an incredible infinity pool, outdoor living room, fire pit & a separate roof deck that overlooks the entire LA basin. Spectacular open floor plan features large living room, dining room, media room, gourmet kitchen with commercial appliances, incredible master suite with office sitting room and spa-like bath, gym, state-of-the-art electronics and much more.

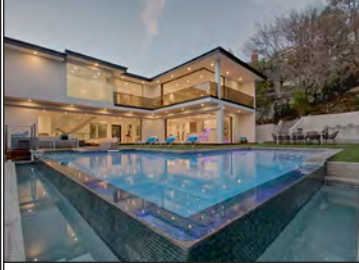
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Intrcm

1516 N KINGS RD

Open 11-2

\$7,999,000

5+6 MODERN



MLS#16-101458

Steven Kay 310-275-3999

NELSON SHELTON RE

NEW

STUNNING ENTERTAINER'S DELIGHT

The house that has it all! Stunning, clean contemporary lines, gated circular driveway with parking for 8 cars. High ceilings, huge rooms with enormous master suite and steam shower for a party. Exterior glass pocket doors that slide into walls, maximizing views of expansive green yard, Jacuzzi, swimmers infinity pool and city views. Entertainers Delight!

www.ogroup.com

1424 RISING GLEN RD

Lunch 11-2

\$7,199,000

4+5 CONTEMPORARY



MLS#16-101458

Jason Oppenheim 310-990-6656

THE OPPENHEIM GROUP

NEW

AN EXCEPTIONAL ESTATE IN THE BIRD STREETS AREA

Meticulously crafted with premium materials and impeccable design, the living area boasts retractable walls of glass creating a seamless indoor/outdoor experience. An exquisite Master Suite overlooks sparkling city lights and boasts a tremendous walk-in closet and superbly elegant master bath. This home is a truly unique confluence of modernity and luxury that will enthrall even the most discerning buyer. Appointed with home automation, wine cellar, six-car parking.


www.ogroup.com

2562 OUTPOST DR

Open 11-2

\$4,995,000

5+5 MEDITERRANEAN



MLS#15-959497

Kurt Rappaport 310-860-8889

WEA

NEW

A PIECE OF HOLLYWOOD HISTORY - PRICED FOR IMMEDIATE SALE


Legendary Hollywood Estate filled with romance & charm. One of the great classic Outpost Estates situated on an enormous lot (over 20,000 sf). Pure, unspoiled original Mediterranean architecture w/thick plaster walls, original tiles, hand carved fireplaces, & beautiful ironwork. Perfect for entertaining. Spectacular 2-story entry leads to a magnificent LR w/beamed ceilings & French doors & windows opening to gardens, pathways, & swimmer's pool. Paneled library, formal dining room, & guest house.

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

TUESDAY



<b>2161 SUNSET PLAZA DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	4+4	1sty-ARCHITECTURAL	



**STUNNING CUSTOM HOME ON COVETED SUNSET STRIP**

Priced to sell! This exquisite contemporary compound is perched in the Hollywood Hills above Sunset Plaza & features jaw-dropping views from the Downtown skyline all the way to the Pacific Ocean. The 3-bed, 5-bath, home boasts a wide-open floor plan with high ceilings and spacious rooms ideal for indoor-outdoor living. Huge master suite with 12-foot windows, enormous walk-in closet, private media room with 120" screen, and his and hers bathrooms with oversized Jacuzzi tub.

**MLS#16-101296**  
 Josh Flagg 3107203524  
 RODEO REALTY - BEVER

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

<b>9237 WARBLER WAY</b>	Open	11-2	<b>red</b>
<b>\$4,195,000</b>	4295000	3+4	



**PRIVATE MID-CENTURY REFUGE**

Minimalist contemporary design defines this private Mid-Century refuge in the Bird Streets. A casual indoor/outdoor California lifestyle is captured w/sliding glass doors that open to the swimming pool entertainment area. The master bedroom suite offers a luxurious bath & spacious walk-in dressing room. There are 2 additional bedroom suites, an upstairs lounge, a media area, and an office/den. There is a peacefulness that emphasizes the contemporary Zen & relaxed fit of the entire house.

**MLS#15-964071**  
 Jeeb O'Reilly/Tori Barnao 323.633.1878  
 COMPASS

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

<b>2611 LAUREL PAS</b>	Open	11-2	<b>NEW</b>
<b>\$3,249,000</b>	5+3.5	2sty-CONTEMP MED	



**BEAUTIFUL CONTEMPORARY MEDITERRANEAN**

Located in the Wonderland Elementary District, at the end of a private road, this gated estate is the ultimate private hideaway on a 1.73 acres lot (about 76,000 square feet lot) with 5 bedrooms, 3.5 baths plus a family room and a studio / gym room. Completely renovated inside and out in 2013. Filled with natural light, this spacious home's open floor plan features stone and wood floors, volume wood beamed ceilings, multiple skylights & French doors.

**MLS#16-101494**  
 Josh Flagg 310.720.3524  
 RODEO REALTY - BH

<b>1307 SIERRA ALTA WAY</b>	Open	11-2	<b>rev</b>
<b>\$22,900,000</b>	5+10	2sty-ARCHITECTURAL	




**CONTEMPORARY MASTERPIECE PERFECT FOR ENTERTAINING**

Conceived with an eye towards leisure and modern design, this 13,820 sq.ft. architectural off the Sunset Strip touts interiors that are both serene and powerful while incorporating the property's natural surroundings. The home's private, sun-drenched grounds, zero edge pool and cabana lead down to a sprawling basement level with theater, gym/sauna and full bar revealing views into the pool. Additional features include a 21 ft. wine rack, all en-suite bedrooms and 7-car gallery plus 2-car garage.

**MLS#15-934373**  
 S.F. Jones/M. Umansky 3106917888  
 JOHN AAROE GROUP

<http://1307sierraaltaway.com/>

<b>3533 MULTIVIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,795,000</b>	3+2.5	3sty-ARCHITECTURAL	



**HOLLYWOOD HILLS HOME WITH JETLINER CITY VIEWS AND PRIVACY!**

What's the most-often-asked question about homes in the hills? "How's the view?" From this home, the answer is panoramic. And eye-catching. And beyond breathtaking. This three-level 3BR+loft/2.5BA single-family is oriented to bring the views into every single room. Built in 1990, the current home (at 3,527 sq.ft.) could easily be expanded since its lot size is 20,165 sq.ft. Room for a pool? Of course. Room for an addition? Yup. With some work at the City, one could even potentially split the lot.

**MLS#16-101494**  
 Jeff Yarbrough 323.854.4300  
 KW | L.A. LUXE GROUP

[www.3533Multiview.com](http://www.3533Multiview.com)

<b>7759 TORREYSON DR</b>	Open	11-2	<b>rev</b>
<b>\$3,499,000</b>	5+6	CONTEMPORARY	



**PRIVATE & GATED CONTEMPORARY MASTERPIECE ESTATE**

Private & gated contemporary masterpiece estate. Main level includes formal dining & living opening to porch, wet bar, & ensuite bed overlooking views. Kitchen w/ breakfast area & family room, opens to outdoor patio w/ bbq & full kitchen. Lower level includes ensuite bed w/ access to backyard, laundry room, & entry to 3 car garage. 2nd level has 3 ensuite bdrms including master suite w/ fireplace & spa-like bath. Outdoor area features grassy yard w/ pool & spa & views of city lights & mountains.

**MLS#16-975299**  
 Joseph Babajian 310-623-8800  
 RODEO REALTY - BH

[www.7759torreysondrive.com](http://www.7759torreysondrive.com)

<b>8044 WOODROW WILSON DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,895,000</b>	2+2	MID-CENTURY	



**FABULOUS PRIVATE LOCATION ON CELEBRITY ROW!**

Classic Mid-Century! Circa 1950 residence situated on its own private drive. In the heart of "Celebrity Row". Light, airy and spacious. Unique built ins and period features found in a mid-century. 2 fireplaces, smartly done kitchen and ample master bath. Large lot with much potential. Very private, serene, and cozy with wonderful canyon views.

**MLS#15-952319**  
 Jaime Cuevas 310-873-3000  
 COMPASS

[www.8044Woodrow.com](http://www.8044Woodrow.com)

Blt-Ins,Dshwshr,Dryer,Fridg,Wshr

<b>9306 WARBLER WAY</b>	Open	11-2	<b>rev</b>
<b>\$3,395,000</b>	3+3	ARCHITECTURAL	



**SEXY BIRD STREETS CONTEMPORARY WITH VIEWS**

This Architectural 3+3 home in the Bird Streets has panoramic views. Designed & overseen by a seasoned designer trained by Michael Smith. Custom kit w/high end appliances & center-island. The 2nd level is the master suite incl a bdrm w/prvt balc, walk-in closet & mstr ba w/soaking tub & dual shower heads. The indoor/outdoor flow leads to the multiple exterior living/entertaining areas. Complete w/Ann Sacks marble, custom cabinetry, hardware & Serge Mouille-inspired Italian lighting.

**MLS#16-975573**  
 Juliette Hohnen 323.422.7147  
 DOUGLAS ELLIMAN

co-listed with Kira Gould 310.963.9563

<b>6800 MULHOLLAND DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,598,000</b>	2+2	MID-CENTURY	



**NEW LISTING, FAB PRICE! SEE COLOR & B/W ADS**

NEW LISTING, FABULOUS PRICE! Hollywood Hills, "Original" Mid-Century home, circa, 1949, w/ unobstructed VIEWS from the HOLLYWOOD SIGN to DTLA, just minutes from major studios, Hollywood and the Bowl. Situated on 3.4 glorious acres, including a large flat area w/ 2 pads, this iconic 2+1.75 home is ideal to expand, remodel or rebuild new to your needs and wants. In addition to house, ample room for pool, gh, studio, tennis or Bocce Ball courts, the opportunities are endless. 6800Mulholland.com

**MLS#16-101816**  
 Ken Shields 310-270-5152  
 JOHN AAROE GROUP

[6800Mulholland.com](http://6800Mulholland.com)

<b>8291 PRESSON PL</b>	Open	11-2	<b>rev</b>
<b>\$2,995,000</b>	4+5	TRADITIONAL	



**EXQUISITE CHARLES DORIAN RETREAT ABOVE SUNSET STRIP**

Charles Dorian Residence- 1928. Built by the Oscar-winning director, this retreat is a minute above the Chateau Marmont on a quiet cul-de-sac. Formal entry w/ sweeping staircase, wrought iron railings & dramatic living room w/ fireplace, soaring vaulted ceiling & French doors that open to gardens. Chef's kitchen w/ Viking Appliances & La Cornue stove connects to formal dining room. Den w/ bar. Upstairs, a master suite w/ city light views & 2 more bedrooms. Guest house w/ private entry & bath.

**MLS#16-978609**  
 ST.JAMES + CANTER +SALIM 917.459.2664  
 BERKSHIRE HATHAWAY

[www.8291PRESSON.COM](http://www.8291PRESSON.COM)



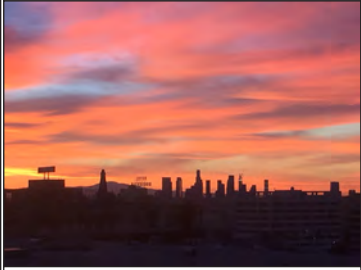
03 Sunset Strip - Hollywood Hills West Condo / Co-op

7270 HILLSIDE AVE #305

Open 11-2

\$499,000

1+2 CONTEMPORARY



MLS#16-102316

Jimmy Martinez 323-377-0548

PARTNERS TRUST BH

NEW

RARE TOP FLOOR CITY VIEW CONDO. BRIGHT EAST FACING UNIT PROVIDES DAZZLING CITY, MOUNTAIN & DOWNTOWN LA VIEWS. HUGE DELUXE 1BR/2 BA W/ HARDWOOD FLOORS\*, SMOOTH CEILINGS, CENTRAL AC & REMODELED BATHS W/ SKYLIGHTS. NEWLY UPDATED KITCHEN W/ QUARTZ COUNTERTOPS, CARRARA MARBLE\* BACKSPLASH & STAINLESS STEEL APPLIANCES. LARGE LOFTLIKE SPACE HAS EFFORTLESS INDOOR/OUTDOOR FLOW TO A HUGE BALCONY. HUGE BEDROOM W/ VIEWS & WALK-IN CLOSET. COMPLEX HAS A PEACEFUL COURTYARD, SPARKLING POOL & SPA.

www.HousesinLA.com

7135 HOLLYWOOD #509

Open 11-2

\$499,000

2+2 5sty-CONTEMPORARY



MLS#16-102792

Danny Mahelka 213-359-4097

COLDWELL BANKER RESI

NEW

2 BEDROOM/ 2 BATHROOM REMODELED CORNER UNIT IN HOLLYWOOD!

Large northwest facing 2 bedroom/ 2 bathroom remodeled corner unit in coveted Hollywood Versailles Tower. Through the corridor of the condo escape to a spacious living room and formal dining room all with hardwood floors throughout. Pass the living room leads to a spacious balcony with amazing views; ideal for relaxing and entertaining! These views are seen from every bedroom through large windows allowing tons of light. Updated kitchen features built-in appliances with stone tile countertops.

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

6732 HILLPARK DR #405

Refresh. 11-2

\$499,000

2+2 ARCHITECTURAL



MLS#16-101326

Jimmy Martinez 323-377-0548

PARTNERS TRUST BH

rev

PRISTINE HOLLYWOOD HILLS 2+2 CONDO \$499,000. SEE WEBSITE.

Spacious, bright, courtyard facing unit. renovated 2 bedroom 2 bathroom unit features an open remodeled kitchen, updated bathroom, master suite w/ walk-in closet & master bath, laundry inside, incredible storage/closet space, serene balcony overlooking pine trees, central AC, frosted glass doors, some hardwood floors, & 2 side by side parking spaces. complex features tennis courts, 2 pools, sauna, fitness center, lush grounds, on-site property management, security, & EQ insurance.

www.6732hillpark405.com

03 Sunset Strip - Hollywood Hills West Land

2381 SUNSET PLAZA DR

Open 11-2 592H3

\$5,500,000

5995000 Land



MLS#16-971959

Tom Scrocco/Randy Isaacs 310-890-2220

COLDWELL BANKER - SS

red

MAJOR PRICE REDUCTION - 2.25 ACRES!

Two Parcels for the Price of One. Unrivaled opportunity to own/develop in prime Hollywood Hills above the famed Bird Streets. Approximately 2.25 acres of prime unobstructed, downtown to the ocean, southern city view land, split between two parcels. Develop One / Sell One or develop both simultaneously. The skies the limit with 70%-100% ROI estimates. Includes APN(s) 5563-032-009, 5563-032-010

www.SunsetPlazaViews.com

Why Advertise? Large Distribution Area

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

04 Bel Air - Holmby Hills Single Family

301 COPA DE ORO RD

Open 11-2

\$18,000,000

8+10 FRENCH NORMANDY



MLS#16-102080

Joseph Babajian 310-623-8800

RODEO REALTY - BH

NEW

FRENCH NORMANDY ESTATE

Situated in the prestigious East Gate in prime Lower Bel Air, this beautiful 8 bedroom, 10 bathroom French Normandy estate sits on picturesque & completely private grounds with mature trees and rolling lawns. This magnificent and iconic Bel Air estate is perfect for enjoying the pleasant year-round California weather. Almost all of the classically proportioned rooms are filled with natural light and capture views of the gorgeous manicured landscaping.

www.joebabajian.com

2192 STRADELLA RD

Open 11-2

\$9,495,000

5+6 CONTEMPORARY



MLS#16-102370

Ginger Glass 310-927-9307

COLDWELL BANKER BHN

NEW

STUNNING GATED CONTEMPORARY VIEW HOME

Stunning gated contemporary w head-on downtown views & captivating views of the Stone Canyon Reservoir from almost every public rm & bedroom in the house. Fabulous curb appeal with architectural details & design, high ceilings, fabulous open custom kitch w all Miele appliances, living room & 1 suite on main level, master suite upstairs w deck and 2nd suite up, lower level w full views, home theater, family rm & additional guest suite, deck, wine cellar, gym area, sauna & lower putting green.

www.2192stradellaroad.com

1321 LINDA FLORA DR

Refresh. 11-2

\$5,695,000

5+6 2sty-TRADITIONAL



MLS#16-101326

Jimmy Martinez 323-377-0548

PARTNERS TRUST BH

NEW

BEL AIR VIEWS VIEWS VIEWS

This Traditional/Hamptons style view home was masterfully constructed in 2003 with soaring ceilings, crystal chandeliers, dark stained hardwood floors and crown moldings. 4,452 sqft. of living space includes maid's quarters, formal dining room, living room and family room. Open concept kitchen with marble countertops and top of the line appliances. Master suite, with his/hers baths and closets, overlooks yard with pool, spa and breathtaking westerly VIEWS of the Getty, canyons and ocean.


www.1321lindafloradr.com

1225 CASIANO RD

Lunch 11-2

\$2,595,000

3+4.5 CONTEMPORARY



MLS#16-102874

Larry Young 310.777.2879

BERKSHIRE HATHAWAY

NEW

LOWER BEL AIR CONTEMPORARY

Lower Bel Air 3 BD, 4 1/2 BA Contemporary w/ cyn vistas & views of the Getty. This casual, updated home has an open, spacious floor plan w/ an abundance of sunlight. Expansive living rm is large enough to host a few sitting areas, an ornate fireplace on one end & an open den or possible 4th BD on the other. Large formal dining rm & open kitchen w/ dark wood cabinetry & granite counters. All bedrooms in one wing incl. master. Pool w/ plenty of deck space. Roscomare Road & Warner School Districts.

www.1225Casiano.com

10843 PORTOFINO PL

Open 11-2

\$2,295,000

4+3 2sty-TRADITIONAL



MLS#16-102874

S. F Jones/L. Sherman 3106917888

JOHN AAROE GROUP

NEW

CHARMING BEL AIR TRADITIONAL!

