

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@sothebys homes.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!

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

BRENTWOOD



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



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THEAGENCYRE.COM



AREA

6

BRENTWOOD



13107 BOCA DE CANON \$8,495,000

NEW LISTING IN BRENTWOOD

WWW.13107BOCADECANON.COM

OPEN TUES 3/8 11-2PM

Gayle Weiss
gaylemweiss@gmail.com
Cell: 310.880.7948
BRE#: 01050268

Rochelle Atlas Maize
rochelle@rochellemaize.com
Cell: 310.968.8828
BRE#: 01365331



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 2unit side by side units no1 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



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 Bomalac: California Bureau of Real Estate #01796380
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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

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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

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



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

PASCALALDEBERT

323.821.3265 | pascal.aldebert@telesproperties.com



LOS FELIZ



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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JOHN METTLE

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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

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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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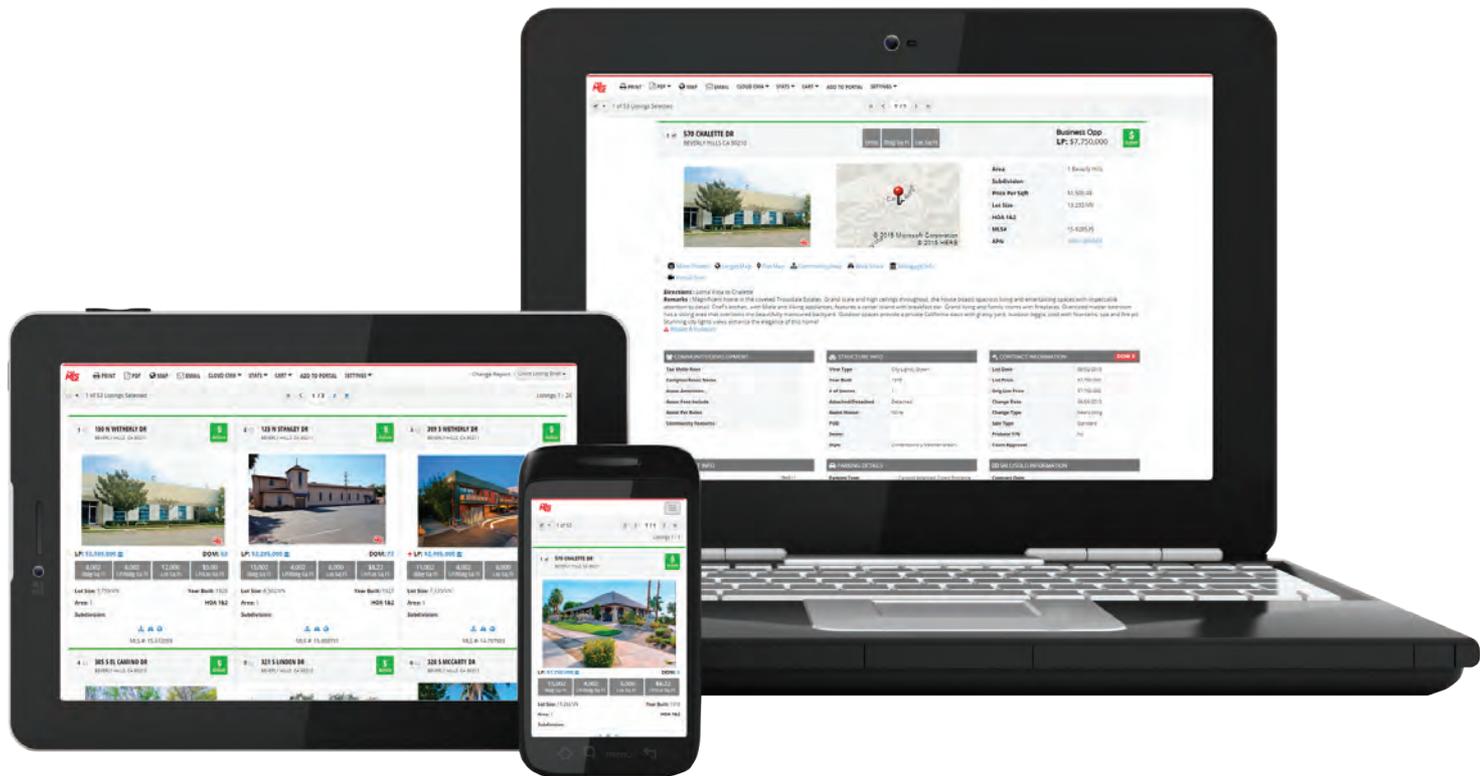
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TUESDAY

01 Beverly Hills *Single Family*

X 1023 N ROXBURY DR	Lunch	11-2	592D7	NEW
\$19,500,000	8+7	MEDITERRANEAN		



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.

MLS#16-978717
Myra Nourmand 310-888-3333
NOURMAND&ASSOCIATES

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

1110 MAYTOR PL	Open	11-2	NEW
\$9,250,000	3+4	VILLA	



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.

MLS#16-101424
Kurt Rappaport 310-860-8889
WEA

Blt-Ins,Rng/Ovn,Fridge

X 321 S CANON DR	Lunch	11-2	NEW
\$3,350,000	4+5	2sty-ARCHITECTURAL	



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!

MLS#16-101890
Margery Chirchick 310-927-1049
RODEO REALTY - BH

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

01 Beverly Hills *Condo / Co-op*

131 N GALE DR #1B	Refresh.	11-2	NEW
\$549,000	1+1	MID-CENTURY	



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 floorplan 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.

MLS#16-101890
Yale Scott 805-930-9253
THE COLLECTIVE

3% Commission!

02 Beverly Hills Post Office *Single Family*

9653 OAK PASS RD	Open	11-2	NEW
\$5,795,000	5+6	CONTEMPORARY	



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.

MLS#16-970955
Eric Lavey 310-908-6800

2468 COLDWATER CANYON DR	Open	11-2	NEW
\$4,499,000	5+5	MEDITERRANEAN	



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.

MLS#16-970955
Justin Mandile 424.230.7807
THE AGENCY

MUST SELL!

2265 BOWMONT DR	Open	11-2	NEW
\$3,595,000	4+3.5	1sty-TRADITIONAL	



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.

MLS#16-973163
Josh Flagg 310.720.3524
RODEO REALTY - BH

Range, Refrigerator, Freezer, Fireplace

02 Beverly Hills Post Office *Single Family*

1722 FERRARI DR	Open	11-2	NEW
\$2,295,000	4+3	RANCH	



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.

MLS#16-973163
Jade Mills 310-285-7508
COLDWELL BANKER

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

X 1826 COLDWATER CANYON DR	Lunch	11-2	NEW
\$1,950,000	4+4	1sty-OTHER	



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.

MLS#16-101310
Cathy Kamran 310-430-5346
KELLER WILLIAMS BH

REMINDER

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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.

10001 REEVESBURY DR	Open	11-2	NEW
\$999,000	2+2	MID-CENTURY	

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.

MLS#16-102310
Joy Denton 310-786-1847
SOTHEBY'S INT'L

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

9694 OAK PASS RD	Open	12-2	rev
\$30,000,000	7+10	CONTEMP MED	



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.