An incredible opportunity in upper Bel Air located on a private cul-de-sac street lies this wonderful 4 bd, 2.5 ba home. The large driveway opens to a motor court w/ ample parking. Featuring light & bright living spaces including the family room, kitchen, formal dining room, & a formal living room w/ beamed ceilings, a fireplace, and doors opening to the yard. Perfect for relaxing or entertaining, the secluded yard highlights a large pool, grassy yard, & an expansive covered brick patio.

www.10843portofino.com

TUESDAY



<b>2455 ANGELO DR, UNIT 4</b>	Open	11-2	592A2	<b>NEW</b>
<b>\$1,675,000</b>	4+2.5	2sty-MEDITERRANEAN		



**RARE OFFERING \* END UNIT WITH VIEWS \* 3000SQFT, FABULOUS!**

1ST TIME ON MARKET \*\* RARE END-UNIT LOCATION, UP A LONG PRIVATE DRIVE \*\* SWEEPING CITY, MOUNTAIN AND PARK-LIKE VIEWS \*\* NEARLY 3000SQFT \*\* 4 SPACIOUS BEDROOMS \*\* UPDATED KITCHEN WITH EXPANDED FAMILY ROOM \*\* BEAUTIFUL LIVING ROOM & FORMAL DINING \*\* BRIGHT INVITING INTERIOR \*\* BEAUTIFUL BACKYARD \*\* RESORT LIKE COMMUNITY - POOLS, TENNIS COURTS, PARKS, RECREATION & GYM \*\* CLOSE TO GLEN CENTER \*\* MUST SEE IMMEDIATELY, VERY WELL PRICED FOR THIS UNIQUE SETTING \*\*

**TANIA FERRIS** 310-713-8234  
**COLDWELL BANKER**

www.2455Angelo.com

<b>15501 CASIANO CT</b>	Open	11-2	591G1	<b>rev</b>
<b>\$3,995,000</b>	5+6	1sty-MODERN		



Just completed designer mid-century showcase. Spectacular 5 bedrooms and 5.5 baths with cabana. Master bedroom and all living area open to a gorgeous large back yard with fireplace, deck, saltwater pool/Jacuzzi. Disappearing walls of glass with the open floor plan offering seamless indoor-outdoor living. Kitchen with an open floor plan and all stainless steel Thermador appliances. Master bedroom with fireplace and a gorgeous master bath, steam shower custom built walk-in closet.

**MLS#15-958353**  
**Laleh Sheikh-Astaneh** 310-435-7131  
**KELLER WILLIAMS B.H.**

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

<b>841 N BEVERLY GLEN BLV</b>	Open	11-2	592/B6	<b>NEW</b>
<b>\$1,195,000</b>	2+3	OTHER		



**MAGICAL PRIVATE HIDEAWAY**

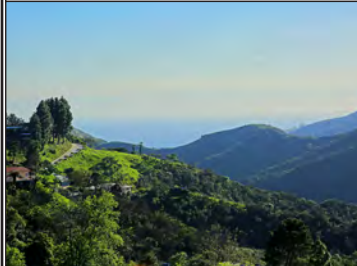
Perched high above street level. Escape the hustle and bustle while you enjoy inspiring mountain & canyon views and watch the twinkling lights of Los Angeles. Two Bedrooms plus an Office. Terraced yard with over 1000 feet of multiple decks to choose from. Original character respectfully restored to its original details and impeccably maintained while bringing it up to today's standards with tasteful updates. Includes 3 parcels. Off Beverly Glen, 2 car garage up a private road. MLS#16-101046

**Tina Stern** 310.987.0004  
**WISH/SOTHEBY'S I.R.**

www.841NBeverlyGlen.com

## 04 Bel Air - Holmby Hills *Condo / Co-op*

<b>2311 ROSCOMARE RD #14</b>	Lunch	11-2	591H2	<b>rev</b>
<b>\$1,299,000</b>	3+3	1sty-TRADITIONAL		



**PREMIER VILLA WITH SWEEPING CANYON, MOUNTAIN & OCEAN VIEWS**

Premier Villa nestled at the back of the complex. Feels like a home w/ complete privacy Step down LR w/ fp, high ceilings w/ staircase leading to powder room, dining & breakfast areas & good sized bright kitchen. Amenities include pedestrian & auto security gates w/ intercom, pool, spa, fountain and abundant guest parking. Attached double garage w/ cabinetry & storage room. Roscomare Road School. Highly desirable, upper Bel Air location has easy access to both the Westside and the Valley.

**MLS#16-984267**  
**James Muske** 3102813901  
**COLDWELL BANKER**

Dshwshr,Rng/Ovn

<b>11782 SOUTHAMPTON CT</b>	Open	11-2		<b>rev</b>
<b>\$13,975,000</b>	8+12	MEDITERRANEAN		



**CONTEMPORARY MEDITERRANEAN ESTATE - BEL-AIR CREST**

This newly renovated Contemporary Mediterranean estate is located in the exclusive gated community. Up a long private driveway this home features a flowing open floor plan. Outdoor pavilion and infinity pool with expansive canyon views. Lower level features billiard room, wine cellar room, home theater and staff quarters. Subterranean car gallery. Elevator, Security and extreme privacy.

**MLS#15-959621**  
**Susan Smith** 310.415.5175  
**HILTON & HYLAND**

www.susansmithrealty.com

## 05 Westwood - Century City *Single Family*

<b>10539 LINDBROOK DR</b>	Open	11-2	632-C3	<b>NEW</b>
<b>\$4,950,000</b>	5+4.5	TRADITIONAL		



**MODERN TRADITIONAL MASTERPIECE**

Expanded and remodeled in 2014, this Little Holmby Traditional combines all classic detail work with a true modern floor plan. The house features: combined formal living and dining; a true great room with gourmet center island kitchen and grand family room; 4 upstairs bedrooms with large master suite and sumptuous bath; lower 5th bedroom/ in-law suite with kitchenette and separate exterior entrance; direct access large two car garage with extra storage; updated systems and large flat grassy yard

**Jim Bremner** 310-622-7445  
**GIBSON INTL**

www.10539Lindbrook.com

<b>161 ASHDALE PLACE</b>	Lunch	11-2		<b>rev</b>
<b>\$8,950,000</b>	6+7	2sty-COUNTRY FRENCH		



**LUXURY HOME WITH STUNNING VIEWS**

Stop by and enjoy spectacular views! Luxury home with 6458 SF including guest house. Expanded in 1999 and upgraded in 2009. 6 bedrooms, 7 bathroom on .49 usable acre. Stunning panoramic views of downtown Los Angeles to Palos Verdes with spectacular sunsets over the Pacific Ocean. Millions spent on custom built four level outdoor area with outside lighting, hardscape and landscape. Outdoor dining on a private terrace. Heated pool with waterfall and hot tub.

**MLS#Sr16030074cn**  
**Frances Tinsley** 818 312-1891  
**TTIC ESTATEDIVISION**

BBQ,Dshwshr,Grbg Disp,Micro,Fridg,Other

<b>768 WESTHOLME AVE</b>	Open	11-2		<b>NEW</b>
<b>\$2,750,000</b>	4+5	ARCHITECTURAL		




**CLASSIC MID-CENTURY MODERN DESIGN IN WESTWOOD**

Gold Medal winner John Kewell, A.I.A. likely met Merle Schipper, who was an art critic, writer, & curator, through their mutual academic associations. His design for Merle's hillside site in Westwood is a classic of the period. Privacy, space & light are the hallmarks of this post-war open plan residence for art, work and entertaining. Careful updating and revisions by architects Jared Levy and Jeff Allsbrook, A.I.A. add high quality 21st century amenities to a timeless mid-century lifestyle.

**MLS#16-102526**  
**Crosby Doe** (310) 428-6755  
**CROSBY DOE ASSOCIATE**

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>2171 STRATFORD CIR</b>	Open	12-2	591G3	<b>rev</b>
<b>\$6,195,000</b>	6+8	MEDITERRANEAN		



Beautiful Mediterranean home in prestigious 24hour guard gated Bel Air Crest. Custom built and very private. Huge entry with double curving staircase and stone floors. Formal living room with antique carved wood fireplace, library with built in cabinets, fantastic center of the house with koi pond and large Buddha. Also for lease furnished \$29,500/month.

**MLS#14-814185**  
**Valerie Fitzgerald** 310-285-7515  
**COLDWELL BANKER RESI**

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



## Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.



<b>175 GREENFIELD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,700,000</b>	3+3	2sty-ARCHITECTURAL	



**FIRST TIME ON THE MARKET EVER!**

Amazing City of Los Angeles Cultural Historic Monument. This is a rare opportunity to experience Rudolph Schindler's bold and iconic Tischler House. All original design is intact, and awaits your visit.

**MLS#16-101984**  
Ilana Gafni (310) 779-7497  
CROSBY DOE ASSOCIATE

Blt-Ins,Dryer,Fridg,Wshr

<b>2050 FAIRBURN AVE</b>	Open	11-2	<b>red</b>
<b>\$2,290,000</b>	4+4	2sty-TRADITIONAL	




**CHARMING WESTWOOD JEWEL**

Charming Traditional in coveted Westwood Charter School District. Formal rooms with gleaming hardwood floors, incl living, dining and cozy den. Cook's kitchen with 6 burner Viking range, Sub-Zero, wine cooler, Vintage Style cabinetry, hardware & tiles. Two beds down/2 beds up, incl luxurious Master with FP, massive closets & beautiful exposures. Detached offices ideal for home office. Lovely private backyard, great curb appeal on very desirable street. Meticulously maintained. Must see.

**MLS#16-975073**  
S.Stewart & M.Shore 310-701-0712  
COLDWELL BANKER RESI

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

<b>2356 KELTON AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,195,000</b>	5+6.5	2sty-MODERN	



**2016 MODERN ARCHITECTURAL HOME**

Beautiful 5+6.5 architectural home. Master + 3 bdrm up & guest bdrm & powder down. Foyer leads to step down living, family rm, kitchen & dining. Overlooking grassy yard w/ sparkling pool, spa, & built-in BBQ bar. Open floor plan, light and bright, high ceilings & LED lighting throughout, chefs kitchen w/ custom built-in glass front cabinetry, top of the line SS built-in appliances, dual zone Nest controlled HVAC, indoor & outdoor sound system and other impressive features.

**MLS#16-982647**  
Peter Gabayan 310-409-9797  
COLDWELL BANKER

Listed W/ Shah Noorvash & Peter Gabayan

**05 Westwood - Century City**

Condo / Co-op

<b>10380 WILSHIRE #1802</b>	Open	11-2	<b>NEW</b>
<b>\$3,375,000</b>	2+2.5	CONTEMPORARY	



**PRESTIGIOUS WILSHIRE CORRIDOR CONDO AT LA TOUR OPEN 11-2PM**

Located in the modern La Tour, rests a luxurious contemporary 2bd/2.5ba residence w/ spectacular views. This NE corner unit boasts a generous floor plan, floor-to-ceiling windows, an abundance of light & updated finishes. The master suite features an oversized ba, 2 walk-in closets & pvt den/office. A cook's kitchen opens to 1 of 2 balconies & dining area while a tremendous living room is poised to entertain. Amenities:24hr full service building, valet, doorman, concierge, pool/spa, gym & more.

**MLS#16-102482**  
Linda May 310.492.0735  
HILTON & HYLAND

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

<b>2101 S BEVERLY GLEN #301</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	3+2.5	1sty-CONTEMP MED	



**LIGHT AND BRIGHT WESTSIDE CONDO IN GREAT WESTWOOD LOCATION!**

Architectural lines permeate this stunning Westwood condo. Eastern and southern exposure blast this unit with light and city views. An open floor plan combines living and dining anchored by an electronic fireplace. The kitchen features a breakfast bar and stainless steel appliances. The unit's master suite has views, walk-in closet, and a bathroom with separate tub and shower. Balconies stretch across the living area, dining area, and master bedroom. Washer & dryer in unit! 2-car gated parking.

**MLS#16-102776**  
Jeff Yarbrough 323.854.4300  
KW | L.A. LUXE GROUP

www.2101BeverlyGlen.com

<b>10641 MISSOURI AVE, UNIT 105</b>	Open	11-2	632 C4	<b>NEW</b>
<b>\$789,000</b>	2+2.5	1sty-CONTEMPORARY		



**SINGLE LEVEL UPDATED CONDO WITH PRIVATE PATIO AND GRASS YARD**

Beautifully sunny, southwest facing, single level corner unit with no steps. A great location, with nearby transportation, shops and restaurants. This 2br 2.5ba updated unit has a private patio and a grassy yard. The unit includes all appliances and the flat screen television over the fireplace in the living room. The subterranean garage includes 4 guest spaces. Open Sunday and Tuesday.

**Stephanie/Dick Franklin 310-418-9351**  
GIBSON INTERNATIONAL

all appliances and flat screen tv

<b>2160 CENTURY #1601N</b>	Open	11-2	<b>NEW</b>
<b>\$699,900</b>	1+1	CONTEMPORARY	



**AMAZING ONE BEDROOM W/A CITY VIEW**

Location, Location, Location! This 16th floor private corner unit has amazing city views to the east and west. The unit is located on the northwest side of the building and has no neighbors on either side. Lots of natural light. The unit has been remodeled and includes cedar lined closets, wood floors,marble in the bathroom, recessed lighting, custom kitchen cabinets and counters. Bring your picky buyers and make an offer.

**MLS#16-974131**  
Triana Warren 424-241-3499  
BANKERS REALTY EXCLU

Dshwshr

<b>1815 GLENDON AVE #302</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	2+1.75	TRADITIONAL	



**BEAUTIFUL CORNER UNIT 2 BED PENTHOUSE!**

Beautiful Corner unit Penthouse with soaring 20 ft ceilings filled with natural light. Formal entry with closet opens to spacious living room with fireplace & sliding door to balcony overlooking green trees & city views. Dining room opens to kitchen with gas range/oven, blt-in microwave. Sun-filled master suite with walk-in closet & full bathroom. Additional features include oak hardwood flooring, central a/c/heating, laundry in-unit & 2 secured side x side parking spaces.

**MLS#16-101796**  
Chad Lund/Patty Best 424-202-3295  
TELES PROPERTIES

1815GlendonAvenue302.com

<b>10116 EMPYREAN WAY #302</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,899,000</b>	2+2.5	FRENCH	



**STUNNING TOP FLOOR CONDO AT LE PARC! AN OASIS IN THE CITY.**

Spectacular completely updated top floor unit in coveted Le Parc Complex! Soaring 12' ceilings. Spacious living room/ dining room accented by gas fp, dark wood floors, wall & ceiling moldings. French doors open to large balcony. Powder room. Incredible master suite w/ two walk-in closets, bath w/ modern claw foot tub, marble floors & counters, sep. shower. Convertible den w/ att. remodeled bath. Gourmet kitchen features generous carrara marble counters. Breakfast room opens to second balcony.

**MLS#16-980905**  
Pat Cornog 310-463-3733  
POWER BROKERS INT'L

High Ceilings, 2 Balconies, Renovated!

<b>2234 CENTURY HILL</b>	Open	11-2	<b>rev</b>
<b>\$1,775,000</b>	2+3	CONTEMPORARY	



**EXQUISITELY RECONSTRUCTED & REDESIGNED TOWNHOME**

With no expense spared and of the most impeccable quality of design, this property is one of a kind and not to be missed. An end unit with views to downtown and east the features include; cook's kitchen with breakfast sitting area; formal dining room, living room and powder room create the perfect entertaining flow. Details include; walnut floors, cherry wood & oak cabinetry, hand selected carrara marble, limestone flooring. Fully laundry room and private garage. This one is Brilliant!

**MLS#16-975641**  
P.Lester A.Comora (310) 488-5962  
THE AGENCY

Blt-Ins,Dshwshr,Dryer,Frzr,Other



<b>10110 EMPYREAN WAY #301</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,595,000</b>	2+3	FRENCH	



**ELEGANT PENTHOUSE CONDO AT LE PARC WITH VIEWS**

ELEGANT PENTHOUSE PIED-A-TERRE IN THE BEAUTIFUL FRENCH COMPLEX OF LE PARC. STUNNING ENTRY LEADS TO VOLUMINOUS OPEN LIVING/DINING AREA WITH HIGH CEILINGS AND FIREPLACE LARGE TERRACE WITH CITY & POOL VIEWS. MASTER SUITE W/ 2 WALK IN CLOSETS OPENS TO TERRACE. 2nd BDRM SUITE COULD ALSO BE OFFICE/DEN. LG EAT IN KITCHEN WITH GRANITE COUNTER TOPS & BREAKFAST w/ PATIO. FRESHLY PAINTED WITH NEW FLOORING THROUGHOUT. VERY OPEN & BRIGHT WITH LOTS OF SUNLIGHT. 24 HOUR GUARD GATED SECURITY, POOLS, GYM TENNIS

**MLS#16-980995**  
Lori Hashman Berris 310-880-3061  
SOTHEBY'S INT REALTY

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


## 06 Brentwood Single Family

<b>1822 WESTRIDGE RD</b>	Open	11-2	<b>NEW</b>
<b>\$9,995,000</b>	5+6	CONTEMPORARY	

Renowned designer Nancy Heller has created a modern sanctuary in the heart of prime Brentwood.

<b>MLS#16-971961</b>		
Jonas Heller		<b>THE AGENCY</b>

<b>1822 WESTRIDGE RD</b>	Open	11-2	<b>NEW</b>
<b>\$9,995,000</b>	5+6	CONTEMPORARY	



Renowned designer Nancy Heller has created a modern sanctuary in the heart of prime Brentwood. overlooking the entire city. The Chef's kitchen is designed with custom handcrafted white rift-oak cabinetry and features Sub-Zero and Miele appliances, along with a built-in Wolf coffee system. The master suite boasts city and ocean views, a fireplace, and two large closets that flow into a spa-like master bath.

**MLS#16-971961**  
Jonas Heller  
**THE AGENCY**

<b>126 HOMEWOOD RD</b>	Open	11-2	<b>NEW</b>
<b>\$4,875,000</b>	5+3	TRADITIONAL	



**CLASSIC BRENTWOOD TRADITIONAL**

Beautiful Traditional home has been meticulously renovated. Formal living room & dining room, gourmet chef's kitchen w/ breakfast room. Upstairs offers a luxurious master suite w/ bath & adjoining office/nursery, plus 2 family bdrms with Jack & Jill bath. Downstairs an add'l cozy guest room. Expansive backyard is private w/ surrounding hedges, offers great space for entertaining w/ outdoor fireplace, sports court & streamlined pool. Truly a lovely family home.

**Chellee Cassels 310-283-4697**  
**DEASY PENNER & PARTN**

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>985 AMHERST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	5+6	CAPE COD	



**LUXURY LIVING IN BRENTWOOD**

Step into Elegance. Beautiful Luxury Cape Cod style home in Brentwood. This spectacular home offers a tastefully open floor plan with high ceilings and tons of natural light. Family room opens to patio and a large, grassy backyard. The kitchen is absolutely a dream with Viking appliances, a butler's pantry, and custom cabinetry with Carrera and granite counters. The grand master suite features a large balcony and has an elegant master bath with Italian Calcutta marble and a steam shower.

**MLS#16-102800**  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

Blt-Ins,Cent Vac,Dshwshr,Frzr,Grbg Disp

<b>1315 CASIANO RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	5+3.5	1sty-CONTEMPORARY	



**WELCOME HOME!**

Experience an architectural floor plan w/homage to Santa Fe design. This 5 bed, 3.5 bath home is well situated on manicured grounds. This is a home w/thoughtful details where each room can be an independent oasis. The subtle details & modern feel encapsulates the character of each room while remaining open & light throughout. Whether you're in the living rm w/fireplace, the family rm w/bar, or outside soaking up the sun next to the pool, you'll feel the vibrancy of what this home has to offer.

**Smith | Berg 310.500.3931**  
**PARTNERS TRUST BH**

fp, ref, stv, bbq

<b>13127 SHERRY LN</b>	Open	11-2	<b>NEW</b>
<b>\$2,595,000</b>	5+3	OTHER	




Tranquil Mandeville Canyon retreat on approximately 1.5 acres with sweeping canyon views. This 3,500 square foot two story home has 4 bedrooms & 3 baths. Gourmet cook's kitchen with center-island and easily accessible outdoor dining area. Spacious living room with fireplace. Gorgeous master with large attached office, walk-in-closet, fireplace and large balcony with sweeping views. Amazing grounds with park like grassy yard and resort like pool area overlooking the Santa Monica Mountains.

**MLS#16-101812**  
Gavin Fleminger 310-850-8053  
**NOURMAND & ASSOC**

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

<b>221 S BUNDY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	3+2.5	2sty-SPANISH	



**PRIME LOCALE - GREAT PROPERTY TO BUILD OR RESTORE!!!**

REMARKABLE OPPORTUNITY. First time on the Market in over 50 year. Come restore or build your dream home. Located just South of Sunset Blvd. Close to all popular Shops and Eateries. The current home is majestically sited above the Street on a gorgeous landscaped 5000+ lot. DO NOT MISS!!!

**ADAM SIDES - PAUL CZAKO (310)995-1963**  
**GUSSMAN CZAKO ESTATE**

ALL FLAT LOT

<b>310 N BUNDY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	2+1	1sty-RANCH	



**SINGLE LEVEL RANCH STYLE HOME NORTH OF SUNSET**

Single level Ranch style home in lovely north of Sunset neighborhood. Open, light filled living and dining areas with gleaming hardwood floors and fireplace. The flat area on the backyard hillside has great greenbelt views. Opportunity to investigate the wonderful possibilities and potential to expand or simply move in and enjoy this charming home. Good value in desirable location. Co- listed w Donna Reed / John Aaroe Group BW

**MLS#16-101686**  
Julie Chandler  
**GIBSON INTERNATIONAL**

Grbg Disp

<b>11863 DARLINGTON AVE #G1</b>	Open	11-2	<b>NEW</b>
<b>\$1,095,000</b>	2+3	MEDITERRANEAN	

Luxury condo in one BW best buildings. Walk to shops & cafes. Large master suite & built-in closets. Completely redone w/ new appliances & hardwood floors. Private patio. Roof top deck and gym. CSO=3%

<b>MLS#16-102304</b>		<b>Dshwshr,Rng/Ovn,Fridg</b>
Robert Radcliffe	310-255-5454	<b>SOTHEBY'S INTERNATIO</b>

Questions? Need Assistance?  
Contact our Help Desk Department!

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



<b>872 N NORMAN PL</b>	Refresh.	11-2	<b>red</b>
<b>\$2,650,000</b>	2849000	4+3	
1sty-MID-CENTURY			



**BACK ON MARKET AND REDUCED!**

Back on the Market and REDUCED. Mid Century Classic home on quiet Cul-de-Sac street overlooking Canyon views in great area of Brentwood. This creative, serene home is very private, surrounded by lush landscaping, and features an open floor plan with 4 Bedrooms and 2.75 Baths. There is a State of the Art Film and Video Editing/Sound Recording Studio that open out to a side courtyard. The large Living Room with Fireplace and Dining Area has an entire wall of glass, overlooking the pool and patio.

**MLS#15-961279**  
Terry Ballentine 310-351-9743  
RE/MAX ESTATE PROPER

WWW.TerryBallentine.com

<b>12822 HIGHWOOD ST</b>	Open	11-2	<b>rev</b>
<b>\$12,995,000</b>	7+7	ARCHITECTURAL	



Thornton Abell, FAIA. Gated steel, glass and wood pavilion house on over three-quarters of tree-studded site: Voluminous high-ceilinged glass enclosed living room, formal dining, library/study, kitchen and breakfast room, media room. Master suite constitutes its own wing with private garden, double baths, many closets and full gym. Studio/guesthouse with bath and cooking facilities overlook the pool.

**MLS#15-918971**  
Mike Deasy 310-275-1000  
DEASY PENNER & PARTN

Blt-Ins,Dshwshr,Rng/Ovn

<b>585 S BURLINGAME AVE</b>	Refresh.	12-2	631F5	<b>rev</b>
<b>\$9,995,000</b>	6+8	CONTEMP MED		



**GRAND PALATIAL HOME OVER 10,000 SQUARE FEET**

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

**MLS#15-951671**  
Frieda Hassid 310.600.0145  
GIBSON INTERNATIONAL

OPEN TWILIGHT 5-7 PM

<b>13107 BOCA DE CANON LN</b>	Open	11-2	<b>rev</b>
<b>\$8,495,000</b>	4+6	1sty-CONTEMPORARY	



**CONTEMPORARY ARCHITECTURAL RANCH MASTERPIECE.**

The front door opens to the elegant entry that also serves as an art gallery space. Stunning doors and windows throughout, with light streaming in from the incredible park-like backyard that is outstanding. The gourmet kitchen and very chic family room open to the outdoors as do most of the rooms in the home. Every door and window has a view of various parts of the property. The master suite, which features his/hers baths and closets is it's own private retreat that is luxurious!

**MLS#16-979051**  
Rochelle M/Gayle W 310-968-8828  
NOURMAND & ASSOCIATE

www.13107BocaDeCanon.com

<b>820 NORWAY LN</b>	Open	11-2	<b>rev</b>
<b>\$2,575,000</b>	3+3	COTTAGE	



**THE KIND OF HOUSE THAT DREAMS ARE MADE OF...**

This stunning stone clad cottage by renowned designer Kelly Harmon will tug at your heartstrings. More than 1/2 acre. Vaulted beamed ceilings, stone and hardwood floors, French doors leading from all rooms to a garden paradise and hand-tooled ironwork all blend to create a rare and uncommon environment. 3 lovely bedrooms, 3 baths, exquisite living room, country eat-in kitchen, unique laundry room and dramatic artist's studio with pitched being ceiling. Seclusion in the heart of prime Brentwood.

**MLS#16-983873**  
Ron de Salvo 310-777-6233  
COLDWELL BANKER RESI

<b>06 Brentwood</b>			Condo / Co-op
<b>12127 DOROTHY ST #102</b>	Open	11-2	<b>NEW</b>
<b>\$3,095,000</b>	6+7	VILLA	

Lux townhme style house built in 2005. Renovated in 2015. 6bd+6.5ba, apx. 5,181 sq ft. Great location in BW. Priv front yard, gourmet kitchen, spacious dining & living rm, basement w/huge bonus rm.

<b>MLS#15-963973</b>	<b>Built-ins</b>	
<b>John Hathorn</b>	<b>310-458-4024</b>	<b>PARTNERS TRUST SM</b>

<b>12127 DOROTHY ST #102</b>	Open	11-2	<b>NEW</b>
<b>\$3,095,000</b>	6+7	VILLA	



**LUXURIOUS DETACHED TOWNHOME STYLE HOUSE**

Built in 2005. Renovated in 2015. Apx. 5,181 sq ft of interior space. Great location in Brentwood. Features gourmet kitchen w/top-of-the-line stainless steel appliances, spacious dining & living room that open to private front yard, big beautiful family room w/frplce, lovely priv patio, enormous roof deck, basement w/huge bonus room (perfect for gym/office). Recessed lighting, hardwd floors, smart house tech & designer finishes w/quality craftsmanship thruout.

**MLS#15-963973**  
John Hathorn 310-458-4024  
PARTNERS TRUST SM

Built-ins

<b>330 S BARRINGTON AVE #305</b>	Open	11-2	<b>NEW</b>
<b>\$675,000</b>	2+2	CONTEMPORARY	

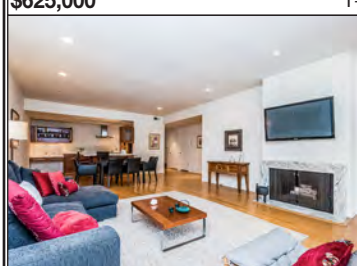


Prime Brentwood Village location. Updated top floor condo in near pristine condition, with a newer European shower & a custom screen for sliding door leading to the balcony. The unit is located in the back of the building overlooking a peaceful forest trees. Highly desired modern building with amenities that include: pool, gym, elevator & gated entrances. Close to the best shopping & restaurants Brentwood has to offer. The Farmer's Market on Sundays. The perfect woody retreat to call home.

**MLS#16-102300**  
Sylvia Dunbar 310 766-6000  
SOTHEY'S INTERNATIO

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

<b>11805 MAYFIELD AVE, UNIT 104</b>	Open	11-2	631H4	<b>NEW</b>
<b>\$625,000</b>	1+2	1sty-TRADITIONAL		



**REMODELED AND SPACIOUS CONDO IN THE HEART OF BRENTWOOD!**

High ceilings and an open floor plan, this elevated first floor unit is perfect for entertaining. Complete with two remodeled bathrooms, one bedroom, inside laundry, two parking spaces and 1,183 square feet. The living space has gleaming bamboo floors, spacious living and dining areas, a fireplace, plantation shutters and recessed lighting. Newer kitchen features Caesarstone countertops, glass mosaic tile backsplash, stainless steel appliances, a breakfast bar and wine storage.

**Adrienne Tourtelot 310-413-1088**  
COLDWELL BANKER BW

Washer/Dryer in unit, Central Air

<b>11636 MONTANA AVE #202</b>	Refresh.	11-2	<b>red</b>
<b>\$969,000</b>	975000	2+3	



**RENOVATED AND REDUCED! MODERN CONDO IN HEART OF BRENTWOOD**

Gorgeous light-filled 2 br/2.5 ba condo on premier Montana Ave in the heart of Brentwood. North-facing, second floor unit. Spacious 1587 sq. ft. with dramatic loft-like windows and 10-foot ceilings throughout. New chef's kitchen with top-of-the-line stainless appliances, ceramic flooring and travertine subway tile back splash. Walk to Katsuya, Whole Foods and everything on San Vicente.

**MLS#16-968057**  
Henry Dodge 310.487.0835  
KELLER WILLIAMS LARC

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



The Source Of Real Time Real Estate™



<b>1154 S BARRINGTON AVE #211</b> Refresh. 11-2		<b>rev</b>
<b>\$515,000</b>	1+1 CONTEMP MED	



**BEAUTIFUL BRENTWOOD CONDO**

Beautiful 1 bed/1 bath condo is the best value in Brentwood. Plethora of amenities includes heated pool, gym, and sauna. Bamboo floors throughout and travertine tiles in the kitchen accent granite counter tops and stainless steel appliances. Full laundry in unit. Sliding glass door to private balcony. Gated garage and video intercom system for building-wide safety. Close to premium dining and shopping on San Vicente, including Whole Foods; and convenience to the best the Westside has to offer.

**MLS#16-981213**  
 Tamra (Tami) Pardee 310-907-6517  
 PARDEE PROPERTIES, I  
 Dryer,Fridg,Wshr

## 07 West L.A. Condo / Co-op

<b>1946 S BARRINGTON AVE #1,</b> Open 11-2		<b>NEW</b>
<b>\$1,795,000</b>	4+4 CONTEMP MED	



**BEST PROPERTY IN WEST LA**

Welcome to West LA!!! CUSTOM BUILT WITH EXCEPTIONAL FINISHES THROUGHOUT has Viking appliances, custom hardwood floors/cabinets with granite counter tops a large gourmet kitchen. Master suite has a large closet, and French doors that lead to separate balcony. 2 car garage side by side. This is a front unit!!!! 2 story townhouse with 4 Bedroom / 3.5 . An alternative to a single family home with only one common wall between the two unit side by side units no one above you or beneath you.

**MLS#16-101386**  
 Camila Healy 310-801-2543  
 RE/MAX ESTATE PROPER  
 Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

<b>11574 IOWA AVE, UNIT 112</b> Open 1-2 632/A5		<b>NEW</b>
<b>\$625,000</b>	2+2.5 2sty-CONTEMPORARY	



**SUN FILLED TOWNHOUSE**

Light, bright townhouse in great WLA location, An eat-in kitchen, dining area, living room w/fireplace and powder room highlight the main level. Large master bedroom w/ vaulted ceiling, walk-in closet and en-suite bath. Second bedroom w/walk-in closet and adjacent bath.Side by side parking with direct entry to windowed bonus room w/side by side laundry. Building has earthquake insurance and low HOA dues, Great opportunity to cosmetically update and make into a showplace

**MLS#16-102458**  
 Vicki Driscoll 310- 622-7420  
 GIBSON INTERNATIONAL  
 washer,dryer,refrigerator, dishwasher

<b>2852 SAWTELLE #41</b> Open 11-2		<b>NEW</b>
<b>\$455,000</b>	2+2 TRADITIONAL	




**WHAT A GREAT FIND!**

A 2 BEDROOM 2 BATH HOME IN ABSOLUTE MOVE-IN CONDITION ON THE WESTSIDE. WITH AN OPEN KITCHEN OVERLOOKING DINING AREA AND LIVING ROOM, INSIDE LAUNDRY, 2 PARKING SPACES, STORAGE, SECURITY BUILDING, LOW HOA DUES. CLOSE TO ALL CONVENIENCES. IDEAL FOR FIRST TIME HOME BUYERS, PIED A TERRE. ABSOLUTELY AFFORDABLE!

**MLS#16-102458**  
 Gaby Schkud 310.291.5800  
 COLDWELL BANKER RESI  
 Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

## 08 Cheviot Hills - Rancho Park Single Family

<b>10513 NORTHVALE RD</b> Open 11-2		<b>red</b>
<b>\$1,849,000</b>	6+5 2sty-MEDITERRANEAN	



**MAJOR REDUCTION \$140,000**

Gorgeous updated two story Cheviot Hills 5 bedroom , 3 bath home with detached remodeled guest house.LR w/ beamed ceiling & fireplace leading to den. Three bedrooms downstairs and Master and nursery or office upstairs. Salt water pool with cascading waterfall.. Garage has polished brick floors with steel cabinets and laundry. Upstairs is guest house with bamboo floors & 3/4 bath,cedar closet, fridge, and granite counter tops.Steps to Palm Park,library & Overland school. , 24 hour notice .