MLS#15-959873
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

02 Beverly Hills Post Office Lease

10101 ANGELO CIR	Refresh.	11-2	NEW
\$14,500	4+3	1sty-OTHER	

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

MLS#16-102320
Farrah Aldjufrie 310-467-9542
THE AGENCY

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

10101 ANGELO CIR	Refresh.	11-2	NEW
\$14,500	4+3	1sty-OTHER	



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!

MLS#16-102320
Farrah Aldjufrie 310-467-9542
THE AGENCY

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

2798 ELLISON DR	Open	11-2	NEW
\$10,000	4+3	1sty-MID-CENTURY	



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.

MLS#16-982413
Joan Sather 310-740-0302
SOTHEBY'S INTERNATIO

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

03 Sunset Strip - Hollywood Hills West Single Family

1814 N DOHENY DR	Open	11-2	NEW
\$23,950,000	5+7	MODERN	



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 the Bird Streets. Shown only to prequalified Buyers. Please visit www.DohenyModern.com for more information.

MLS#16-976793
D Fenton, J Huchel 310.858.5474
HILTON & HYLAND

www.drewfenton.com www.justinhuchel.com

1525 BLUE JAY WAY	Open	11-2	NEW
\$17,900,000	4+6	CONTEMPORARY	



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.

MLS#16-101388
Kurt Rappaport 310-860-8889
WEA

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

1516 N KINGS RD	Open	11-2	NEW
\$7,999,000	5+6	MODERN	



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!

MLS#16-101458
Steven Kay 310-275-3999
NELSON SHELTON RE

1424 RISING GLEN RD	Lunch	11-2	NEW
\$7,199,000	4+5	CONTEMPORARY	



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.

MLS#16-101458
Jason Oppenheim 310-990-6656
THE OPPENHEIM GROUP

www.ogroup.com

2562 OUTPOST DR	Open	11-2	NEW
\$4,995,000	5+5	MEDITERRANEAN	



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.

MLS#15-959497
Kurt Rappaport 310-860-8889
WEA

Blt-Ins,Dshwshr,Dryer,Grbg Disp,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

TUESDAY

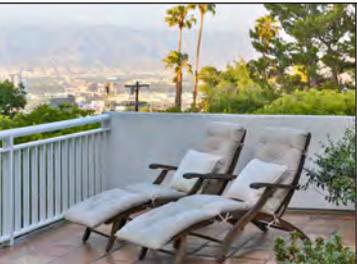
2161 SUNSET PLAZA DR	Open 11-2	NEW
\$4,495,000	4+4 1sty-ARCHITECTURAL	
	STUNNING CUSTOM HOME ON COVETED SUNSET STRIP	
<p>Priced to sell! This exquisite contemporary compound is perched in the Hollywood Hills above Sunset Plaza & features jaw-dropping views from the Downtown skyline all the way to the 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.</p>		
<p>MLS#16-101296 Josh Flagg 3107203524 RODEO REALTY - BEVER</p>		
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		

9237 WARBLER WAY	Open 11-2	red
\$4,195,000	4295000 3+4 2sty-CONTEMPORARY	
	PRIVATE MID-CENTURY REFUGE	
<p>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.</p>		
<p>MLS#15-964071 Jeeb O'Reilly/Tori Barnao 323.633.1878 COMPASS</p>		
Blt-Ins,Dshwshr,Dryer,Hood Fan,Rng/Ovn		

2611 LAUREL PAS	Open 11-2	NEW
\$3,249,000	5+3.5 2sty-CONTEMP MED	
	BEAUTIFUL CONTEMPORARY MEDITERRANEAN	
<p>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.</p>		
<p>MLS#16-101494 Josh Flagg 310.720.3524 RODEO REALTY - BH</p>		

1307 SIERRA ALTA WAY	Open 11-2	rev
\$22,900,000	5+10 2sty-ARCHITECTURAL	
	CONTEMPORARY MASTERPIECE PERFECT FOR ENTERTAINING	
<p>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.</p>		
<p>MLS#15-934373 S.F. Jones/M. Umansky 3106917888 JOHN AAROE GROUP</p>		
http://1307sierraaltaway.com/		

3533 MULTIVIEW DR	Open 11-2	VIEWSI!	NEW
\$2,795,000	3+2.5 3sty-ARCHITECTURAL		
	HOLLYWOOD HILLS HOME WITH JETLINER CITY VIEWS AND PRIVACY!		
<p>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.</p>			
<p>MLS#16-101494 Jeff Yarbrough 323.854.4300 KW L.A. LUXE GROUP</p>			
www.3533Multiview.com			

7759 TORREYSON DR	Open 11-2	rev
\$3,499,000	5+6 CONTEMPORARY	
	PRIVATE & GATED CONTEMPORARY MASTERPIECE ESTATE	
<p>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 bdms including master suite w/ fireplace & spa-like bath. Outdoor area features grassy yard w/ pool & spa & views of city lights & mountains.</p>		
<p>MLS#16-975299 Joseph Babajian 310-623-8800 RODEO REALTY - BH</p>		
www.7759torreysondrive.com		

8044 WOODROW WILSON DR	Open 11-2	NEW
\$1,895,000	2+2 MID-CENTURY	
	FABULOUS PRIVATE LOCATION ON CELEBRITY ROW!	
<p>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.</p>		
<p>www.8044Woodrow.com</p>		
<p>MLS#15-952319 Jaime Cuevas 310-873-3000 COMPASS</p>		
Blt-Ins,Dshwshr,Dryer,Fridg,Wshr		

9306 WARBLER WAY	Open 11-2	rev
\$3,395,000	3+3 ARCHITECTURAL	
	SEXY BIRD STREETS CONTEMPORARY WITH VIEWS	
<p>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.</p>		
<p>MLS#16-975573 Juliette Hohnen 323.422.7147 DOUGLAS ELLIMAN</p>		
co-listed with Kira Gould 310.963.9563		

6800 MULHOLLAND DR	Open 11-2	593H6	NEW
\$1,598,000	2+2 MID-CENTURY		
	NEW LISTING, FAB PRICE! SEE COLOR & B/W ADS		
<p>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</p>			
<p>MLS#16-101816 Ken Shields 310-270-5152 JOHN AAROE GROUP</p>			
6800Mulholland.com			

8291 PRESSON PL	Open 11-2	rev
\$2,995,000	4+5 TRADITIONAL	
	EXQUISITE CHARLES DORIAN RETREAT ABOVE SUNSET STRIP	
<p>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.</p>		
<p>MLS#16-978609 ST.JAMES + CANTER +SALIM 917.459.2664 BERKSHIRE HATHAWAY</p>		
www.8291PRESSON.COM		

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

7270 HILLSIDE AVE #305	Open	11-2	NEW
\$499,000	1+2	CONTEMPORARY	



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.

MLS#16-102316
 Jimmy Martinez 323-377-0548
 PARTNERS TRUST BH www.HousesinLA.com

7135 HOLLYWOOD #509	Open	11-2	NEW
\$499,000	2+2	5sty-CONTEMPORARY	



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.

MLS#16-102792
 Danny Mahelka 213-359-4097
 COLDWELL BANKER RESI Bit-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn,

6732 HILLPARK DR #405	Refresh.	11-2	rev
\$499,000	2+2	ARCHITECTURAL	



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.

MLS#16-101326
 Jimmy Martinez 323-377-0548
 PARTNERS TRUST BH www.6732hillpark405.com

03 Sunset Strip - Hollywood Hills West *Land*

2381 SUNSET PLAZA DR	Open	11-2	592H3	red
\$5,500,000	5995000	Land		



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

MLS#16-971959
 Tom Scrocco/Randy Isaacs 310-890-2220
 COLDWELL BANKER - SS www.SunsetPlazaViews.com

04 Bel Air - Holmby Hills *Single Family*

301 COPA DE ORO RD	Open	11-2	NEW
\$18,000,000	8+10	FRENCH NORMANDY	



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.

MLS#16-102080
 Joseph Babajian 310-623-8800
 RODEO REALTY - BH www.joebabajian.com

2192 STRADELLA RD	Open	11-2	NEW
\$9,495,000	5+6	CONTEMPORARY	



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.

MLS#16-102370
 Ginger Glass 310-927-9307
 COLDWELL BANKER BHN www.2192stradellaroad.com

1321 LINDA FLORA DR	Refresh.	11-2	NEW
\$5,695,000	5+6	2sty-TRADITIONAL	



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.

MLS#16-102370
 Rick Ojeda 310-902-7676
 PARTNERS TRUST BH

04 Bel Air - Holmby Hills *Single Family*

1225 CASIANO RD	Lunch	11-2	NEW
\$2,595,000	3+4.5	CONTEMPORARY	



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.

MLS#16-102874
 Larry Young 310.777.2879
 BERKSHIRE HATHAWAY www.1225Casiano.com

10843 PORTOFINO PL	Open	11-2	NEW
\$2,295,000	4+3	2sty-TRADITIONAL	



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.

MLS#16-102874
 S. F Jones/L. Sherman 3106917888
 JOHN AAROE GROUP www.10843portofino.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!

TUESDAY

2455 ANGELO DR, UNIT 4	Open	11-2	592A2	NEW
\$1,675,000	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

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

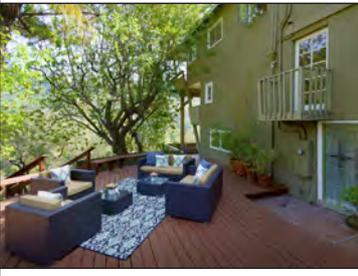


Just completed designer mid-century showcase. Spectacular 5 bedrooms and 5.5 baths with cabana. Master bedroom and all living area open to a gorgeous large back yard with fireplace, deck, saltwater pool/Jacuzzi. Disappearing walls of glass with the open floor plan offering seamless indoor-outdoor living. 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

841 N BEVERLY GLEN BLV	Open	11-2	592/B6	NEW
\$1,195,000	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*

2311 ROSCOMARE RD #14	Lunch	11-2	591H2	rev
\$1,299,000	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

11782 SOUTHAMPTON CT	Open	11-2		rev
\$13,975,000	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.susansmithrealtly.com

05 Westwood - Century City *Single Family*

10539 LINDBROOK DR	Open	11-2	632-C3	NEW
\$4,950,000	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

161 ASHDALE PLACE	Lunch	11-2		rev
\$8,950,000	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

768 WESTHOLME AVE	Open	11-2		NEW
\$2,750,000	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

2171 STRATFORD CIR	Open	12-2	591G3	rev
\$6,195,000	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

THE MLS .COM **Property Website & Virtual Tour**

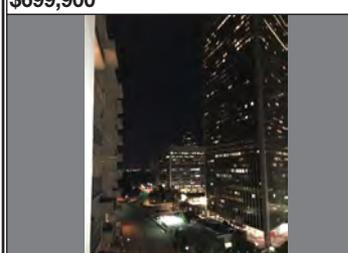
Available for all your Active, Back-up, and Pending listings.

TUESDAY

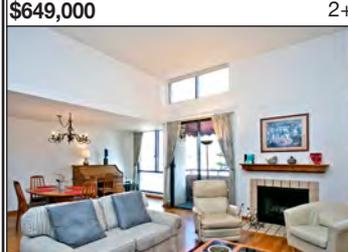
175 GREENFIELD AVE	Open 11-2	NEW
\$1,700,000	3+3 2sty-ARCHITECTURAL	
	FIRST TIME ON THE MARKET EVER!	
Amazing City of Los Angeles Cultural Historic Monument. This is a rare opportunity to experience Rudolph Schindler's bold and iconic Tischler House. All original design is intact, and awaits your visit.		
MLS#16-101984		
Ilana Gafni (310) 779-7497		
CROSBY DOE ASSOCIATE	Blt-Ins,Dryer,Fridg,Wshr	

10641 MISSOURI AVE, UNIT 105	Open 11-2 632 C4	NEW
\$789,000	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	

2050 FAIRBURN AVE	Open 11-2	red
\$2,290,000	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, includ 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	

2160 CENTURY #1601N	Open 11-2	NEW
\$699,900	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	

2356 KELTON AVE	Open 11-2	rev
\$3,195,000	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	

1815 GLENDON AVE #302	Open 11-2	NEW
\$649,000	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	

05 Westwood - Century City Condo / Co-op

10380 WILSHIRE #1802	Open 11-2	NEW
\$3,375,000	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	

10116 EMPYREAN WAY #302	Refresh. 11-2	rev
\$1,899,000	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!	

2101 S BEVERLY GLEN #301	Open 11-2 CHIC!	NEW
\$899,000	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	

2234 CENTURY HILL	Open 11-2	rev
\$1,775,000	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	

TUESDAY

10110 EMPYREAN WAY #301 Refresh. 11-2		rev
\$1,595,000	2+3 FRENCH	
		
<p>ELEGANT PENTHOUSE CONDO AT LE PARC WITH VIEWS</p> <p>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</p>		
<p>MLS#16-980995</p> <p>Lori Hashman Berris 310-880-3061</p> <p>SOTHEBY'S INT REALTY</p>		<p>Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other</p>

1315 CASIANO RD Open 11-2		NEW
\$2,695,000	5+3.5 1sty-CONTEMPORARY	
		
<p>WELCOME HOME!</p> <p>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.</p>		
<p>Smith Berg 310.500.3931</p> <p>PARTNERS TRUST BH</p>		<p>fp, ref, stv, bbq</p>

06 Brentwood <i>Single Family</i>	
1822 WESTRIDGE RD Open 11-2	
\$9,995,000	5+6 CONTEMPORARY
<p>Renowned designer Nancy Heller has created a modern sanctuary in the heart of prime Brentwood.</p>	
<p>MLS#16-971961</p> <p>Jonas Heller</p> <p>THE AGENCY</p>	

1822 WESTRIDGE RD Open 11-2		NEW
\$9,995,000	5+6 CONTEMPORARY	
		
<p>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.</p>		
<p>MLS#16-971961</p> <p>Jonas Heller</p> <p>THE AGENCY</p>		

126 HOMEWOOD RD Open 11-2		NEW
\$4,875,000	5+3 TRADITIONAL	
		
<p>CLASSIC BRENTWOOD TRADITIONAL</p> <p>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.</p>		
<p>Chellee Cassels 310-283-4697</p> <p>DEASY PENNER & PARTN</p>		<p>Dshwshr,Grbg Disp,Rng/Ovn,Fridg</p>