**MLS#16-980419**  
 Karen Ogron 310-432-6480  
 KELLER WILLIAMS BEVE  
 Dshwshr,Grbg Disp,Rng/Ovn

<b>2542 AIKEN AVE</b> Open 11-2		<b>rev</b>
<b>\$3,580,000</b>	5+7 TRADITIONAL	



**NEW CONSTRUCTION**

Screening room, wet bar, gym/bonus area, bath and walk out from lower level to amazing, private back yard with pool, spa and outdoor BBQ. Sweeping golf course views from master with fireplace, large balcony and his and her walk-in closets. Three more family beds and baths on second floor. Entry level features open living room and large dining spaces, step down to family/kitchen great room, office/guest bed with ensuite bath, powder and laundry. All Viking appliances.

**MLS#16-969347**  
 Hilary Stevens 310-281-3941  
 COLDWELL BANKER RESI  
 BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

## 09 Beverlywood Vicinity Single Family

<b>2706 WIGTOWN RD</b> Open 11-2		<b>NEW</b>
<b>\$2,495,000</b>	3+3.5 2sty-COUNTRY ENGLISH	



**BREATHTAKING AIKEN ORIGINAL!**

Stunning Two-story Aiken original! A spectacular English Tudor perfectly situated on an expansive corner lot located in prime Cheviot Hills. Showcasing a grand formal living room with soaring cathedral ceilings. Envious gentlemen den with knotty pine siding, built-ins and classic red brick fireplace.

**MLS#16-101010**  
 Rory PosinKristian Bonk 310-839-8500  
 RE/MAX BEVERLY HILLS  
 www.RoryPosin.com

<b>1637 S HOLT AVE</b> Refresh. 11-2		<b>NEW</b>
<b>\$1,249,000</b>	3+2	



**EXCEPTIONAL CHARMER**

This exceptional charmer has been meticulously remodeled and cared for. Situated on one of the pretties tree lined streets in the highly sought after Crestview neighborhood where there is a caring neighborhood assoc. Approach this beautiful home on a wide paved brick driveway. A darling flagstone front porch leads to a large L.R. with picture window new hrdwd. floors and pretty decorative fireplace. Formal D.R overlooks the sweet front porch.

**MLS#16-101010**  
 Anne Austin (213) 718-1527  
 COLDWELL BANKER HPS  
 Cbl,Cing Fan,Dshwshr,Grbg Disp,Hood Fan



# homesnap PRO

## The Power of The MLS™ Right in Your Hands

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 Stay Connected with Your Colleagues and Clients While You're on the Go!





9022 W 24TH ST

Open 11-2

NEW

\$979,000

3+1.5

1sty-TRADITIONAL



**CHARMING TRADITIONAL FAMILY HOME**

Charming traditional family home located in desirable Beverlywood adjacent neighborhood. This 3 bedroom, 1.5 bath home features an elegant spacious open living room with a wood burning fireplace. Gorgeous remodeled gourmet kitchen features Caesar stone counter tops, custom cabinetry and top of the line stainless steel appliances. Kitchen opens up to dining area. The private grassy backyard has a patio and fruit trees, an inviting oasis perfect for entertaining and indoor/outdoor living.

Bellet/Grakal Group

310-367-2288

KELLER WILLIAMS BH

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

1819 S CRESCENT HEIGHTS BLV

Open 11-2

NEW

\$949,000

3+2

TRADITIONAL



**IT'S HIP, IT'S TRADITIONAL, IT'S EVERYTHING!**

Vintage meets modern in this beautiful Faircrest Heights home. 3 bed/2 bath, over 1,700 square feet of living space & a big backyard w/ deck & detached garage. Classic details include: wood floors, graceful moldings, coved bedroom ceiling, vintage tile & large living room. Faircrest Heights is a highly desirable neighborhood, named one of Business Insider's Hottest Neighborhoods in America in 2013. Beautiful sidewalk-lined streets & close proximity to the great restaurants and shops on Pico.

Heather & Larka

424.202.3208

TELES PROPERTIES

2325 DUXBURY CIR

Open 11-2

rev

\$4,900,000

6+6

TRADITIONAL



**COMPLETELY RENOVATED TRADITIONAL MASTERPIECE**

One of the five largest lots on this most prestigious street in Beverlywood HOA. Enter this completely renovated traditional masterpiece featuring a voluminous entryway and soaring ceilings. Total 6 bedrooms plus office. Entertainers backyard with built-in BBQ and eating area, fire pit w/sitting area, sports court, Koi pond, and pool table. This could be one of the best homes in the best location of Beverlywood.

Adi Werthman

310.598.0260

HILTON & HYLAND

www.hiltonhyland.com

09 Beverlywood Vicinity

Condo / Co-op

1115 S ELM DR #207

Open 11-2

NEW

\$449,000

1+1.5

1sty-TRADITIONAL



**STYLISH 1BR CONDO IN PRIME BEVERLY HILLS ADJ. LOCATION!**

Incredible Beverly Hills Adj. location! Stylish 1BR+1.5BA condo w/tasteful updates thruout. Open living/dining area w/ wet bar & private balcony. Updated kitchen w/stainless steel appliances, generously sized bedroom w/spacious closet & ensuite master bath. Features hrdwd flrs, central HVAC and newer carpet. Building amenities include heated pool, spa, gym & sauna, rec room, renovated common areas and secured parking space. Across the street from BH & close to Century City & Pico/Beverly shops.

MLS#16-102326

Jeremy Ives

3108581902

TELES PROPERTIES

1115SouthElmDrive207.com

10 West Hollywood Vicinity

Single Family

721 N VISTA ST


Open 11-2

NEW

\$2,700,000

4+5

2sty-NEW PROJECT



**CUTTING-EDGE DESIGNER HOME**

New price! Cutting-edge architectural new construction in Melrose Village. Bask in the contemporary glow that emanates from 721 N Vista St. Designer fixtures outfit the home's luxurious 4 bedrooms & 4.5 bathrooms. The gourmet kitchen features Miele & Thermador appliances, and the living room, Master bedroom, & Master bathroom include Herringbone floors. Fleetwood pocket doors open up to a backyard featuring a pool & spa. Smart system rounds out this modern masterpiece.

MLS#16-969393

The Sunset Team

310.274.3900

KW HOLLYWOOD HILLS

www.721Vista.com

8944 ROSEWOOD AVE


Open 11-2

NEW

\$1,950,000

4+2

1sty-SPANISH



**STUNNING SPANISH REMODEL!**

Stunning Spanish home w all the modern amenities in the ideal location! Incredible attention to detail & designer finishes, wide-plank hardwd floors, French doors & crown moldings. Living room w barrel ceilings, stone fireplace & a striking arched window. Gourmet kitchen features SubZero & Viking appliances. Master suite w a luxurious bath. Spacious & private backyard. Meticulously renovated while preserving its original charm & character. Just up the street from the best dining & shopping.

Amy Colvin Kaz

4244420363

JOHN AAROE BH

Hrdwd,French Doors,SubZero,Viking

9045 ELEVADO AVE

Open 11-2

rev

\$1,350,000

3+2

COUNTRY ENGLISH



**ENCHANTING COUNTRY ENGLISH TREASURE IN PRIMO NORMA TRIANGLE!**

Mature privacy hedge beckons you behind the auto. wrought-iron driveway gate into a charming brick front patio area. Gorgeous front door ushers you into a formal entry area & open living/dining area. Hwd floors throughout lead you into an elegant eat-in kitchen w/dark-wood cabinetry & SS appliances. 3 equally apportioned BR's & 2BA. Detached guesthouse/studio in backyard -Walking dist. to SM & Sunset Blvds.& BH. Rare opportunity to break into wonderful West Hollywood on a sensational street!

MLS#16-100220

The Kostrey Collection

310-762-2567

KW LARCHMONT

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

10 West Hollywood Vicinity

Condo / Co-op

932 N ALFRED ST #201

Open 11-2

NEW

\$1,198,000

3+3

CONTEMPORARY



**NEW YORK STYLE LIVING IN PRIME WEHO**

Exceptional Contemporary Condo in a Newer Construction 2014. Light and Bright Front Facing Spacious Unit With 3 Bedrooms & 3 Full Bathrooms. Large Master Suite with His and Hers Walk in Closets, Grohe Bath Fixtures, Kohler Sinks, Italian Porcelain Tile, Custom Kitchen Cabinets, GE Monogram and Cafe Appliances, 5" Wide French Oak Wood Flooring, A Private Terrace, With Views of the Hills, High Ceilings, Laundry In Unit, Low HOA fees, 2 Non Tandem parking spots. 8 unit Building

MLS#16-979451

Tyler Giles

310-428-0563

KELLER WILLIAMS HOLL

Cbl,Dshwshr,Elvtr,Grbg Disp,Intrcm,Other


ATTENTION

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.

2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.


3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).






TUESDAY

932 N ALFRED ST #201		Open	11-2
\$1,198,000	3+3	CONTEMPORARY	
		<b>NEW YORK STYLE LIVING IN PRIME WEHO</b>	
Exceptional Contemporary Condo in a Newer Construction 2014. Light and Bright Front Facing Spacious Unit With 3 Bedrooms & 3 Full Bathrooms. Large Master Suite with His and Hers Walk in Closets, Grohe Bath Fixtures, Kohler Sinks, Italian Porcelain Tile, Custom Kitchen Cabinets, GE Monogram and Cafe Appliances, 5" Wide French Oak Wood Flooring, A Private Terrace, With Views of the Hills, High Ceilings, Laundry In Unit, Low HOA fees, 2 Non Tandem parking spots. 8 unit Building			
MLS#16-979451			
Tyler Giles 310-428-0563		Cbl,Dshwshr,Elvtr,Grbg Disp,Intrcm,Other	
KELLER WILLIAMS HOLL			


1250 N HARPER AVE #301		Open	11-2
\$998,000	2+2	ARCHITECTURAL	
		<b>Rare opportunity to own this elegant 1670 sq feet first floor unit in a highly desirable architectural building. Completed in 2010, in prime West Hollywood. This 2 bd, 2bth one level unit on first floor, features a lovely formal entry, step down living room with gas fireplace, family room, open kitchen w/breakfast bar, ss appliances and gorgeous architectural details throughout. Washer and dryer inside the unit. Expansive private &amp; tranquil patio. Bedrooms are separated by hallway.</b>	
MLS#16-102226			
Noelle Renee Gayral 3104331599		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr	
COLDWELL BANKER RESI			

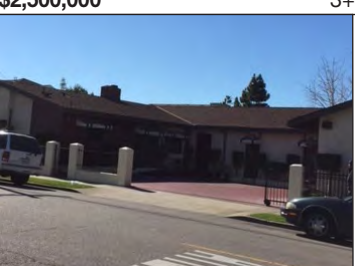
950 N KINGS RD #360		Open	11-2
\$625,000	1+1	CONTEMPORARY	
		<b>WEHO CONTEMPORARY CONDO - THE COURTYARDS</b>	
This cozy top-floor condo is clean-cut and contemporary, filled with natural light, and offers views of the lushly landscaped courtyards below. The Courtyards is a resort-like community featuring a heated pool and spa, saunas, a club room, & its own library. Unit 360 is one of the few one bedroom homes at The Courtyards that can boast soaring ceilings, a loft, & a private rooftop deck. 950 N. Kings Rd is a pet-friendly complex right beside Kings Road Park.			
MLS#16-102814			
AllieAltschuler 626-484-9640		Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn	
KW INTL PORTFOLIO			

911 N KINGS RD #104		Lunch	11-2
\$539,000	2+2	CONTEMPORARY	
		<b>YOUR DREAM COME TRUE</b>	
A block from Santa Monica Blvd! This 2bd/2ba unit is located on the 1st floor, just around the corner from the pool area. This ideal unit looks out from the living room to a lovely tree lined street. Exterior balconies, windows and sliding glass doors give natural light. The big master suite has outdoor vistas. The living room has a gas fireplace. The 2nd bedroom can double as a perfect den or office/guest bedroom. The galley kitchen has a newer stove, refrigerator, dishwasher and microwave.			
MLS#16-102356			
Rosemary Low 323-660-5885		Dishwasher,Range Oven,Fridge	
SOTHEY'S LOS FELIZ			

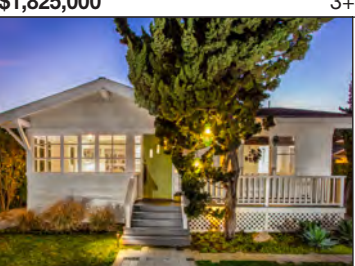
11 Venice Single Family


2321 MCKINLEY AVE		Lunch	11-2
\$3,795,000	4+4	3sty-CONTEMPORARY	
		<b>SLEEK CALIFORNIA CONTEMPORARY IN THE SILVER TRIANGLE</b>	
4 bed, 4.5 bath SFR. Silver Triangle area. Incredible indoor/outdoor spaces. 2 expansive rooftop decks with 360° city views. Rooftop jacuzzi, outdoor projection system and bar. Rich natural stone and walnut details throughout. Highly upgraded & remodeled. Open main level built for entertaining. Control 4 system integrated smart home. Private hardscaped front yard with outdoor kitchen and fire feature. Custom designed living wall. Short walk to Abbot Kinney & the Canals. Wide street with parking.			
David Caskey 310-200-1960		Control 4, jacuzzi, outdoor projection	
SHOREWOOD REALTORS			

2341 WILSON AVE		Lunch	11-2
\$3,200,000	3+3	ARCHITECTURAL	
		<b>ENERGY EFFICIENT VENICE MODERN</b>	
Open floor plan for living, cooking, and dining with radiant-heated floors, digital lighting, fireplace, & retractable glass wall that opens to Trex deck. Kitchen has top-tier appliances. Back yard w/Duraturf. Garage prewired for EV charging. Sunny master suite w/fireplace & WIC and bath w/shower, soaking tub, double vanity. Top floor has 2 beds, shared bath, office, and family room. Roof deck, covered in Duraturf, w/fireplace & views. Fully-owned solar panels—both net meter & time of use meter.			
Tamra (Tami) Pardee 310-907-6517			
PARDEE PROPERTIES			

671 BROOKS AVE		Open	11-2
\$2,500,000	3+5	RANCH	
		<b>NEVER BEEN RENTED SFD ON A CORNER OVERSIZED LOT!</b>	
Please check the corner over sized lot (8,218 sq ft) in one of the most sought after neighborhood known as Venice! Custom owner built one owner home, first time on the market since 1971! The property will be delivered vacant at the close of escrow. This land may sits on an old land fill. Buyer will have to pay for their own soils report and related works! The property to be sold in its present "as is, where in condition".			
MLS#16-100154			
Stuart Banerjee D.G. REALTY		Blt-Ins	

1909 GLYNDON AVE		Open	11-2
\$1,995,000	3+3	ARCHITECTURAL	
		<b>ARCHITECTURAL</b>	
Light-filled architectural remodeled 2010 (published by LA Times 2014 & featured in Samsung ad). Two master suites - 3rd bed//office/ library with a wall of shelves. Sound system throughout. Open floor plan with hi ceilings above clerestory windows on one side and huge sliding glass doors. On the other that forms a seamless connection to the outdoor patio edged with bench seating & built-in BBQ. Lush, private garden of flowers, veg. & citrus trees. Solar panels.			
MLS#16-101862			
Lynda Taylor 310-994-0168		BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	
BERKSHIRE HATHAWAY H			

2473 WALNUT AVE		Lunch	11-2
\$1,825,000	3+3	ARCHITECTURAL	
		<b>VINTAGE MEETS MODERN IN A VENICE BUNGALOW</b>	
1915 bungalow seamlessly connects to modern 2013 addition. Private front yard. Restoration of entry, living, dining, bedroom, and bathroom. Kitchen is transition to modern era w/custom cabinets and Thermador Masterpiece series. Backyard has edible garden, pavers, fire pit, grass & converted garage. Addition has heated floors, white-washed wood ceiling, walnut built-ins. 2 baths w/Ann Sacks tiles. First bed has built-in desk; master wood beam ceiling has apex design that says "home."			
Tamra (Tami) Pardee 310-907-6517			
PARDEE PROPERTIES, I			

1031 MARCO PL		Refresh.	12-2
\$1,377,000	4479999	3+1	1sty-TRADITIONAL
		<b>LOWEST 3 BEDROOM IN VENICE, WALK TO ALL</b>	
Welcome home to the lowest priced 3 bedroom in all of Venice! 1947 Charmer, south facing with all natural morning light. Original refurbished wood floors, a. separate tub and shower, private yard and a 2 car detached garage. A lot of potential here. Walk and bike to all that Venice has to offer.			
MLS#16-980881			
Janet Jung 310.720.4165		Dshwshr,Grbg Disp,Rng/Ovn	
RE/MAX ABBOT KINNEY			



824 VENICE

Open11-2634C5

\$1,590,000

3+3CAPE COD



MLS#16-979035

Winston Cenac310-452-5004

BULLDOG REALTORS INC

rev

SPACE & VALUE WEST OF LINCOLN BLVD!