985 AMHERST AVE Open 11-2		NEW
\$3,995,000	5+6 CAPE COD	
		
<p>LUXURY LIVING IN BRENTWOOD</p> <p>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.</p>		
<p>MLS#16-102800</p> <p>Ron Wynn 310-621-1772</p> <p>COLDWELL BANKER RESI</p>		<p>Blt-Ins,Cent Vac,Dshwshr,Frzr,Grbg Disp</p>

13127 SHERRY LN Open 11-2		NEW
\$2,595,000	5+3 OTHER	
		
<p>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.</p>		
<p>MLS#16-101812</p> <p>Gavin Fleminger 310-850-8053</p> <p>NOURMAND & ASSOC</p>		<p>Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg</p>

221 S BUNDY DR Open 11-2		NEW
\$1,795,000	3+2.5 2sty-SPANISH	
		
<p>PRIME LOCALE - GREAT PROPERTY TO BUILD OR RESTORE!!!</p> <p>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!!!</p>		
<p>ADAM SIDES - PAUL CZAKO (310)995-1963</p> <p>GUSSMAN CZAKO ESTATE</p>		<p>ALL FLAT LOT</p>

310 N BUNDY DR Open 11-2		NEW
\$1,699,000	2+1 1sty-RANCH	
		
<p>SINGLE LEVEL RANCH STYLE HOME NORTH OF SUNSET</p> <p>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</p>		
<p>MLS#16-101686</p> <p>Julie Chandler</p> <p>GIBSON INTERNATIONAL</p>		<p>Grbg Disp</p>

11863 DARLINGTON AVE #G1 Open 11-2		NEW
\$1,095,000	2+3 MEDITERRANEAN	
<p>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%</p>		
<p>MLS#16-102304</p> <p>Robert Radcliffe 310-255-5454</p>		<p>Dshwshr,Rng/Ovn,Fridg</p> <p>SOTHEBY'S INTERNATIO</p>

Questions? Need Assistance?
Contact our Help Desk Department!

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

help!!!

872 N NORMAN PL	Refresh.	11-2	red
\$2,650,000	2849000	4+3	



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

12822 HIGHWOOD ST	Open	11-2	rev
\$12,995,000	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

Bit-Ins,Dshwshr,Rng/Ovn

585 S BURLINGAME AVE	Refresh.	12-2	631F5	rev
\$9,995,000	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

13107 BOCA DE CANON LN	Open	11-2	rev
\$8,495,000	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

820 NORWAY LN	Open	11-2	rev
\$2,575,000	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

06 Brentwood	<i>Condo / Co-op</i>		
12127 DOROTHY ST #102	Open	11-2	NEW
\$3,095,000	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.

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

12127 DOROTHY ST #102	Open	11-2	NEW
\$3,095,000	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/frpce, 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

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

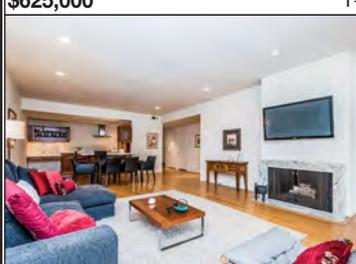


Prime Brentwood Village location. Updated top floor condo in near pristine condition, with a newer European shower & a custom screen for sliding door leading to the balcony. The unit is located in the back of the building overlooking a peaceful forest trees. Highly desired modern building with amenities 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

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

11805 MAYFIELD AVE, UNIT 104	Open	11-2	631H4	NEW
\$625,000	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

11636 MONTANA AVE #202	Refresh.	11-2	red
\$969,000	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

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



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TUESDAY

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

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

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

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

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

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

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

1637 S HOLT AVE Refresh. 11-2 \$1,249,000 3+2		NEW
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 hrwd. 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



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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 KELLER WILLIAMS BH		310-367-2288 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 & Learka TELES PROPERTIES		424.202.3208	

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 HILTON & HYLAND		310.598.0260 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.			
Jeremy Ives TELES PROPERTIES		3108581902 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.			
The Sunset Team KW HOLLYWOOD HILLS		310.274.3900 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 hrdwd 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 JOHN AAROE BH		4244420363 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!			
The Kostrey Collection KW LARCHMONT		310-762-2567 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			
Tyler Giles KELLER WILLIAMS HOLL		310-428-0563 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	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

2341 WILSON AVE	Lunch	11-2	NEW
\$3,200,000	3+3	ARCHITECTURAL	



ENERGY EFFICIENT VENICE MODERN

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

1250 N HARPER AVE #301	Open	11-2	NEW
\$998,000	2+2	ARCHITECTURAL	



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 & tranquil patio. Bedrooms are separated by hallway.

MLS#16-102226
Noelle Renee Gayral 3104331599
COLDWELL BANKER RESI
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

671 BROOKS AVE	Open	11-2	NEW
\$2,500,000	3+5	RANCH	

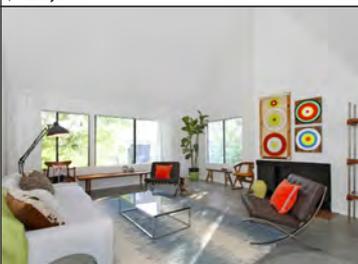


NEVER BEEN RENTED SFD ON A CORNER OVERSIZED LOT!

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

950 N KINGS RD #360	Open	11-2	NEW
\$625,000	1+1	CONTEMPORARY	



WEHO CONTEMPORARY CONDO - THE COURTYARDS

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
KW INTL PORTFOLIO
Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

1909 GLYNDON AVE	Open	11-2	NEW
\$1,995,000	3+3	ARCHITECTURAL	



ARCHITECTURAL

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
BERKSHIRE HATHAWAY H
BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

911 N KINGS RD #104	Lunch	11-2	NEW
\$539,000	2+2	CONTEMPORARY	



YOUR DREAM COME TRUE

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
SOTHEBY'S LOS FELIZ
Dishwasher,Range Oven,Fridge

2473 WALNUT AVE	Lunch	11-2	NEW
\$1,825,000	3+3	ARCHITECTURAL	



VINTAGE MEETS MODERN IN A VENICE BUNGALOW

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

11 Venice Single Family

2321 MCKINLEY AVE	Lunch	11-2	NEW
\$3,795,000	4+4	3sty-CONTEMPORARY	



SLEEK CALIFORNIA CONTEMPORARY IN THE SILVER TRIANGLE

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
SHOREWOOD REALTORS
Control 4, jacuzzi, outdoor projection

1031 MARCO PL	Refresh.	12-2	red
\$1,377,000	4479999	3+1 1sty-TRADITIONAL	



LOWEST 3 BEDROOM IN VENICE, WALK TO ALL

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
RE/MAX ABBOT KINNEY
Dshwshr,Grbg Disp,Rng/Ovn

TUESDAY

824 VENICE	Open	11-2	634C5	rev
\$1,590,000	3+3	CAPE COD		



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.

MLS#16-979035
Winston Cenac 310-452-5004
BULLDOG REALTORS INC

Clng Fan,Dshwshr,Dryer,Grbg Disp,Micro

4338 REDWOOD AVE #B-209	Open	11-2	rev
\$895,000	2+2	CAPE COD	



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/kits own laundry area., Huge Mstr Bdrm & Bth, Cntrl Air/Heat.,. . pool, spa, sauna, tennis courts,

MLS#16-100618
Richard M Chernock 2139242575
KELLER WILLIAMS RLTY

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

11 Venice Condo / Co-op

1046 PRINCETON DR #205	Open	11-2	672A6	rev
\$1,895,000	0+1	ARCHITECTURAL		



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

MLS#16-968229
Lee Johnson 310-892-2244
SOTHEBY'S INTERNATIO

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

13 Palms - Mar Vista Single Family

3555 TILDEN AVE	Open	11-2	NEW
\$1,949,000	4+4.5	2sty-ARCHITECTURAL	



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!

Steven and Zee 213-494-3999
THE INTEGRITY TEAM

Keller Williams Sunset

12 Marina Del Rey Condo / Co-op

4151 REDWOOD AVE, UNIT 103	Open	11-2	NEW
\$1,495,000	3+3.5	4sty-ARCHITECTURAL	



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.

Joshua Gaunya 310-275-2223
DEASY/PENNER

Gourmet Kitchen Viking Appliances

11456 KINGSLAND ST	Open	11-2	NEW
\$1,749,000	4+4		



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.

Sherri Noel 3109948721
KELLER WILLIAMS-SM

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

25 NORTHSTAR ST #2	Open	12-2	701J1	rev
\$1,250,000	3+3	CONTEMPORARY		



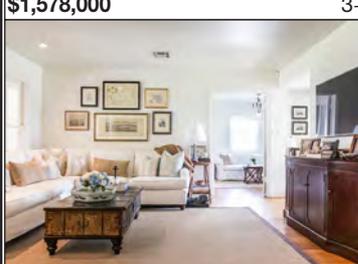
GREAT LOCATION, GREAT SPACE, GREAT PRICE

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.

MLS#16-100474
Abe Sassoon 310-795-4367
BULLDOG REALTORS

Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg

3255 GRANVILLE AVE	Open	11-2	NEW
\$1,578,000	3+2	TRADITIONAL	



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.

MLS#16-102130
Marny Maslon 424.202.3298
TELES PROPERTIES

BBQ,Dshwshr,Micro,Rng/Ovn,Fridg

3623 S. CENTINELA AVE	Lunch	11-2	NEW
\$1,295,000	3+4	ARCHITECTURAL	



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!

MLS#16-978341
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES, I

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

13121 DEWEY ST	Open	11-2	NEW
\$1,259,000	3+2	1sty-CONTEMPORARY	
MAR VISTA CHARMER			
 <p>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.</p>			
Llisa Kirshner		310 500 1360	
PARTNERS TRUST BW			

12516 ADMIRAL AVE	Lunch	11-2	NEW
\$1,095,000	3+2	CONTEMPORARY	
COZY AND CONTEMPORARY IN MAR VISTA			
 <p>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.</p>			
Tami Pardee		310-907-6517	
PARDEE PROPERTIES			

13 Palms - Mar Vista Condo / Co-op

11916 VENICE #4A	Open	11-2	NEW
\$629,000	3+3	TRADITIONAL	
TURN KEY MAR VISTA TOWNHOUSE			
 <p>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 bdrms, including a large master w/ expansive closet & en-suite bathroom. Get lost in everything Mar Vista has to offer!</p>			
MLS#16-102810		3106917888	
S. F. Jones/R. Davis		JOHN AAROE GROUP	
http://www.11916venice.com/			

13 Palms - Mar Vista Income

3726 KELTON AVE	Refresh.	11-2	NEW
\$1,100,000	Duplex	1sty-MONTEREY COLONIAL	
R3 DUPLEX IN PRIME SOUTH OF VENICE LOCATION			
 <p>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!!</p>			
Vida Namouli		310-339-9117	
RODEO REALTY BH			

14 Santa Monica Single Family

219 23RD ST	Open	11-2	631E5	NEW
\$6,450,000	5+6	TRADITIONAL		
2016 NEW CONSTRUCTION TRADITIONAL W/ALL THE BELLS & WHISTLES				
 <p>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.</p>				
MLS#16-101704		Blt-Ins, Elevator, 4 fpl, screening rm		
Deborah Silverstein		310-395-0113		
MONTANA AVE REALTY				

507 11TH ST	Open	11-2	NEW
\$3,690,000	4+3	2sty-ARCHITECTURAL	
ARCHITECTURAL MASTERPIECE NORTH OF MONTANA			
 <p>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.</p>			
Ellen Conrad		424 2023288	
TELES PROPERTIES		507EleventhStreet.com	

1014 BAY ST	Open	11-2	671G2	NEW
\$1,550,000	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		Dshwshr, Dryer, Grbg Disp, Fridg		
Sanda Alcalay		310-200-6472		
SOTHEBY'S INTERNATIO				

50 HALDEMAN RD	Open	11-2	red
\$7,995,000	5+6	ARCHITECTURAL	
ARCHITECTURAL MASTERPIECE			
 <p>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.</p>			
MLS#16-975205		www.50Haldeman.com	
Gary Glass		310-820-9343	
BERKSHIRE HATHAWAY			

370 20TH ST	Open	11-2	rev
\$6,949,000	5+5	TRADITIONAL	
BEAUTIFULLY RENOVATED IN 2016			
 <p>Beautifully Renovated 5BR, 4.BA 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.</p>			
MLS#16-981367		Dshwshr, Grbg Disp, Rng/Ovn, Fridg	
Susan Kastner		310-382-8555	
PARTNERS TRUST SANTA			



The Source Of Real Time Real Estate™

14 Santa Monica *Condo / Co-op*

2001 IDAHO AVE, UNIT 2	Open	11-2	NEW
\$1,959,000	3+2.5		
	ENJOY AN URBAN CONTEMPORARY LIFESTYLE		
<p>This stunning townhome 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.</p>			
Sherri Noel	310-994-8721		

1235 EUCLID ST #5	Lunch	11-2	NEW
\$878,000	2+3	2sty-CONTEMPORARY	
	A PLACE TO CALL HOME!		
<p>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!!!</p>			
Joyce Gottlieb	310-283-8931	Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn	

1043 12TH ST, UNIT 4	Open	11-2	NEW
\$609,000	1+1	1sty-TRADITIONAL	
	DESIRABLE NORTH OF WILSHIRE LOCATION -		
<p>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</p>			
Cynda and Robert Kaiser	310.293.8529	Stainless Steel Appliances	

2222 NEILSON WAY #302	Open	11-2	red
\$1,985,000	2+3	3sty-CONTEMPORARY	
	PH W/ PIECE OF HEAVEN ROOFDECK OCN VUS -1 BLK TO OCN & MAIN		
<p>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.</p>			
Ruth Shari	310-442-1646	www.2222neilson302.com	

14 Santa Monica *Lease*

1035 25TH ST	Open	11-2	NEW
\$6,400	3+1.75	SPANISH	
	3 + 2 NORTH OF WILSHIRE		
<p>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.</p>			
Todd Mitchell	310-899-3521	Move-in ready!	