Great family home & Coeur d' Alene school district! Craftsman contemporary features open plan living room, stainless steel kitchen, stone flooring & first floor powder room. Upstairs features 3 big bright bedrooms w/walk-in closets, master suite w/spa tub & shower. Direct entry garage (next to kitchen) offers a long driveway (for extra parking) w/backyard & gated alley access. Just blocks to the ocean & Abbot Kinney.

Clng Fan,Dshwshr,Dryer,Grbg Disp,Micro

4338 REDWOOD AVE #B-209

Open11-2

\$895,000

2+2CAPE COD



MLS#16-100618

Richard M Chernock2139242575

KELLER WILLIAMS RLTY

rev

FANTASTIC MARINA CONDO

Approx 1886 sq ft 2bdrm + 2bth Condo-all on One level -Gorgeous 2nd floor Corner unit overlooking the Pond & Waterfall in the Guard Gated Community, Villa Marina East #5. Sunny all day -with windows on the side and front. Marina living at its best. Large Living Room w/ Bar, Separate Din Rm & kitchen w/ breakfast area w/its own laundry area., Huge Mstr Bdrm & Bth, Cntrl Air/Heat,.. pool, spa, sauna, tennis courts,

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

11 Venice

Condo / Co-op

1046 PRINCETON DR #205

Open11-2672A6

\$1,895,000

0+1ARCHITECTURAL



MLS#16-968229

Lee Johnson310-892-2244

SOTHEYB'S INTERNATIO

rev

SELLER FINANCING AVAILABLE WORK/ LIVE LOFT

1 Loft left,BANK or SELLER FINANCING Available with as little as 10% down payment,Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, SS Appliances,Italian Cabinets,Marble Counter Tops,9'-20' Bow Truss Ceilings,Large Windows & Doors,Skylights,Steel Beams,Large Balcony. Final CoFo issued 2010,rentable sf includes the int & ext space. Pictures are of Model units, Marina Del Rey post office

Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth

13 Palms - Mar Vista


Single Family

3555 TILDEN AVE

Open11-2

\$1,949,000

4+4.52sty-ARCHITECTURAL



MLS#16-102000

Sherri Noel3109948721

KELLER WILLIAMS-SM

NEW

AN ARCHITECTURAL TOUR-DE-FORCE IN WESTSIDE VILLAGE!

Distinctive design & engineering by Hamilton Architects combined w/ sophisticated technological amenities culminate in this unique & breathtaking architectural achievement. This stunning 2 story, 2888 sq ft rebuilt, designer home offers 4 beds all with en-suite baths plus a powder room w/ an open floor plan leading to a huge mahogany deck perfect for entertaining. Ready for the discriminating buyer who wants easy access centrally located to all parts our great city has to offer!

Keller Williams Sunset

12 Marina Del Rey

Condo / Co-op

4151 REDWOOD AVE, UNIT 103

Open11-2

\$1,495,000

3+3.54sty-ARCHITECTURAL



MLS#16-100474

Abe Sassoon310-795-4367

BULLDOG REALTORS

NEW

ARCHITECTURAL TOWNHOUSE MARINA ART'S DISTRICT

The architectural space merges industrial finishes with comfortable living, creating a light-filled home of sleek design. Includes living room, dining, powder, laundry and kitchen with center island. Viking appliances, Caesarstone countertops. The third level showcases a master bed w/ unique 'wet-room', dual vanities & a guest bedroom with ensuite bath. The top level hosts an additional guest room loft-style space with bath & additional bonus/office area with walk-out access to spacious rooftop.


Gourmet Kitchen Viking Appliances

11456 KINGSLAND ST

Open11-2

\$1,749,000

4+4



MLS#16-102130

Marny Maslon424.202.3298

TELES PROPERTIES

NEW

BEHIND THE HEDGE IN WESTDALE/ TROUSDALE

Enter the secret garden to find a expanded home that has vaulted ceilings in the formal living & DR. There are 2 fireplaces & an outdoor fire pit. The center hall plan leads to a large & inviting family room w/high ceilings & built-in bookshelves. A traditional styled kitchen also has a large pantry/LR w/2nd fridge. There's 3 beds and 1 bath upstairs while the master & 2.5 additional baths are on the first level. If you're looking for a special home w/fine details, then take a tour right away.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

25 NORTHSTAR ST #2

Open12-2701J1

\$1,250,000

3+3CONTEMPORARY



MLS#16-100474

Abe Sassoon310-795-4367

BULLDOG REALTORS

rev

GREAT LOCATION, GREAT SPACE, GREAT PRICE

Spacious 3 bedroom, 3 bath condo in Marina Peninsula presents cool, coastal living just steps away from the beach. Large living room flows seamlessly to dining room and kitchen, creating a stylish, graceful environment. This single level, 1,845sf property has no common walls, and windows on three sides bring in lots of natural light. Close to the Lighthouse Bridge, bike path and walking trails. Two car, tandem parking plus lots of storage space. Lowest price per square foot on the Peninsula.


Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg

3255 GRANVILLE AVE

Open11-2

\$1,578,000

3+2TRADITIONAL



MLS#16-102130

Marny Maslon424.202.3298

TELES PROPERTIES

NEW

COFFEE CART 11-2 TWILIGHT WINE AND CHEESE 5:30 - 7PM

This Mar Vista jewel welcomes you home with sunny rooms and a spacious floor plan. The large kitchen boasts a Wolf range and a Bosch dishwasher, perfect for casual gatherings. The sunroom features oversized windows that open to a wonderfully landscaped backyard. Many original period details remain, including hardwood floors, built-ins and two fireplaces. Ample storage plus a bonus room with storage and a two car garage. Located on a tree-lined street in a desirable school district.

BBQ,Dshwshr,Micro,Rng/Ovn,Fridg

3623 S. CENTINELA AVE

Lunch11-2

\$1,295,000

3+4ARCHITECTURAL



MLS#16-978341

Tamra (Tami) Pardee310-907-6517

PARDEE PROPERTIES, I

NEW

BEAUTIFUL NEW CONSTRUCTION!

New Construction! Interior unit with stunning ocean and mountain views, steps to restaurants and farmers market. The 3 bedroom home boasts over 2,300 sq ft and 3 1/2 bathrooms. Wire brushed hardwood flooring throughout, elegant tiles and custom cabinetry are designer curated with high end Grohe and Delta plumbing fixtures. This home has LED lighting, tankless water heater and an electric vehicle charging outlet. 3623 is one of four architectural SFR homes. No HOA's!

Dshwshr,Grbg Disp,Micro,Rng/Ovn

Why Advertise? Large Distribution Area

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

TUESDAY



<b>13121 DEWEY ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,259,000</b>	3+2	1sty-CONTEMPORARY	

**MAR VISTA CHARMER**

Mar Vista Charmer perched on a knoll offering views and beautiful sunsets. The updated 3 bedroom home is flooded with natural light and one of the main focuses is the wonderful great room opening to the private yard with built in fireplace perfect for entertaining, family fun or dining al fresco. Features include hardwood floors, milked glass doors, barn door, updated Kitchen and baths. Wonderful move-in condition or add a 2nd story to capture the panoramic views.

Lisa Kirshner 310 500 1360  
PARTNERS TRUST BW

<b>12516 ADMIRAL AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,095,000</b>	3+2	CONTEMPORARY	

**COZY AND CONTEMPORARY IN MAR VISTA**

Contemporary home in "Silicon Beach" with 3 beds/2 baths boasts tasteful updates. Stone tiled porch is the backdrop for an eco-friendly lawn. Large living area bathes in natural light. Beveled cabinetry adds charm among granite counters & chef's-grade appliances, travertine tiles. Master bedroom has spacious walk-in closet & French doors opening to breezy backyard (feat. privacy trellis & pergola). Short walk to Alla Park Farmer's Market & close to the beach/marina, dining, shops and theaters.

Tami Pardee 310-907-6517  
PARDEE PROPERTIES

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

<b>11916 VENICE #4A</b>	Open	11-2	<b>NEW</b>
<b>\$629,000</b>	3+3	TRADITIONAL	

**TURN KEY MAR VISTA TOWNHOUSE**

Step into the most striking townhouse in coveted Mar Vista where sophistication + style blend seamlessly. The beautiful wood floors, large living room, cozy fireplace & open floorplan grace the main level creating a charming escape. Indoor laundry, 2-car parking and a gourmet kitchen w/ granite countertops & SS appliances open to a large outdoor patio. Upstairs are 3 bdms, including a large master w/ expansive closet & en-suite bathroom. Get lost in everything Mar Vista has to offer!

MLS#16-102810  
S. F. Jones/R. Davis 3106917888  
JOHN AAROE GROUP

<http://www.11916venice.com/>

### 13 Palms - Mar Vista *Income*

<b>3726 KELTON AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,100,000</b>	Duplex	1sty-MONTEREY COLONIAL	

**R3 DUPLEX IN PRIME SOUTH OF VENICE LOCATION**

Attention Developers and Investors!! Monterey Style Duplex in prime South of Venice Boulevard location. Just outside Culver City and minutes to the beach!! Two Railroad Style One Bedroom bungalows, well sited on a prime R3 Lot with a long gated drive, two large garages and a spacious rear yard. Well located in the middle of the block. The ideal opportunity to tear down and build as new. Do not miss!!

Vida Namouli 310-339-9117  
RODEO REALTY BH

### 14 Santa Monica *Single Family*

<b>219 23RD ST</b>	Open	11-2	631E5	<b>NEW</b>
<b>\$6,450,000</b>	5+6	TRADITIONAL		

**2016 NEW CONSTRUCTION TRADITIONAL W/ALL THE BELLS & WHISTLES**

Perfect floor plan 5bd+6 bath plus a basement. Elevator to all 3 levels, wide plank oak light floors, high ceilings. Living rm w/fpl & picture window. Step up dining rm. Great kitchen with Wolf & Sub-zero appliances, large center island & built in banquette. Family rm has fpl and bi-fold French doors that lead out to yard perfect for entertaining. Upstairs opens to a den w/fpl and tree top views, w/ en-suite bd and 2 more bd rms with a shared bath. Elegant master suite. Basement has screening rm.

MLS#16-101704  
Deborah Silverstein 310-395-0113  
MONTANA AVE REALTY

Blt-Ins, Elevator, 4 fpl, screening rm

<b>507 11TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,690,000</b>	4+3	2sty-ARCHITECTURAL	

**ARCHITECTURAL MASTERPIECE NORTH OF MONTANA**

This architectural style two story home boasts high ceiling, lots of light, and hardwood floors. The family room, kitchen and dining area are oriented toward the backyard for entertaining. The yard is lush and private and can accommodate a pool or large party entertaining. Also, on the main level is a private bedroom suite. The formal living room has doors leading to a side patio. The second floor has three bedrooms and an office. The luxurious master suite has a generous walk-in closet.

Ellen Conrad 424 2023288  
TELES PROPERTIES

507 Eleventh Street.com

<b>1014 BAY ST</b>	Open	11-2	671G2	<b>NEW</b>
<b>\$1,550,000</b>	3+1	SPANISH		

The Cypress House. Here is a great opportunity to live in Sunset Park in a wonderful, warm & inviting Spanish Style home. 5 cypresses and tall hedges on both sides of the home ensure great privacy.

MLS#16-102198  
Sanda Alcalay 310-200-6472  
Dshwshr, Dryer, Grbg Disp, Fridg  
SOTHEBY'S INTERNATIONAL

<b>50 HALDEMAN RD</b>	Open	11-2	<b>red</b>
<b>\$7,995,000</b>	5+6	ARCHITECTURAL	

**ARCHITECTURAL MASTERPIECE**

Architectural masterpiece in highly coveted Rustic Canyon with soaring treetop views. This meticulously designed five bedroom, six bathroom private retreat combines the perfect use of woods, glass and concrete. Soaring ceilings, open beams, large windows and sliding glass doors provide an abundance of natural light and seamless transition between indoor and outdoor living spaces.

MLS#16-975205  
Gary Glass 310-820-9343  
BERKSHIRE HATHAWAY

[www.50Haldeman.com](http://www.50Haldeman.com)

<b>370 20TH ST</b>	Open	11-2	<b>rev</b>
<b>\$6,949,000</b>	5+5	TRADITIONAL	

**BEAUTIFULLY RENOVATED IN 2016**

Beautifully Renovated 5BR, 4.5BA home in Gillett Regent Square, Franklin School District. This special home offers a California lifestyle w/indoor & outdoor living. Grand sized Living room w/FP & French doors that open to a large front patio. Chef's kit w/top-of-the-line Wolf appliances. Cozy Fam rm w/FP one main BR dwn. Up entails sitting area & brand new master wing w/FP & sit area. Private large grassy yard w/rm for pool. Three car garage.

MLS#16-981367  
Susan Kastner 310-382-8555  
PARTNERS TRUST SANTA

Dshwshr, Grbg Disp, Rng/Ovn, Fridg



The Source Of Real Time Real Estate™



14 Santa Monica

Condo / Co-op

2001 IDAHO AVE, UNIT 2

Open11-2

\$1,959,000

3+2.5



NEW

ENJOY AN URBAN CONTEMPORARY LIFESTYLE

This stunning townhouse is 3 levels and just under 2,000sqft. Enter to the open living room w/high ceilings, rich hardwood floors, a fireplace, built-in speakers, Control4 & an abundance of natural light. The sophisticated modern kitchen features a sub-zero refrigerator, Miele appliances & Caesar stone counters. The formal dining room opens to an outdoor patio w/built-in seating, perfect for entertaining & al-fresco dining.

Sherri Noel

310-994-8721

1235 EUCLID ST #5

Lunch11-2

\$878,000

2+32sty-CONTEMPORARY



NEW

A PLACE TO CALL HOME!

Classic Santa Monica Townhome!  
Gated entry, 2 sty with direct access to private side by side parking spaces in sec. gar.  
Hardwood flrs, updated kitchen & baths, beautiful spacious master suite w/vaulted ceilings!  
Laundry upstairs w/sxs large units, gas fireplace, sunny private patio!  
Homeowner dues include EQ Ins. and water, \$385 per mo!  
Join us for Taco Tuesday! Also Open Sunday March 13th 2-5PM!!!!

MLS#16-102828

Joyce Gottlieb310-283-8931

GOTTJOYREALTY.COM

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

1043 12TH ST, UNIT 4

Open11-2

\$609,000

1+11sty-TRADITIONAL



NEW

DESIRABLE NORTH OF WILSHIRE LOCATION -

Immaculately cared for home. Beautiful 1 bedroom, 1 bath plus 2-car parking. Many great details throughout. Open floor plan, smooth ceilings, recessed lighting and updated bath and vanity. Lovely travertine floors. Expansive patio with Golden White Slate 24x14 for alfresco entertaining. Secured gated complex has earthquake insurance and extra storage spaces. Close to Montana shops, eateries and Santa Monica's downtown shopping district. Small 10 unit complex. Move-in ready

Cyndra and Robert Kaiser310.293.8529

GIBSON INTERNATIONAL

Stainless Steel Appliances

2222 NEILSON WAY #302

Open11-2

\$1,985,000

2+33sty-CONTEMPORARY



red

PH W/ PIECE OF HEAVEN ROOFDECK OCN VUS -1 BLK TO OCN & MAIN

HUGE REDUCTION & NOW BEST VALUE BY THE BEACH. 2 BR+ office/studio/den/nursery/media rm & 2.5 baths + pvt roof deck with mesmerizing ocean views. One-level PH, best of coastal living in a 6-unit bldg. Oversized living/din with built-in's, wdbn FP. Enjoy updated kitch. w/cabinets galore, Caesarstone counters, center island, eating area, 2 ovens+ cook top w/ grill. Airy large Mstr BR w/ Vu balcony. Jacuzzi tub in lge BA, Swedish wide plank fir flooring & vaulted ceilings thruout. 3 pkg sec gar.

MLS#16-977917

Ruth Shari310-442-1646

COLDWELL BANKER RES

www.2222neilson302.com

14 Santa Monica

Lease

1035 25TH ST

Open11-2

\$6,400

3+1.75SPANISH



NEW

3 + 2 NORTH OF WILSHIRE

Charming Spanish home in the Franklin School District. Beautiful hardwood floors and recently remodeled bathrooms. Spacious open kitchen with SS appliances. Living room w/ fireplace. FDR. Backyard ideal for entertaining. 2 car private garage plus 2 additional spaces. Near Douglas Park.

MLS#16-101614

Todd Mitchell310-899-3521

CB MONTANA

Move-in ready!

15 Pacific Palisades

Single Family

16799 CHARME LN

Open11-2630G3

\$5,997,000

4+6ARCHITECTURAL



NEW

This chic architectural home offers dazzling Queen's Necklace & city views. Unique aspects include a hand painted powder room by Christian Lemus reclaimed wood siding, resin floors, floor to ceiling glass doors, pool, & fruit trees set the scene for this gated estate. Perfect for entertaining, the gourmet kitchen & bar open up to living area. 4 bed 4.5 bath + detached all-glass bonus room w/ half bath perfect for office or artist's studio. The spacious 16,000 sq ft corner lot is equipped.

MLS#15-966073

Anthony Marguleas310-663-4606

AMALFI ESTATES

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

336 VIA DE LA PAZ

Open11-2

\$5,735,000

5+5



NEW

CLASSIC TRADITIONAL HOME IN PACIFIC PALISADES BLUFFS

Stunning traditional home situated in the coveted Pacific Palisades Bluffs. Wonderful family home featuring: 5 bed, 4.5 Baths, stunning eat-in Chef's Kitchen opening to large family room leading to private back yard w pool, BBQ, outdoor dining, fire pit, & sun decks. This light and bright home is an elegant example of modern family living. Close enough to walk to Palisades village & the dramatic Pacific Ocean Bluffs- this Palisades home has it all!

Elisabeth Halsted310-820-9340

BERKSHIRE HATHAWAY

16630 CUMBRE VERDE CT

Open11-1

\$3,650,000

5+5.52sty-COUNTRY FRENCH



NEW

GATED CUSTOM FRENCH COUNTRY ESTATE

Enter through a privately gated driveway leading to a spacious residence featuring spectacular mountain vistas. This beautiful light and bright home offers high ceilings, 5 bedrooms, an elegant living room, formal dining room and a family room designed to be open to the bright kitchen w/ granite counters, center island, stainless steel appliances and breakfast area all overlooking and open to the large backyard with a patio area w/built in BBQ, spacious grassy yard and sparkling pool & spa.

Ali Rassekhi(310) 359-5695

COLDWELL BANKER


dishwasher, stove, oven, BBQ

Questions? Need Assistance?  
Contact our Help Desk Department!

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



<b>863 GALLOWAY ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,495,000</b>	5+5.5	2sty-CAPE COD	



**CENTRALLY LOCATED**

New construction, elegant Cape Cod in the covet Alphabet neighborhood in Pacific Palisades. Step in this inviting 5 bedroom, 5.5 bath with wide open floor plan that combines traditional with a modern flair. The high ceilings, natural light and the wide French oak wood floor create a much desired warmth throughout the house. The Gourmet kitchen features Sub-Zero/Wolf appliances; open to the family room and the backyard with bi-fold doors that gives an inviting indoor/outdoor feel.

Marco Rufo 310.488.6914  
BERKSHIRE HATHAWAY

Elegant Cape Cod

<b>728 EL MEDIO AVE</b>	Open	11-2	<b>red</b>
<b>\$5,495,000</b>	6+8	NEW PROJECT	



**MLS#16-973633**

Neil Smith 310-990-9641  
HERITAGE

728ELMEDIO.COM

Thoughtfully designed, meticulously hand-crafted, technology driven and Green Point Rated. Brand new, uniquely custom, California Coastal home that was built to exceed all expectations. Six, en-suite bedrooms and eight bathrooms on three levels of approximately 6,643 square feet, the property encourages an indoor-outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabana and a sun drenched entertainment level that walks out to the lushly landscaped backyard.

<b>870 FISKE ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,495,000</b>	5+5.5	2sty-TRADITIONAL	



**SOPHISTICATED NEW CONSTRUCTION IN THE ALPHABET STREETS**

Boasting high ceilings and high quality finishes throughout. Spacious living room with fireplace adjacent to formal dining room with coffered ceiling. Gourmet kitchen with professional-grade appliances, Carrera marble counters, breakfast area, and large eat-in island. Bright and airy family room with fireplace opens to patio and grassy backyard. Cozy master suite with alluring fireplace, inviting bathroom, private balcony, and roomy walk-in closet. Rooftop deck offers picturesque views.

Marek Swiderski 424.256.9480  
RODEO REALTY - PP

www.870Fiske.com

<b>928 LAS LOMAS AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,795,000</b>	4+5	CONTEMPORARY	



**POOL & SPA**

This 4 BD, 4.5 BA modern masterpiece features warm earth tone materials, inviting architectural style that is designed to flow beautifully with the surrounding natural environment. This unique property is situated on a quiet street that has over-the-treetops views of the Pacific Ocean. A soothing open feel welcomes you as you walk through the light-filled entry, into the living room, dining room/entertainment space which features soaring ceilings.

**MLS#16-970537**

Marco Rufo 310-488-6914  
BERKSHIRE HATHAWAY H

Striking New Contemporary

<b>822 HARTZELL ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,299,000</b>	4+3.5	SPANISH	



**BEAUTIFUL LIGHT AND BRIGHT SPANISH REVIVAL**

Beautiful authentic "Spanish Revival" house re-built in 2008. This incredibly custom detailed two story home includes 4 bedrooms, 3.5 bathrooms, walnut floors, plaster walls throughout, incredible wood ceiling details that truly bring old world charm to the new age. First floor features a living room, dining room, custom kitchen with Viking appliances and Calcutta marble that opens to a family room and formal breakfast area. A guest room/office completes a very well laid out first floor.

**MLS#16-100986**

David / Anna Solomon 424.400.5905  
THE AGENCY

www.822Hartzell.com

<b>15061 MC KENDREE AVE</b>	Open	11-2	<b>bom</b>
<b>\$3,995,000</b>	5+6	CAPE COD	



**BACK ON MARKET!**

This delightful home represents a perfect union of East Coast style with West Coast lifestyle. Close to the evolving Village Center, the home rests above distinguished Bestor Blvd, affording treetop views and a unique sense of expansiveness and privacy. Inside, casual elegance complements traditional design. Mature landscaping embraces the outdoor entertainment area with spa and waterfall, fireplace and built in BBQ. A separate guest suite above the garage completes this urban hideaway.

**MLS#16-972353**

Ellen McCormick 310-230-3707  
BERKSHIRE HATHAWAY

www.15061McKendree.com

**18 Hancock Park-Wilshire**

Single Family

<b>16771 MONTE HERMOSO DR</b>	Open	11-2	630G2	<b>NEW</b>
<b>\$2,550,000</b>	4+4	TRADITIONAL		



**GRACIOUS ENTERTAINING MEETS FAMILY LIFE**

This Connecticut meets Pacific Palisades home is for those who enjoy gracious entertaining while cherishing family life as this home allows for both. From the grand two-story entrance this recently remodeled home has fantastic flow and privacy. The rooms are floored in a brilliant Brazilian cherry. The center hall opens onto a beautiful sun filled living room and dining room with butler's pantry. The gourmet kitchen is "Home and Garden" picture ready with Downton Abbey checkered limestone.

**MLS#16-102656**

Jonathan Cates 310.570.9444  
COLDWELL BANKER-PAC.

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

<b>536 N ARDEN BLV</b>	Open	11-2	<b>NEW</b>
<b>\$3,100,000</b>	4+4.5		



**BRAND NEW WARM MODERN!**

Incorporating the best in design on best street in neighborhood and steps to Larchmont Village. Situated behind gates and lush landscape. As you enter the open floor plan reveals multiple outdoor entertaining areas seamlessly flowing to all living areas. The kitchen features Sub-Zero and Wolf appliances, huge walk-in pantry and wine display. Dining and family room open to the backyard with pool and outdoor kitchen. Master suite has huge walk-in closet and spa-like bathroom. Smart Home

**Gary Gold 3107410505**  
HILTON & HYLAND

BBQ, Sub-Zero and Wolf Appliances

<b>1460 AMALFI DR</b>	Open	11-2	631D4	<b>red</b>
<b>\$6,195,000</b>	6595000	5+4.5	2sty-TRADITIONAL	



**NEW PRICE! CLASSIC 1941 RIVIERA TRADITIONAL!**


Rare opportunity, one of a kind restored 1941 Riviera classic. Designed by Louis T. Laskin, home has been lovingly maintained & updated by current owners for 28 years. Formal entrance leads to large LR w/fireplace, FDR, den, 50's style kitchen, separate brkfst. room & enclosed sunroom. Distant ocean views. Custom designed English garden w/hundreds of rose bushes & fruit trees. Flowers & herbs around the garden w/open & covered patios areas for enjoyment, relaxation & entertaining.

**MLS#15-945265**

Paul Pekar 310-496-5955  
GIBSON INTERNATIONAL

www.1460amalfi.com

<b>809 S MULLEN AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,775,000</b>	4+4	SPANISH	



**MLS#16-102662**

Wesley Earley 310 922 6691  
JOHN AAROE GROUP

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

Newly remodeled, bright sunny Brookside Mediterranean family home. 4 + 3 1/2 Formal living room with original 1920s detail, Completely new chefs kitchen with open floor plan to large family room and dining room. Large master suite with walk in, master bath with duel sink. Two bedrooms with jack/jill bath, guest suite with private bath Separate laundry room/pantry/duel zone AC, hardwood, patio, 2 car garage, bright sunny lot in an amazing pocket of Brookside. ?



<b>379 N RIDGEWOOD PL</b>	Open	11-2
<b>\$1,099,000</b>	3+3	TRADITIONAL



**NEW**

**WONDERFUL FIXER JUST WAITING TO BE RESTORED**  
Bring your contractor and designer to create your own gem on this great block. Lots of character and details. First time on the market in over 50 years. Center hall plan with 3 bedrooms/ 2 1/4 baths. Large living room, formal dining room, breakfast room and butler's pantry. Cozy wood paneled den with fireplace. Don't miss this wonderful opportunity. Sold in it's present "as is" condition.

**MLS#16-102258**  
Llanos/Gless 323 810-0828  
COLDWELL BANKER RESI

Heating System is about 5 Years Old

<b>500 N GOWER ST</b>	Open	11-2
<b>\$2,299,000</b>	4+4	MEDITERRANEAN



**red**

**\*\* PRICED TO SELL \*\* STUNNING REMODELED 2-STORY MEDITERRANEAN**  
Built in 1994 and just 1 block from Larchmont Village, this 4 bedroom/4 bathroom house features a chef's dream kitchen with 11' island, 40+ custom cabinets/drawers, professional appliances, walk-in pantry PLUS office PLUS family room/den. Dining room seats 10 and looks out to lush lawn through 8' French doors. Master bedroom w/WIC, private deck PLUS office/study. Master bath complete with skylight, marble floors/countertops, frameless walk-in shower & oversized Jacuzzi w/view.

**MLS#16-976291**  
John Duerler 213.924.2208  
HANCOCK HOMES REALTY

Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other

<b>637 N LUCERNE BLVD</b>	Open	11-2
<b>\$2,999,999</b>	5+6	ARCHITECTURAL



**rev**

Impeccable new construction Architectural located steps away from desirable Larchmont Village. This 5 Bed 6 Bath modern masterpiece features a grand, separate office & unique design elements including 12 ft ceilings, Fleetwood pocket doors, designer lighting fixtures, custom walk-in closets, spa-like and hotel inspired bathrooms & countless luxury amenities. This is a once in a lifetime opportunity to own a thoughtfully constructed modern triumph close to premier shops, restaurants & nightlife.

**MLS#16-971971**  
Neyshia Go 424-249-7125  
JOHN AAROE GROUP

Blt-Ins,Frzr,Grbg Disp,Hood Fan,Rng/Ovn

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

<b>308 N SYCAMORE AVE, UNIT 206</b>	Open	11-2
<b>\$12,000</b>	3+3.5	



**NEW**

**FULLY FURNISHED LEASE \$12,000/MO**  
3 bedrooms + office, pool, spa, gym. Exquisite turn key unit in the magnificent pre-war building Faubourg St Denis

**Judy Feder 310.858.5464**  
HILTON & HYLAND

www.hiltonhyland.com

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

<b>321 N LA JOLLA AVE</b>	Open	11-2
<b>\$2,949,000</b>	4+4.5	2sty-SPANISH



**NEW**

**NEWER CONSTRUCTION SPANISH HOME WITH OPEN FLOOR PLAN**  
Newer construction, Spanish home offers an open floor-plan w/ 4bd + 4.5ba, den, 2 car garage, w/ high end finishes throughout. Large master bedroom has an adjacent balcony, receives plenty of natural light & includes a fireplace, walk-in closet, and large en-suite bathroom w/ separate shower & tub. Professional gourmet kitchen includes Thermador appliances, custom made cabinets, Caesar stone countertops, & over-sized island. Private outdoor space w/ pool, spa, and glass lined fire pit.

**MLS#16-101470**  
www.JesseWeinberg.com 800-804-9132  
KELLER WILLIAMS RLTY

Jesse Weinberg & Chad Hylton

<b>317 N KINGS RD</b>	Open	11-2
<b>\$1,925,000</b>	3+2	SPANISH



**NEW**

**PRIVATE DESIGNER RETREAT WITH CREATIVE SPACE**  
Formerly owned by Kelly Wearstler & including many of her design touches, this hedged & gated chic Spanish offers an ideal creative. The home features serene outdoor spaces paved with Belgian Block, living room with vaulted ceiling, Carrara marble fireplace, charming kitchen with Viking stove & Sub-Zero fridge. A beautifully paneled stairway leads to a stunning office space with floor to ceiling shelving, built-ins & rolling ladders. The garage has been converted to a flexible live/work space.

**MLS#16-101398**  
Allison Schwarz 310-433-0056  
COMPASS

www.317Kings.com

<b>1035 STEARNS DR</b>	Refresh.	12:30-2:30	633A4
<b>\$1,525,000</b>	3+2	1sty-SPANISH	



**NEW**

**SPANISH CONTEMPORARY IN SOUTH CARTHAY**  
Set back from the street behind wall and gated driveway. Warm and inviting living room w/ wood burning fireplace, gracious formal dining room, updated gourmet Kosher kitchen. Hardwood floors, cathedral ceilings, stainless steel Viking and Miele appliances. Three bedrooms, 2 bathrooms, private yard, pool and 2 car detached garage. Great location. Great price.

**Andrea Best 310.888.3307**  
NOURMAND&ASSOCIATES

OPEN HOUSE 12:30-2:30

<b>127 S VISTA ST</b>	Open	11-2
<b>\$1,345,000</b>	3+2	1sty-SPANISH



**NEW**

**GREAT VALUE!**  
Lovely and full of old-world charm Spanish home, featuring formal living room with coved ceiling, arched windows and Batchelder fireplace, spacious dining room with French doors opening to front patio, kitchen with built-ins and separate breakfast room. 3 BR/2 BA. Hardwood floors and charming details throughout. Pleasant back yard with sitting patio. Bring your "decorator's touch"!

**N. Hartman/L. Brenner 323-860-4259**  
COLDWELL BANKER

fridge, washer/dryer, oven, range

<b>424 N LA JOLLA AVE</b>	Open	11-2
<b>\$3,595,000</b>	4+4.5	2sty-CONTEMPORARY



**rev**

**STUNNING DESIGNER SHOWPLACE**  
**WWW.424LAJOLLA.COM**  
Spectacular newly built custom home. Walled & gated contemporary architecture at its finest. Soaring ceilings, bright open floor plan, walls of glass, pocketed Fleetwood door systems & all the luxury amenities required by today's sophisticated "lifestyle" buyer. One-of-a-kind designer home features amazing indoor-outdoor living spaces; custom Italian kitchen w/ Miele appliances; designer bath tile & fixtures; state-of-the-art home automation system.

**MLS#16-101108**  
Omega Group-Ron Keinan 310-779-5348  
KELLER WILLIAMS

www.OmegaGroup.LA

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

TUESDAY



<b>152 S LAUREL AVE</b>	Open 11-2	<b>rev</b>
<b>\$3,350,000</b>	4+5 ARCHITECTURAL	



**ARCHITECTURAL STUNNER**

Architectural Stunner, setting the tone for what a work of art home looks like. This is a one of a kind modern "Smart House". Everything from the pool, lights, music, camera, even central air, is controlled by the touch of a pad. A floating glass staircase takes your breath away the second you open the door, and leads you through this 3,800sq feet with 4 Bedrooms + 4.5 bath.

**MLS#16-983943**  
 Ambra Bisconti 310-498-2151  
 HILTON & HYLAND  
 Bit-Ins,Dshwshr,Micro,Rng/Ovn,Fridg

## 19 Beverly Center-Miracle Mile *Condo / Co-op*

<b>5826 OLYMPIC BLVD #202</b>	Open 11-2	<b>NEW</b>
<b>\$839,000</b>	3+2 CONTEMPORARY	



**12 NEW CONSTRUCTION, CONTEMPORARY UNITS IN MIRACLE MILE**

#5826 | MODERN | LUXURY | LIFESTYLE. Exceptional Brand New Construction Building Offering 12 Stunning Contemporary Units In 1 of LA's Most Central & Ideal Locations, The Miracle Mile Minutes To Everything! Discover Meticulously Designed Luxury 2-3 Bd + 2 Ba Units. Italian Design Kitchens, Spacious Bathrooms, Modern Fireplaces, High-End Finishes, Built-In Closets, Outdoor Terraces, & Amazing Views, Laundry In Unit, & Low HOA Fees. Unit Sizes: 1,442 SF -1,644 SF. Priced: \$749,000-\$1,059,000.