15 Pacific Palisades *Single Family*

16799 CHARME LN	Open	11-2	630G3	NEW
\$5,997,000	4+6	ARCHITECTURAL		
	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.			
Anthony Marguleas	310-663-4606	BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other		

336 VIA DE LA PAZ	Open	11-2	NEW
\$5,735,000	5+5		
	CLASSIC TRADITIONAL HOME IN PACIFIC PALISADES BLUFFS		
<p>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, & sundecks. 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!</p>			
Elisabeth Halsted	310-820-9340	BERKSHIRE HATHAWAY	

16630 CUMBRE VERDE CT	Open	11-1	NEW
\$3,650,000	5+5.5	2sty-COUNTRY FRENCH	
	GATED CUSTOM FRENCH COUNTRY ESTATE		
<p>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.</p>			
Ali Rassekhi	(310) 359-5695	dishwasher, stove, oven, BBQ	

TUESDAY

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

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



TUESDAY

863 GALLOWAY ST	Open	11-2	NEW
\$3,495,000	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

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



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.

MLS#16-973633
Neil Smith 310-990-9641
HERITAGE

728ELMEDIO.COM

870 FISKE ST	Refresh.	11-2	NEW
\$3,495,000	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

928 LAS LOMAS AVE	Open	11-2	rev
\$3,795,000	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

822 HARTZELL ST	Open	11-2	NEW
\$3,299,000	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

15061 MC KENDREE AVE	Open	11-2	bom
\$3,995,000	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

16771 MONTE HERMOSO DR	Open	11-2	630G2	NEW
\$2,550,000	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

536 N ARDEN BLV	Open	11-2	NEW
\$3,100,000	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

1460 AMALFI DR	Open	11-2	631D4	red
\$6,195,000	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

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



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. ?

MLS#16-102662
Wesley Earley 310 922 6691
JOHN AAROE GROUP

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

379 N RIDGEWOOD PL	Open	11-2	NEW
\$1,099,000	3+3	TRADITIONAL	



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

500 N GOWER ST	Open	11-2	red
\$2,299,000	4+4	MEDITERRANEAN	



**** 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

637 N LUCERNE BLVD	Open	11-2	rev
\$2,999,999	5+6	ARCHITECTURAL	



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*

308 N SYCAMORE AVE, UNIT 206	Open	11-2	NEW
\$12,000	3+3.5		



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



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

317 N KINGS RD	Open	11-2	NEW
\$1,925,000	3+2	SPANISH	



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

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



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

127 S VISTA ST	Open	11-2	NEW
\$1,345,000	3+2	1sty-SPANISH	



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

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



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

REMINDER

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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

152 S LAUREL AVE	Open	11-2	rev
\$3,350,000	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

1318 N BENTON WAY	Open	11-2	NEW
\$1,149,000	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. Hdwrd 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/>

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

5826 OLYMPIC BLVD #202	Open	11-2	NEW
\$839,000	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

2490 SILVER RIDGE AVE	Lunch	11-2	rev
\$1,598,000	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*

5826 W OLYMPIC BLVD #102	Open	11-2	rev
\$749,000	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 *Income*

1062 MANZANITA ST	Refresh.	11-1	NEW
\$1,195,000	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

21 Silver Lake - Echo Park *Single Family*

2144 PANORAMA TER	Lunch	11-2	NEW
\$1,529,000	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

22 Los Feliz *Single Family*

2306 OBSERVATORY AVE	Open	11-2	NEW
\$1,425,000	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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TUESDAY

3355 WOOD TER	Open	11-2	NEW
\$879,000	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. Vanhoh School.

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

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

4036 MINERVA AVE	Lunch	11-2	NEW
\$1,178,000	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

1841 N ALEXANDRIA AVE	Open	11-2	rev
\$1,399,000	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

3979 HIGUERA ST	Open	11-2	NEW
\$849,000	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

22 Los Feliz *Condo / Co-op*

4711 AMBROSE AVE, UNIT 104	Lunch	11-2	NEW
\$699,000	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

28 Culver City *Condo / Co-op*

4935 INDIAN WOOD RD, UNIT 344	Open	11-2	672 H3	NEW
\$498,500	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

28 Culver City *Single Family*

4412 MOTOR AVE	Open	11-2	NEW
\$2,998,000	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

30 Hollywood Hills East *Single Family*

6449 TAHOE DR	Open	11-2	NEW
\$2,495,000	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



Property Website & Virtual Tour

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



TUESDAY

3410 WONDER VIEW DR	Open	11-2	563/D7	NEW
\$2,395,000	5+5	2sty-TRADITIONAL		



TOP OF HOLLYWOOD KNOLLS - FORTIES REGENCY STUNNER

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 310.748.2208
COLDWELL BANKER BW

3410WonderViewDrive.com

3110 HOLLYRIDGE DR	Lunch	11-2	593/G1	NEW
\$1,879,000	4+3.5	2sty-MEDITERRANEAN		



SERENITY IN HOLLYWOOD HILLS, A LITTLE PIECE OF HEAVEN.

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/ wolf,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 213 880 2901
THE JOHN AAROE GROUP

a/c

3056 ARROWHEAD DR	Open	11-2	NEW
\$1,600,000	5+3	2sty-OTHER	



AMAZING OPPORTUNITY!

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 323-854-4607
BHHS-BH

Dshwsh,Grb Dsp,Hood Fn,Ov/Rng

3214 LEDGEWOOD DR	Open	1-2	NEW
\$1,274,500	3+2	1sty-MID-CENTURY	



UPPER BEACHWOOD CANYON, CLASSIC MID-CENTURY

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 Paris 310.488.7653
DEASY/PENNER

6111 MULHOLLAND HWY	Open	11-2	rev
\$1,650,000	3+2	MID-CENTURY	



UPPER BEACHWOOD CANYON RETREAT

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 213-369-9171
BHHS-BH

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

31 Playa Del Rey	Condo / Co-op		
8828 PERSHING DR, UNIT 113	Refresh.	11-2	NEW
\$749,000	2+2.5	2sty-CONTEMPORARY	



FABULOUS CORNER UNIT 2BED/2.5BA - DESIGNER FINISHES

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 310-880-0789
KELLER WILLIAMS MDR

refrigerator,dishw,

33 Malibu	Single Family		
18339 WAKECREST DR	Lunch	11-2	NEW
\$2,250,000	3+4		



COME FOR LUNCH AND COFFEE CART 11 - 2PM IOPEN TWILIGHT 5-7PM

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 (310) 562-4073
TELES PROPERTIES

18339wakecrestdrive.com

18326 CLIFFTOP WAY	Open	11-2	rev
\$2,895,000	3+2.5	1sty-ARCHITECTURAL	



STUNNING OCEAN AND CITY LIGHT VIEWS!!