**MLS#16-984103**  
 ST.JAMES+CANTER 310.291.1029  
 BERKSHIRE HATHAWAY  
 WWW.5826OLYMPIC.COM

<b>5826 W OLYMPIC BLVD #102</b>	Open 11-2	<b>rev</b>
<b>\$749,000</b>	2+2 CONTEMPORARY	




**NEW CONSTRUCTION, CONTEMPORARY UNITS IN MIRACLE MILE**

Exceptional Brand New Construction Building Offering 12 Stunning Contemporary Units In One of LA's Most Central & Ideal Locations, The Famous Miracle Mile Minutes To Everything! Discover Our Meticulously Designed Luxury 2-3 Bedrooms & 2 Bathroom Units. Featuring Italian Design Kitchens, Spacious Bathrooms, Modern Fireplaces, High-End Quality Finishes, Built-In Closets, Outdoor Terraces, & Amazing City Views, Laundry Hook Ups In Unit, & Low HOA Fees. Unit Sizes Range From 1,442 SF -1,644 SF.

**MLS#16-976017**  
 ST.JAMES + CANTER 310.291.1029  
 BERKSHIRE HATHAWAY  
 WWW.5826OLYMPIC.COM

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

<b>2144 PANORAMA TER</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,529,000</b>	3+1.5 SPANISH	




**OH: T 3/8 11-2, TH 3/10 5-7, & SAT 3/12 & SUN 3/13 2-5**

Mediterranean Reveries abound in this splendid premium Silver Lake Spanish residence. Marvelous outdoor areas are an exceptional feature to this home. A respite can be enjoyed and easily accessed on sunny front patios off living room and dining room, or the tranquil rear deck and patios. The classic 2 story floor plan of 3 bedrooms and 1.5 bathrooms (tax info shows 3+1) is complemented with original detail, and unobstructed vistas of hillside and city lights.

**Grace Gaerlan 3232102404**  
 COLDWELL BANKER

<b>1318 N BENTON WAY</b>	Open 11-2	<b>NEW</b>
<b>\$1,149,000</b>	3+2 1sty-CALIFORNIA BUNGALOW	



**MOVE IN READY WITH AMAZING VIEWS!**

Perched above coveted Benton Way, w/ views of the Observatory & Hollywood Sign, this Bungalow features amazing views, beautiful curb appeal & an interior filled w/ top-notch updates. W/ an eye towards the original architecture, this 3BD + 2BA home (w/ bonus renovated studio) has been lovingly updated to perfection. Hdwd floors throughout, an open kitchen + a huge mst. suite w/ French doors leading to a backyard w/ a hot tub highlight just a portion of what this Silver Lake beauty has to offer.

**MLS#16-982405**  
 Sally F. Jones/J. Smith 3106917888  
 JOHN AAROE GROUP  
 http://www.1318bentonway.com/

## 2490 SILVER RIDGE AVE *Lunch*

<b>2490 SILVER RIDGE AVE</b>	Lunch 11-2	<b>rev</b>
<b>\$1,598,000</b>	4+3.5 CONTEMPORARY	




**HEAVEN IN THE HILLS**

This 2 story 2008 contemporary! Perched on a hillside lot, this 3125 sqft home has beautiful views. Carefully & lovingly designed w/the art of "Feng Shui" philosophy in mind, it faces North-East & basks in the sunlight. Living room features a fireplace & open floor-plan including the kit, dining rm & living rm. Phenomenal 180 degree views. It boasts 2 master suites, 1 up & 1 down with custom cedar-lined closet. The downstairs level encompasses a great family room w/ fireplace & gorgeous views.

**MLS#15-921349**  
 Rosemary Low 323-660-5885  
 SOTHEBY'S LOS FELIZ  
 BBQ,Dshwshr

## 21 Silver Lake - Echo Park *Income*

<b>1062 MANZANITA ST</b>	Refresh. 11-1	<b>NEW</b>
<b>\$1,195,000</b>	Triplex	



**TRIPLEX ON C2 LOT IN SUPERHIP SUNSET JUNCTION**

Re-imagine the triplex that currently exists, or take advantage of the development opportunities for this C2 lot. The triplex consists of a main house with 4 bedrooms and 2 baths, a 1 bedroom bungalow, and a studio bungalow, all with separate outdoor spaces. The main house has views of the Hollywood sign and the Griffith Park Observatory. There is a large bedroom downstairs with its own bathroom and entrance, making for a great home office, art studio, or possible AirBnB rental.

**Michael Remacle 310-902-1564**  
 THE REMACLE GROUP  
 www.1062Manzanita.com

## 22 Los Feliz *Single Family*

<b>2306 OBSERVATORY AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,425,000</b>	2+2 SPANISH	



**SPANISH GEM, NORTH OF LOS FELIZ BLVD**

Rare Opportunity! First time on the market in 22 years! This 2 Bed, 2 Baths + Den Spanish gem has been meticulously maintained and tastefully updated, with a sexy vintage kitchen, that includes a Mexican saltillo floor, hand-laid Spanish tiles, hw floors, hi-vaulted ceilings in the living room and formal dining room. Wood-burning fireplace, wood beams throughout the hall & bedrooms, skylights. Large private backyard includes a pool, a garage and a guest house/studio w/ full bath and kitchen.

**Pascal Aldebert 323.821.3265**  
 TELES PROPERTIES

Do **RIGHT** by Your Sellers  
 Put their Property in the **MLS**


Listings in the MLS Get More Exposure  
 More Offers & More Money

**FOR SALE**

**THE MLS**  
 .com  
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 Real Time  
 Real Estate™



<b>3355 WOOD TER</b>	Open	11-2
<b>\$879,000</b>	3+2	TRADITIONAL



**BEAUTIFUL LOS FELIZ TRADITIONAL RESTORATION GREAT LOCATION**


Nestled on the sweetest u shaped street near Griffith Park, Silverlake & shops, restaurants & cool things to do, this beautiful traditional 3 bedroom in the heart of Los Feliz has a formal entrance, beam ceilings, hardwood floors, tastefully restored kitchen w/stainless appliances and 2 remodeled luxury baths, gated driveway and private 2 car garage. Low water landscaping, terraces & patios, bay windows & French doors bring in sunlight in this rare offering. Stylish & tranquil. Ivanhoe School.

**MLS#16-102278**  
Konstantine Valissarakos 3232529451  
**SOTHEBY'S LOS FELIZ**

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

**NEW**

<b>4036 MINERVA AVE</b>	Lunch	11-2
<b>\$1,178,000</b>	3+1	1sty-CONTEMPORARY



**EXQUISITE CULVER CITY REMODEL**

Charming contemporary home where a quaint white fence greets you at the front. Plush lawn and pebble pathway winds around to the backyard. Pergola-covered concrete patio serves as the perfect place to relax and entertain. Two large planter boxes for gardening. Friendly porch is framed by large windows that invite natural light into the 1,020 sq ft interior, which has 3 beds, 1 bath. In the heart of Culver City, this great home is near abundant shops and dining, Ballona Creek trail, & the beach.

**Tami Pardee 310-907-6517**  
**PARDEE PROPERTIES**

**NEW**

<b>1841 N ALEXANDRIA AVE</b>	Open	11-2
<b>\$1,399,000</b>	3+3.5	MODERN



**A NEW KIND OF LUXURY LIVING IN LOS FELIZ**


Four new construction "small-lot" residences featuring unsurpassed build-quality! Homes are outfitted with 6" white oak plank flooring, custom steel staircases, and appliances by Wolf, Miele and Sub Zero. Unique at this price-point and complete with bespoke architectural elements and inspiring views of the Griffith Observatory. Each home is 3 stories with 2-car direct-entry garages. Built for the most discerning buyer looking for turnkey living, with close proximity to Los Feliz Village.

**MLS#16-982521**  
Bryant | Reichling 323-395-9084  
**SOTHEBY'S**

www.Alexandria4.com

**rev**

<b>3979 HIGUERA ST</b>	Open	11-2
<b>\$849,000</b>	3+1	



**PRIME CULVER CITY LOCATION!**

Great home in Rancho Higuera in Culver City - (also a developer opportunity with CCR2 Zoning). Featuring formal dining area, wood burning fireplace in cozy living room, hardwood floors, smooth ceilings, & laundry room inside. 2 car det. garage, plus driveway space for aprox 4 cars. Large back yard with great possibilities!

**Mitra Moradifar 310-383-7253**  
**KELLER WILLIAMS**

**NEW**

**22 Los Feliz** Condo / Co-op

<b>4711 AMBROSE AVE, UNIT 104</b>	Lunch	11-2
<b>\$699,000</b>	0+0	4sty-CONTEMPORARY



**STUNNING LOS FELIZ CONDO**

Stunning 3 bdrm Los Feliz condo! Elegant condo offers over 1500 sq. ft with a beautiful kitchen, stainless steel appliances, gorgeous tile, high ceilings, crown moldings, dramatic fireplace, spacious living room with French doors that lead out to your own private patio. Master suite w/ huge closet, in-unit laundry, and rooftop patio that offers panoramic views of the Observatory to downtown and the ocean. A stones throw to Los Feliz Village, the Greek Theater and Griffith Park, this is home.

**Julie Mollo 323-459-2789**  
**SOTHEBYS INTL REALTY**

Fridge,stove,microwave,dishwasher,w/d

**NEW**

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

<b>4935 INDIAN WOOD RD, UNIT 344</b>	Open	11-2	672 H3
<b>\$498,500</b>	3+2		



**GORGEOUS 3+2 REMODELED CONDO**

Stunning, fully remodeled 3+2 condo. New stainless steel appliances. New laminate flrs LR, dining &bdrms. New porcelain tile kitchen & bath flrs. Baths w/new vanities. Smooth ceilings, recessed lights. Light bright sunny corner unit. Two assigned sidexside pking. Complex includes 2 swim pls, 1 kiddie wading pl, 2 kiddie play areas, 24-hr gated security, basic cable, gas & water utilities, earthquake ins, sauna, gym rm, rec rm w/full kitchen. Close to shops, banks, mkts, eateries, more

**Phyllis Sam 310-259-7281**  
**KELLER WILLIAMS**

**NEW**

**28 Culver City** Single Family

<b>4412 MOTOR AVE</b>	Open	11-2
<b>\$2,998,000</b>	5+5.2	2sty-ARCHITECTURAL



**WWW.CULVERCITYTROPHYHOME.COM**

Spectacular modern by AmitAppel DesignWorks & award winning designer Adeet Madan located near coveted Carlson Park. Unique Trophy Property complete w/ pool & spa, soaring ceilings exquisite top of the line materials & finishes such as Venetian stucco, Italian tiles, oak floors, solid interior walnut doors & Fleetwood sliding doors, stunning light fixtures, Incredible open kitchen w/ Thermadore appliances, resin cabinetry & Oak countertops plus a "Must See" Master Bedroom Suite. Brace Yourself!

**Steven & Zee Spezzano 213-494-3888**  
**THE INTEGRITY TEAM**

Keller Williams Sunset

**NEW**

**30 Hollywood Hills East** Single Family

<b>6449 TAHOE DR</b>	Open	11-2
<b>\$2,495,000</b>	3+2.5	2sty-MODERN



**STUNNING NEW CONSTRUCTION**

Stunning new construction Modern in the Lake Hollywood Estates! Custom designed by Living Homes, this eco-friendly 3 bed/2.5 bath home features an incredible open floor plan. The downstairs features a spacious open kitchen and family room, two bedrooms overlooking the pool and backyard, and an additional room that can be used as a den or office space. Upstairs you enter the master suite, walk-in closet, beautifully designed master bath with soaking tub, and expansive private balcony

**The Feil Group 310 230-3752**  
**BERKSHIRE HATHAWAY**

Refrig, Stove, Dishwasher, Microwave

**NEW**



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Living is now all the more fun, generous, unpermitted contemporary residence with lake




TUESDAY

<b>3410 WONDER VIEW DR</b>	Open	11-2	563/D7
<b>\$2,395,000</b>	5+5	2sty-TRADITIONAL	<b>NEW</b>
			
<b>TOP OF HOLLYWOOD KNOLLS - FORTIES REGENCY STUNNER</b>			
Re-imagined Hollywood Regency Trad. has fabulous in/outdoor flow and stunning views. Step-down Liv. Rm with bay windows, hrdwd floors, Fr doors open to decks, pool area. Comfortable living centers in "great" family room/gourmet center island kitchen - with s/s appliances and a large blt-in banquette. Office/maid's room, laundry, and 3/4 powder/bath completes the downstairs. Decorative bannister leads to the 2nd story featuring a spacious master & spa inspired bath plus 3 additional bedrooms.			
Joan Caplis / Bill Barke COLDWELL BANKER BW		310.748.2208  3410WonderViewDrive.com	

<b>3110 HOLLYRIDGE DR</b>	Lunch	11-2	593/G1
<b>\$1,879,000</b>	4+3.5	2sty-MEDITERRANEAN	<b>NEW</b>
			
<b>SERENITY IN HOLLYWOOD HILLS, A LITTLE PIECE OF HEAVEN.</b>			
Landmark HollywoodLand home. Front row vu of Hollywood sign. Home offers grand foyer, LR w/14ft beamed ceiling, French drs open to emotional ridge mtn vu's. Cooks kit.w/ wlf,Subzero, sound sys thruout,office/studio, or 5th bed. City, mountain, & Hollywood sign vv's, Extremely private backyard, w/firepit ,and Griffith park as your backdrop. Many renovations, A Special, Highly emotional, Tuscany feel home awaits you. 4 bd, 3.5 ba.			
D. Middono & J. Gaio THE JOHN AAROE GROUP		213 880 2901  a/c	

<b>3056 ARROWHEAD DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,600,000</b>	5+3	2sty-OTHER	
			
<b>AMAZING OPPORTUNITY!</b>			
Own a home in coveted Lake Hollywood Estates on over 1/4 acre (assr) with pool, grassy yards & terraced hillside. Hollywood Regency style showcases a two-story Atrium entry that opens to the step-down living room & formal dining area. White tiled kitchen features a breakfast bar. Adjacent cozy den has mantled brick fireplace, wet bar & wood floors. Upstairs bedrooms with views include the large master suite. 1st floor bedroom could be maids/office. Glass enclosed sunroom opens to pool & patios.			
Terry Canfield Schmidt BHHS-BH		323-854-4607  Dshwsh,Grb Dsp,Hood Fn,Ov/Rng	

<b>3214 LEDGEWOOD DR</b>	Open	1-2	<b>NEW</b>
<b>\$1,274,500</b>	3+2	1sty-MID-CENTURY	
			
<b>UPPER BEACHWOOD CANYON, CLASSIC MID-CENTURY</b>			
Exquisite mid-century in beautiful Upper Beachwood Canyon. Single level, expansive open floor plan with large entertaining spaces, new modern kitchen, incredible natural light and wonderful indoor/outdoor flow. 3 bedrooms, 2 full baths, 2 car garage. Lush canyon setting on gorgeous Ledgewood Drive below the Hollywood Sign. No better value at this price!			
Stephen Parisi DEASY/PENNER		310.488.7653  	

<b>6111 MULHOLLAND HWY</b>	Open	11-2	<b>rev</b>
<b>\$1,650,000</b>	3+2	MID-CENTURY	
			
<b>UPPER BEACHWOOD CANYON RETREAT</b>			
Spacious & Private Mid-Century w/spectacular views. Wrap around deck & concrete patio surround a black-bottom, heated pool w/an enclosed garden below. Open floor plan features living & dining rooms w/wood floors, wood-burning fpl & French doors that open to deck & pool/patio areas. Kitchen has granite counters, breakfast banquette & SS appls. Master suite w/walk-in closet & bath w/spa tub. Central HVAC, security camera system & leased solar system. Beautifully maintained & move-in ready.			
MLS#15-963091 Rose Ware BHHS-BH		213-369-9171  Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	

31 Playa Del Rey Condo / Co-op

<b>8828 PERSHING DR, UNIT 113</b>	Refresh.	11-2	<b>NEW</b>
<b>\$749,000</b>	2+2.5	2sty-CONTEMPORARY	
			
<b>FABULOUS CORNER UNIT 2BED/2.5BA - DESIGNER FINISHES</b>			
Great 2 bed/2.5 bath with great designer upgrades. Gourmet kitchen with granite countertops. Floor is combo of tile, bamboo and carpeted stairs. Master bedroom has en suite sink and sunken tub and 2 closets...incl a walk-in . Rare Corner Unit with fabulous patio. Extra storage in garage. Plus parking is tandem for 2 cars and right next to elevator. Quiet location in building with amenities like pool, clubhouse, gym, sauna and entertaining area for guests.			
Michelle Martino KELLER WILLIAMS MDR		310-880-0789  refrigerator,dishw,	

33 Malibu Single Family

<b>18339 WAKECREST DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,250,000</b>	3+4		
			
<b>COME FOR LUNCH AND COFFEE CART 11 - 2PM IOPEN TWILIGHT 5-7PM</b>			
Stunning Ocean & Queen's Necklace views! This newly remodeled Sunset Mesa home is located within minutes of Pacific Palisades. This is the perfect entertaining home. Gourmet kitchen with top of the line appliances and center-island opens to the front patio which feels like an outside living room taking full advantage of the coastline ocean views. Large living room dining room combo opens to the outdoor eating area w/ pergola and beautiful landscaped yard.			
Adam & Ally Jaret TELES PROPERTIES		(310) 562-4073  18339wakecrestdrive.com	

<b>18326 CLIFFTOP WAY</b>	Open	11-2	<b>rev</b>
<b>\$2,895,000</b>	3+2.5	1sty-ARCHITECTURAL	
			
<b>STUNNING OCEAN AND CITY LIGHT VIEWS!!</b>			
Spectacular architectural view home has been meticulously rebuilt with great taste and high quality. This beautifully redone home offers quintessential California life style with exceptional indoor outdoor flow. Features include a gallery entry with large walls for art, high ceilings, a grand living room with walls of glass and a sleek fireplace, skylights, and a state of the art eat-in gourmet kitchen. The luxurious Master Suite includes sliding glass doors, huge walk-in closet, and patio.			
MLS#16-981219 Jana Jones & Fred Holley COLDWELL BANKER BH-S		310-612-0831  Cing Fan,Dshwshr,Frzr,Grbg Disp,Hood Fan	

39 Playa Vista Condo / Co-op

<b>12975 AGUSTIN PL #304</b>	Refresh.	11-2	<b>NEW</b>
<b>\$899,000</b>	2+3	2sty-CONTEMPORARY	
			
<b>DESIRABLE TOP CORNER TOWNHOME</b>			
Remodeled top corner townhome has it all. Impressive gourmet kitchen with many updates coupled with beautiful stainless steel appliances. Fabulous sunlit living room, a romantic fireplace, and a gracious balcony. An elegant resort style master suite with dual sinks and a soaking tub. Handsome and deep rich hardwood floors and plush carpet. Equipped with washer and dryer. Two side by side parking spots. Enjoy all the fabulous amenities in the Playa Vista Community.			
MLS#16-981325 Barbra Stover RODEO REALTY - BH		310-902-7122  Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn	

OPEN HOUSE STATUS

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

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



41 Park Hills HeightsSingle Family


4518 11TH AVE

Refresh. 11-2

\$370,000

2+1

1sty-SOUTHWESTERN



NEW

ADORABLE SOUTHWESTERN-SPANISH  
ADJACENT TO LEIMERT PARK!