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 310-612-0831
COLDWELL BANKER BH-S

Cing Fan,Dshwshr,Frzr,Grbg Disp,Hood Fan

39 Playa Vista	Condo / Co-op		
12975 AGUSTIN PL #304	Refresh.	11-2	NEW
\$899,000	2+3	2sty-CONTEMPORARY	



DESIRABLE TOP CORNER TOWNHOME

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
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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

TUESDAY

41 Park Hills Heights Single Family

4518 11TH AVE	Refresh. 11-2	NEW	<p>ADORABLE SOUTHWESTERN-SPANISH ADJACENT TO LEIMERT PARK!</p> <p>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.</p>
\$370,000	2+1 1sty-SOUTHWESTERN		
			
Rhonda Payne RODEO REALTY SUNSET		stove, refrigerator, washer, dryer, A/C	

5226 SHOSHONE AVE	Open 11-2	rev	<p>AMAZING TENNIS COURT ESTATE</p> <p>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.</p>
\$2,995,000	6+9 2sty-TRADITIONAL		
			
MLS#15-946429 Jana Jones & Fred Holley 310-612-0831 COLDWELL BANKER BH-S		BBQ,Blt-Ins,Cling Fan,Dshwshr,Dryer,Other	

41 Park Hills Heights Condo / Co-op

5250 VILLAGE GRN	Refresh. 11-2	NEW	<p>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</p>
\$429,000	2+1 ARCHITECTURAL		
			
MLS#16-102054 Ruttenberg & Martinez 323-377-0548 PARTNERS TRUST BH		www.5250villagegreen.com	

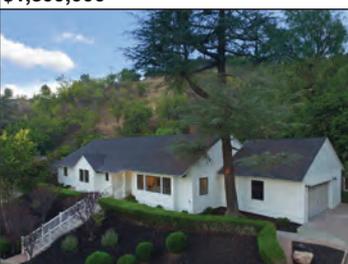
72 Sherman Oaks Single Family

3818 BENEDICT CANYON DR	Open 11-2	NEW	<p>COMPLETELY REDONE TUDOR REVIVAL - SOUTH OF VALLEY VISTA</p> <p>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.</p>
\$1,895,000	4+4 2sty-TUDOR		
			
MLS#16-102764 Robert Baer 323-377-5661 CAP EQUITY REALTY		Quiet Dead End Street -- Great Schools	

62 Encino Single Family

4521 NOELINE WAY	Open 11-2	NEW	<p>OPEN TUES & FRI 11-2</p> <p>Architectural 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!</p>
\$2,999,000	5+6 TRADITIONAL		
			
MLS#16-102492 B Farrugia, A Lascano 424.253.5489 HILTON & HYLAND		www.alphonsobjorn.com	

13513 CHELTENHAM DR	Open 11-2	NEW	<p>CONTEMPORARY-MEDITERRANEAN</p> <p>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>
\$999,000	3+3.5 CONTEMP MED		
			
P. Maurice T. Rustad 310-623-8819 RODEO REALTY - BH		13513Cheltenham.com	

4459 WHITE OAK PL	Open 11-1	NEW	<p>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...</p>
\$1,399,000	3+3.5 RANCH		
			
MLS#16-102018 Brian Selem 310-442-1644 COLDWELL BANKER		Chef-inspired Kitchen	

3954 HOPEVALE DR	Open 11-2	rev	<p>HUGE 100K PRICE REDUCTION! ARCHITECTURAL HIDEAWAY</p> <p>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.</p>
\$1,395,000	3+3 ARCHITECTURAL		
			
MLS#16-972859 Jay Martinez/Gil Dirige 310-801-0317 JOHN AAROE GROUP		www.3954hopevaldrive.com	



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TUESDAY

95 Mount Washington *Single Family*

405 CANYON VISTA DR	Open	11-2	595-A4	rev
\$647,500	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*

6136 SPRINGVALE DR	Open	11-2	NEW
\$764,900	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

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

1965 PHILLIPS WAY	Open	11-2	565-B7	NEW
\$629,000	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 attach'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!

Liz Johnson 323-397-6041
COMPASS - PASADENA

Cul-de Sac - NELA

THURSDAY OPEN HOUSES

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

5670 W OLYMPIC #A06	Open	11-4	NEW
\$575,000	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 Rng/Ovn,
Ann Rey 626-665-7353 REAL ESTATE CONCIERG

1284 Highland Park *Single Family*

1965 PHILLIPS WAY	Open	10-2	565-B7	NEW
\$629,000	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 attach'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!

Liz Johnson 323-397-6041
COMPASS - PASADENA

Cul-de Sac - NELA

THURSDAY AND FRIDAY

FRIDAY OPEN HOUSES

75 Valley Village *Single Family*

5543 CARPENTER AVE	Open	11-2	NEW
\$929,000	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.

Danelle Lavin 310.367.7533
HILTON & HYLAND

www.hiltonhyland.com

SUNDAY OPEN HOUSES

11 Venice *Single Family*

2421 BRYAN AVE	Open	1-4	red
\$3,195,000	3450000	4+4	



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

Bit-Ins,Dshwshr,Micro,Rng/Ovn

19 Beverly Center-Miracle Mile *Single Family*

538 N FULLER AVE	Refresh.	1-4	rev
\$3,495,000	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,Bit-Ins,Dshwshr,Frzr,Grbg Disp,Other

28 Culver City *Single Family*

5389 DOBSON WAY	Open	2-5	NEW
\$1,350,000	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

SUNDAY

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

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#6

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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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**Leslie Appleton-Young, Chief Economist
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#1

Team John Aaroe Group

#9

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Transaction Volume

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Years of Industry
Experience

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Transactions in 2015

6

Dedicated
Support Staff

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SALLY FORSTER JONES GROUP
sallyforsterjones.com



CONGRATULATIONS 2015 TOP ASSOCIATES



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,

John Aaroe

CHAIRMAN'S AWARD



SALLY FORSTER JONES | Beverly Hills



AARON KIRMAN | Beverly Hills



CRAIG STRONG | Toluca Lake



THE BRILL GROUP | Beverly Hills



MARY BRILL, JANE BRILL GAVENS, AFA SHAFI



CONGRATULATIONS 2015 TOP ASSOCIATES



PLATINUM CIRCLE TOP 1%



BRIAN ADLER
Beverly Hills



SUSAN ANDREWS
Sunset Strip



TED CLARK & HEATHER LILLARD
Pasadena



BRIAN COURVILLE & JB FUNG
Sunset Strip



RACHELLE ROSTEN & KELLY DELATT
Beverly Hills



SARAH ROGERS
Pasadena



ALAN TAYLOR
Sherman Oaks

GOLD CIRCLE TOP 3%



BRYAN ABRAMS
Studio City



JESSICA ROBERTSON & AGNES FERREYRA
Downtown LA



KEVIN BOURLAND
Pasadena



RICHARD BUCKISCH
Pasadena



AMY COLVIN KAZ
Beverly Hills



KEVIN DRISCOLL
Sherman Oaks



WES EARLEY
Beverly Hills



DONOVAN HEALEY
Studio City



ERIC LIEBERMAN
Sherman Oaks



BILL & LYNN LUSTIG
Sunset Strip



BRIAN MAZURKIEWICZ
Sunset Strip



MAGGIE NAVARRO
Pasadena



MARCIA GALE &
RENEE BORENSTEIN
Sherman Oaks



BRANDON ROAD
Pasadena



ALLEN ROTH
Beverly Hills



JIM TRIPOSES
Pasadena



DARREN WINSTON
Beverly Hills

CONGRATULATIONS 2015 TOP ASSOCIATES



SILVER CIRCLE TOP 5%



THE JM TEAM
Sunset Strip



CRAIG & EVELYNE
ASHLEY
Beverly Hills



CARRIE BENUSKA
Pasadena



MICHAEL BERGIN
Toluca Lake



PATRICK BRANDT
Pasadena



RYAN DAVIS
Beverly Hills



ANGELO FIERRO
Sunset Strip



RYAN FITZGERALD
Sunset Strip



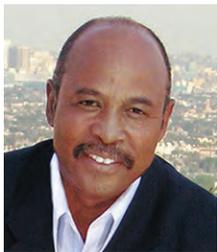
JENNIFER GAINEY
Sunset Strip



JILL GALLOWAY
Sunset Strip



NEYSHIA GO
Beverly Hills



RON JACKSON
Baldwin Hills



DOMINIC MIDDONO & JENNIE GAI0
Sunset Strip



JOEY & JEANNE
VALVO
Beverly Hills



JOHN JACOB
MATTHES
Pasadena



NEIL MCLEAN
Brentwood



JOSH MORROW
Beverly Hills



THE WINSTON NELSON TEAM
Sherman Oaks



LANA NG
Pasadena



REUBEN PACHECO
Sunset Strip



RICHARD RUGGABER & RALPH GORGOGNONE
Sherman Oaks



STEVE SANDERS
Sunset Strip



TOM SARDO
Sunset Strip



BOBBY SYED
Beverly Hills



PAULA WALKER
Pasadena



THE REISBECK BROTHERS
Pasadena

BRONZE CIRCLE TOP 10%

JOHN AAROE GROUP | aaroe.com



ANGELA ACUFF
Sunset Strip



SHIDA ADAMS
Pasadena



HOLLAND
ASHRAFANIA
Beverly Hills



RENÉE AVEDON
Beverly Hills



KATE BARNETT
Pasadena



JAMES BAYAN
Sunset Strip



DEBBY BERG
Beverly Hills



VENESSA BLAIR
Beverly Hills



WILLIAM
BOEHLER
Baldwin Hills



LYN BRADFORD
Sunset Strip



DEBBIE
BREMNER
Brentwood



CARLA BUIGUES
Pasadena



SONIA CABRERA
Sherman Oaks



CRAIG CARDELLA
Pasadena



GLORIA
CARMONA
Sherman Oaks



NINA CHINN
Beverly Hills



BRYCE
DEVINCENZI
Sherman Oaks



MARY DIGNAN
Sherman Oaks



ALICIA DRAKE
Beverly Hills



JOAN DUFFY
Sherman Oaks



PAYMAN & JAN
EMAMIAN
Pasadena



HELENA CHONTOS & ERICA REAMS
Beverly Hills



TOM FLANAGAN
Pasadena



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GARGANI
Sherman Oaks



WENDY
GLADSON
Brentwood



ADRIAN GRANT
Beverly Hills



SCOTT
HILLENBRAND
Sherman Oaks



SUSAN IRVING
Beverly Hills



GEORGIA SEID & JOHN LAWLER
Pasadena



CHRISTINA JOYCE
Pasadena



LUCY KIHM
Sunset Strip



KIRT KINGZETT
Sherman Oaks



DAVID KOHN
Sherman Oaks



JENNIFER LERNER
Sherman Oaks



ALEX LOZANO
Pasadena



MELISSA MENARD
Brentwood



NATALIE NEITH
Baldwin Hills



CARLA
PATTERSON
Sherman Oaks



CHRIS PAULOSKI
Toluca Lake



TISH RACKLEY
Beverly Hills



TRACEY RAPHAEL
Studio City



RAMIRO & ERICA RIVAS
Pasadena



SARAH KOTLER & ROSE FAHEY
Sherman Oaks



PAUL STUKIN
Beverly Hills



CLINTON WADE &
TODD GODDARD
Sunset Strip



JEREMIAH
VANCANS
Sunset Strip



DUNCAN
WATSON
Sunset Strip



RICHARD & JOYCE WEISDORF
Brentwood



JOSETTE WOLF
Pasadena



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Congratulations!

In Recognition of Your Outstanding Performance in 2015



Megan Whalen

#1 Agent in Production

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Congratulations!

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Tracey Hennessey



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Matthew O'Keefe



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The Heather Group



Anne Leeds



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Congratulations!

In Recognition of Your Outstanding Performance in 2015



Randy Forbes, Jr. & Diane Halliburton



Carla Winnie



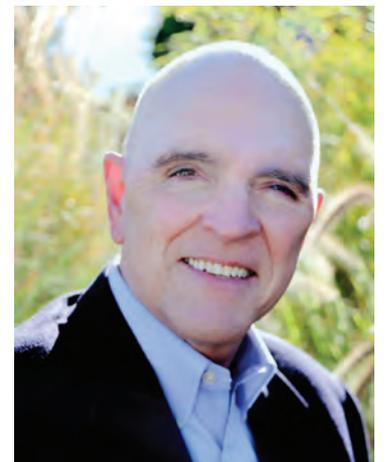
Nili Hudson



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CHARLOTTE PRUITT

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JULIE CANDACE

Julie Candace brings a refined approach to real estate combining her entrepreneurial spirit, business acumen, expertise, and passion to create a unique client-focused experience. Julie takes her clients dreams as personally as her own. Whether it’s the sale of your current home or the purchase of your next, Julie brings the highest standards of integrity. Buying a home is more than just acquiring a piece of property; it’s about pursuing your dream and investing wisely to achieve it. Julie leverages all her capabilities and resources to focus on one objective, finding that perfect residence for you to come home to.



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
California Association of REALTORS®**

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- Economic Updates and Value - Los Angeles
- Zipforms®6 Professional & Standard
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and more...



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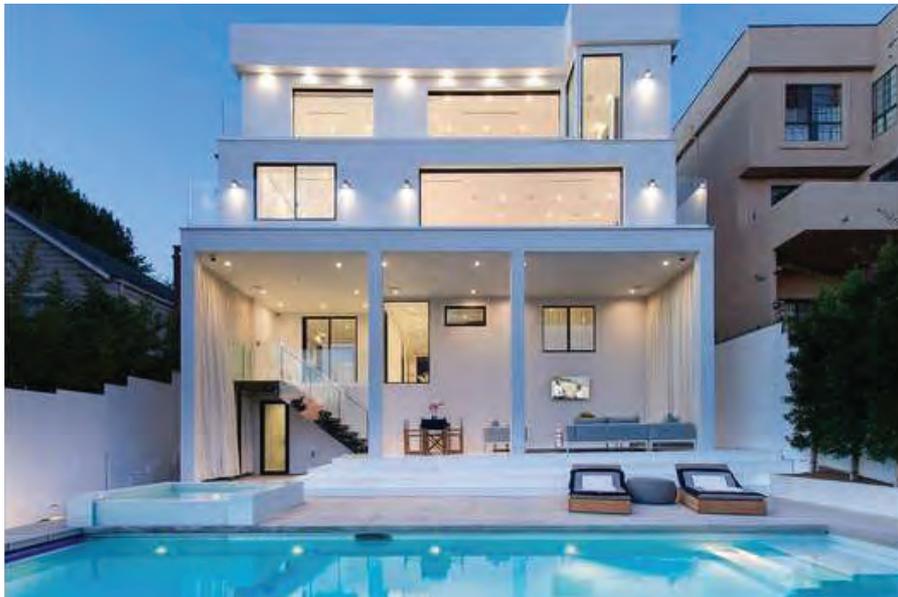
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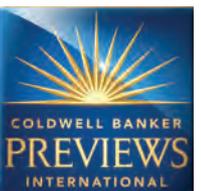
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