Charming Spanish-Southwestern style home with 2 bedrooms, 1 bath, living room, dining room, breakfast nook, a laundry room, front and side porches, gated driveway, and a large rear yard with fruit streets. This lovely home has beautiful hardwood floors, cove ceilings, arched doorways, a remodeled kitchen and bath, a security system, and central heat and A/C.

stove, refrigerator, washer, dryer, A/C

Rhonda Payne

RODEO REALTY SUNSET

5226 SHOSHONE AVEOpen 11-2

\$2,995,0006+92sty-TRADITIONAL

rev



AMAZING TENNIS COURT ESTATE

Wonderful Traditional Tennis Court Estate in fabulous Amestoy set on a quiet cul-de-sac. Gated and set on an over 23,000 grassy lot this beautifully updated home offers a grand living room with vaulted ceilings, formal dining room, eat-in gourmet kitchen, huge family room with fireplace, a game room, and paneled office. Features include high wood beamed ceilings, hardwood floors, walls of French doors, high end finishes throughout and 3-car garage.

MLS#15-946429

Jana Jones & Fred Holley310-612-0831

COLDWELL BANKER BH-S

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

41 Park Hills HeightsCondo / Co-op

5250 VILLAGE GRN

Refresh. 11-2

\$429,000

2+1

ARCHITECTURAL



NEW

Authentic restoration of mid-century town-home in the highly coveted VILLAGE GREEN complex (National Historic Landmark & Los Angeles Historic-Cultural Monument, with significant property tax reduction with Mills Act). Located on 68 acres of lush grounds and mature trees, and renowned for its Garden City design & expansive landscaping, The Village Green offers a serene and captivating environment unlike anything else in Los Angeles. Showcased in the style section of the Los Angeles Times

www.5250villagegreen.com

MLS#16-102054

Ruttenberg & Martinez323-377-0548

PARTNERS TRUST BH

72 Sherman OaksSingle Family

3818 BENEDICT CANYON DR

Open 11-2

\$1,895,000

4+4

2sty-TUDOR



NEW

COMPLETELY REDONE TUDOR  
REVIVAL - SOUTH OF VALLEY VISTA

Sophisticated and elegant Tudor Revival that sits at the end of a quiet cul-de-sac. Interior recently finished in a warm contemporary style. Totally renovated gourmet dine-in kitchen complete with large island, quartz counter tops and Thermador appliances. Cozy living room opens up to the dining area and custom wet bar. Romantic master suite features a vaulted ceiling, fireplace, private patio, walk-in closet and luxurious en suite bath. Beautiful outdoor entertaining spaces. Dixie Charter.

Quiet Dead End Street -- Great Schools

MLS#16-102764

Robert Baer323-377-5661

CAP EQUITY REALTY

62 EncinoSingle Family

4521 NOELINE WAY

Open 11-2

\$2,999,000

5+6

TRADITIONAL



NEW

OPEN TUES & FRI 11-2

Architctural Contemporary Masterpiece on quiet cul-de-sac in Encino Hills. This magnificent 5BD multi-level-view home enjoys endless views w/ 9900+ SQFT of living space & 5-star amenities. The resort-like yard includes: custom pool/spa & water slide, sport court & more. This home is conveniently close to shops, restaurants, & located in the award-winning Lanai Road School district!

www.alphonsobjorn.com

MLS#16-102492

B Farrugia, A Lascano424.253.5489

HILTON & HYLAND

13513 CHELTENHAM DROpen 11-2

\$999,0003+3.5CONTEMP MED

NEW



CONTEMPORARY-MEDITERRANEAN

Tucked into a semi-private shared drive, well off the street, this turn-key residence provides splendid serenity, luxe finishes and spacious, voluminous rooms, and the best value in Sherman Oaks South of the Blvd! With tree-top and city lights views, this property provides a contemporary spin on a classic Mediterranean hillside villa, yet with patios and flat garden terraces suitable for outdoor living and play. Generous master with en suite bath + huge walk in closet, 2 additional bedrooms...

P. Maurice T. Rustad310-623-8819

RODEO REALTY - BH

13513Cheltenham.com

4459 WHITE OAK PLOpen 11-1

\$1,399,0003+3.5RANCH

NEW



NEW

Nestled up in the beautiful and serene Encino Hills, this gorgeous ranch style home has been thoughtfully remodeled by SoCal Better Homes. Featuring an open floorplan with natural light & designer touches. Step outside to your private retreat with a pool, lush greenery and privacy. Serenity & solitude await...

Chef-inspired Kitchen

MLS#16-102018

Brian Selem310-442-1644

COLDWELL BANKER

3954 HOPEVALE DROpen 11-2

\$1,395,0003+3ARCHITECTURAL

rev



HUGE 100K PRICE REDUCTION!  
ARCHITECTURAL HIDEAWAY

This architectural retreat is nestled in a secluded canyon with great views of the mountains and city lights below from every room. Open design with vaulted ceilings and massive windows in living area that flows out to a large outdoor terrace. The kitchen boasts granite countertops, stainless steel appliances and a center island. Master suite includes balcony, fireplace, walk-in closet and en-suite bath. Upstairs loft leads out to a terrace. In a cul-de-sac 5 minutes away south of Ventura Blvd.

MLS#16-972859

Jay Martinez/Gil Dirige310-801-0317

JOHN AAROE GROUP

www.3954hopevaledrive.com

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TUESDAY



TUESDAY

## 95 Mount Washington

Single Family

<b>405 CANYON VISTA DR</b>	Open	11-2	595-A4
<b>\$647,500</b>	2+2	2sty-CONTEMPORARY	



**SPECTACULAR MOUNTAIN VIEW, SUBLIME PRIVACY & ENDLESS**

flexibility converge right here on 1 of Mt Washington's favorite streets. Sunrise breakfast vistas, discreet gated entry & the luxury of an open loft office/den plus the 2/2 practicality. The enclosed carport is ready and waiting. Longing to build some raised garden beds? The indoor open flow welcomes cozy dinners or that long summer feast under the stars. Lovingly cared for, wonderfully sited for all that brings you to Mt Washington..come see how this sweet 50's gem will inspire you.

**MLS#16-101546**  
Liz Johnson 323-397-6041  
COMPASS - PASADENA

NELA AND BEYOND!!

## 1284 Highland Park

Single Family

<b>6136 SPRINGVALE DR</b>	Open	11-2
<b>\$764,900</b>	3+2	CONTEMPORARY




**1909 HIGHLAND PARK -CONTEMPORARY HOME**

This Highland Park traditional home built in 1909 has been updated with impeccable taste and a versatile aesthetic sure to please even the most discerning eye. Both the living and dining rooms feature glass doors that let in natural light and open out into a spacious, gated front yard. An accent wall of reclaimed wood paneling along the open-concept living and dining area creates an inviting indoor-outdoor flow.

**MLS#16-102750**  
Steve Clark 626-788-3013  
KW INTL PORTFOLIO

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

<b>1965 PHILLIPS WAY</b>	Open	11-2	565-B7
<b>\$629,000</b>	2+2	1sty-RANCH	



**DRUM ROLL....TA-DA! IT'S HERE! THAT UNTOUCHED 60'S RANCH**

tucked on its own knoll, shaded by a Sycamore & just waiting for your mid cen furniture & patio parties. It's open & welcoming so no walls to shift around, the kitch smiles at din area & on to the courtyard & a little pocket above Yorklandia. Original floorplan & baths, no one renovated it beyond recognition. You get a blank pallet, rm/office between the atch'd dble garage & sep Indry rm & the oppt'y to make your own..Bring the verve, style & sweat equity..roll up those sleeves and dig in!

**MLS#16-102576**  
Tamra (Tami) Pardee (310) 907-6517  
PARDEE PROPERTIES, I

Blt-Ins,Dshwshr,Micro,Rng/Ovn

## THURSDAY OPEN HOUSES

## 19 Beverly Center-Miracle Mile

Condo / Co-op

<b>5670 W OLYMPIC #A06</b>	Open	11-4
<b>\$575,000</b>	2+2	CONTEMPORARY

Right in the middle of LA's museum row. Walk to LACMA, The Grove, restaurants, shopping. This north-facing condo includes gas fireplace, walk-in closet. Bonus at close of escrow if you bring the buyer

**MLS#16-968377**  
Ann Rey 626-665-7353  
Rng/Ovn, REAL ESTATE CONCIERG

## 1284 Highland Park

Single Family

<b>1965 PHILLIPS WAY</b>	Open	10-2	565-B7
<b>\$629,000</b>	2+2	1sty-RANCH	



**DRUM ROLL....TA-DA! IT'S HERE! THAT UNTOUCHED 60'S RANCH**

tucked on its own knoll, shaded by a Sycamore & just waiting for your mid cen furniture & patio parties. It's open & welcoming so no walls to shift around, the kitch smiles at din area & on to the courtyard & a little pocket above Yorklandia. Original floorplan & baths, no one renovated it beyond recognition. You get a blank pallet, rm/office between the atch'd dble garage & sep Indry rm & the oppt'y to make your own..Bring the verve, style & sweat equity..roll up those sleeves and dig in!

**MLS#16-102576**  
Liz Johnson 323-397-6041  
COMPASS - PASADENA

Cul-de Sac - NELA

SUNDAY

## FRIDAY OPEN HOUSES

## 75 Valley Village

Single Family

<b>5543 CARPENTER AVE</b>	Open	11-2
<b>\$929,000</b>	3+2.5	



**BEAUTIFULLY LANDSCAPED HOME PERFECT FOR ENTERTAINING**

This charming 3 bed 2.5 bath Valley Village home is situated on a beautifully landscaped lot with a spacious backyard. Front entry leads to a beautiful living room with double sided fireplace leading to a family room with french doors that open to the outdoor deck and backyard. Perfectly situated kitchen accessible from the family room or dining room makes the home ideal for entertaining and enjoying the best of the indoor/outdoor lifestyle that southern California has to offer.

**MLS#16-102576**  
Danelle Lavin 310.367.7533  
HILTON & HYLAND

www.hiltonhyland.com

## SUNDAY OPEN HOUSES

## 11 Venice

Single Family

<b>2421 BRYAN AVE</b>	Open	1-4
<b>\$3,195,000</b>	3450000	4+4 3sty-ARCHITECTURAL



**BREATH TAKING ARCHITECTURAL!**

New Architecture nestles in the Silver Triangle. Private and tranquil with soothing water feature. Large kitchen with stainless steel Thermador appliances including a wine fridge and steam oven. Pecan finish cabinets and elegant Caesarstone counters complement an island that opens to the great room with accordion door. Upstairs are 4 bedrooms. Master suite has walk-in custom closet. Roof top deck has built in BBQ, hot tub and amazing views.

**MLS#16-102576**  
Tamra (Tami) Pardee (310) 907-6517  
PARDEE PROPERTIES, I

Blt-Ins,Dshwshr,Micro,Rng/Ovn

## 19 Beverly Center-Miracle Mile

Single Family

<b>538 N FULLER AVE</b>	Refresh.	1-4
<b>\$3,495,000</b>	4+5	MODERN



**NEW! NEW! NEW!**

BRAND NEW CONSTRUCTION! Situated comfortably on a large lot, boasting all of the finest amenities. For LA's pickiest lifestyle buyer, this gem must be seen to be believed. 4 bedroom, 5.5 bath, Italian kitchen, Fleetwood doors.

**MLS#16-100042**  
Tomer Fedida 323-577-4201  
FEDIDA PROPERTIES, I

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

## 28 Culver City

Single Family

<b>5389 DOBSON WAY</b>	Open	2-5
<b>\$1,350,000</b>	4+4	TRADITIONAL



**NEWLY REMODELED HOME IN LINDBERG PARK**

Spacious 4 bd/3.5 ba, 2,154 sq ft, modernized home in Lindberg Park. Kitchen w/ stone counters, slow close cupboards, stainless steel appl., garden window & bar counter. Laundry rm w/pantry. Lg Great rm opens onto patio w/ arbor & backyard + fruit trees + hot tub. 2 master bds with ensuite ba. New bamboo & travertine fl throughout. New heating & a/c unit, skylights, solar tubes, windows, sprinklers, Ethernet & cc cameras. 2 car detached garage. Near schools, shops, parks, library & bike path.

**MLS#16-102200**  
Heather Coombs Perez 310-259-7419  
CAVANAUGH REALTORS

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



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AND THOSE WHICH DEFINE IT...



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  - Asset Depletion
- Expanded Criteria (Second Chance) Programs:
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- I/O Options Available on Most Programs

\*on exception only

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- Reverse Mortgages
- Niche Products



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**96%**

indicated they  
**"would refer or recommend us  
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\*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.  
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# DEALBREAKERS.

**Mark Cohen, Broker**

BRE#: 1016103 - NMLS#: 37230  
markcohen@cohenfinancialgroup.com

**Seth Cohen, Broker**

BRE#: 01935101 - NMLS#: 982573  
seth@cohenfinancialgroup.com

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LOANS FUNDED

## 18,000

LOANS CLOSED

## 30+

YEARS EXPERIENCE

**Sasan Abrams**

sabrums@cohenfinancialgroup.com  
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Originator Specializing in Multi-Family & New Development



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**KW BEVERLY HILLS**  
KELLER WILLIAMS REALTY



**P 310.777.5401 F 310.777.5410**

\*By dollar volume in 2014, *Scotsman Guide*, April 2015.

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# WINTRUST

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# General Membership Meeting 2016

Monday, March 28, 2016 from 11:30 am – 1:30 pm  
(check in and networking begins at 11:00 am)



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Registration ends on Monday, March 21, 2016

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Gregg Silver

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## A MESSAGE FROM JOHN AAROE

I want to personally applaud our award winners for 2015. In nearly 40 years of real estate, one thing has stayed the same. The key to every top agent's success is passionate commitment to the highest professionalism, doing what's right, and putting clients' needs above all else. This recognition does more than acknowledge their skill and dedication; it also inspires other agents to emulate them. Working together to enhance each other's success is what makes our company unique. Role models like these are a vital part of that process. I'm truly proud to call these exceptional agents my partners.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Aaroe'.

John Aaroe

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RACHELLE ROSTEN & KELLY DELATT  
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SARAH ROGERS  
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ALAN TAYLOR  
Sherman Oaks





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GOLD CIRCLE TOP 3%



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RICHARD BUCKISCH  
Pasadena



AMY COLVIN KAZ  
Beverly Hills



KEVIN DRISCOLL  
Sherman Oaks



WES EARLEY  
Beverly Hills



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Studio City



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Sherman Oaks



BILL & LYNN LUSTIG  
Sunset Strip



BRIAN  
MAZURKIEWICZ  
Sunset Strip



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Pasadena



MARCIA GALE &  
RENEE BORENSTEIN  
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Sunset Strip



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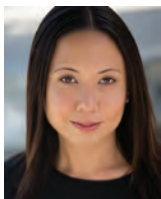


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Pasadena



JAMES BAYAN  
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DEBBY BERG  
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VENESSA BLAIR  
Beverly Hills



WILLIAM  
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# General Membership Meeting 2016

Monday, March 28, 2016 from 11:30 am – 1:30 pm  
(check in and networking begins at 11:00 am)



Special Guest Speaker

**Leslie Appleton-Young, Chief Economist  
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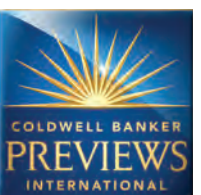
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