

AN EXQUISITE NEW LOOK FOR THIS EXCEPTIONAL HOME



BRENTWOOD

121 S. CARMELINA AVENUE | \$6,495,000

REPRESENTATION BY:

Fred J. Bernstein
310-300-0599
fjb@weahomes.com
CALBRE# 01476689

Ethan Peskowitz
646-327-2399
ep@weahomes.com
CALBRE# 01915905

OPEN TUESDAY, APRIL 11TH • 11-2PM

Come see our new look... completely staged and perfected. Located in one of Brentwood's most desirable locations. This 5 bed, 6 1/2 bath home features a spacious open plan, providing generous living spaces and a wonderful flow. Enter the property down a meandering path surrounded by mature landscaping into a private courtyard complete with a water wall. Upon entering the house, the entry foyer opens to a beautiful formal living room. The main level of the home has a massive eat-in chefs kitchen, family room, music room, formal dining room, butlers pantry, guest suite, formal powder room, & library. The upstairs features a sensational master suite with his & hers bathrooms and massive closets, gym, laundry room, + 3 additional bedrooms. Located on very secluded grounds complete with an outdoor kitchen, fireplace, and jacuzzi, all of which is surrounded by stunning greenery. Truly exceptional in every way.

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

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

AREA
15

15222 FRIENDS STREET

Pacific Palisades



FORBES | HALLIBURTON

Randy Forbes, JR.
310.345.7082
forbesmb22@gmail.com

Diane Forbes-Halliburton
310.339.6486
forbeshalliburton@gmail.com

OPEN TUESDAY 11-2PM

This gorgeous four-bed, three-bath home offers a rare opportunity to live or expand in the beautiful Via Palisades Bluffs. This traditional, ocean-side property features a large pool with an expansive attached deck. In addition to the main living space, a separate suite can act as in-laws quarters or a guest room. The large living room offers a wonderful oversized fireplace. Adjacent to the pool is a full bath complete with a sizable sauna, and the workshop in the rear is not to be missed. Finally, the home is in close proximity to the exciting new Caruso development. Check the waves, take the dog for a walk, or head down the upcoming trail to PCH in a matter of moments. Best of all, enjoy the ocean views and Palisades sunsets on your way home to one of the premier locations in Southern California.

Offered at \$3,299,000



Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. CalBRE 00250136/01839884

PACIFIC PALISADES



2233 Brier Ave

Los Angeles, CA 90039

3 Bedroom / 2 Bathroom / 1,403 SqFt

OFFERED AT \$999,000

BROKER'S OPEN 4/11/17 FROM 11-2

Beautiful mid-century modern gem in Prime Silver Lake! First time on the market in 31 years! Eclectic taste of green harmony and modernism will make you feel comfortable and right at home. Energy efficient solar panel is installed. Completely remodeled kitchen with built in breakfast area. Master bedroom has high ceiling, lots of natural sun light and romantic master bath. Great outdoor cocktail area with water fountain will impress your guests. With so much outdoor space, great for gardening and outdoor dining. Extra storage space/wine cellar area is always a plus. Definitely a one of a kind home to see! Minutes away from great trendy shops, restaurants and Silver Lake Reservoir. Great Ivanhoe school district.



2625 Waverly Dr

Los Angeles, CA 90039

3 Bedrooms / 3 Bathrooms / 1,493 SqFt

OFFERED AT \$999,000

BROKER'S OPEN 4/11/17 FROM 11-2

View! View! View! Gorgeous legal duplex in trendy Silver Lake neighborhood- can easily be converted back to single family residence. Stunning view of Glendale Foothills from living room that flows into a spectacular backyard great for entertaining. Stunning landscaping will make you feel right at home. How about a little escapism from the city life at outdoor spa with stunning view under the stars? Updated kitchen and spacious original hardwood floors throughout the home with lots of character. Romantic fire place in the living room. Minutes away from trendy Silver Lake restaurants, gym, and supermarkets. Great Ivanhoe school district! Hurry! It won't last!



Bryan Miyamoto

323.300.1188

miyamoto@kw.com

bryanmiyamoto.com

REALTOR / BRE#1346587



BRYAN MIYAMOTO
REAL ESTATE PROFESSIONAL

kw LOS FELIZ
KELLERWILLIAMS. REALTY

1660 HILLHURST AVE
LOS ANGELES, CA 90027
OFFICE BRE#01430290

AREA
29

WESTCHESTER

Opportunity knocks!



6546 W 84TH PL

Open Tuesday, April 11th - 11 - 2pm

Opportunity knocks 3bed/2bath. Fantastic development opportunity in highly desirable Kentwood area of Westchester. Calling all developers, flippers, and owner/users who are looking to build their dream home. A true diamond in the rough property with pool and mature fruit bearing

avocado tree on a 6,093 lot. This is a probate sale subject to court confirmation and overbid. All offers must be submitted on the C.A.R. Form PPA (Probate Purchase Agreement & Joint Escrow Instructions).

Offered At **\$925,000**



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HomeServices
California Properties

Jody Fine
310.230.3770

Monica Iris Antola
310.230.3755

881 Alma Real Dr., Suite 100
www.jodyfineestates.com

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Jan Hohenstein
323-428-2845



Asking Price: \$1,070,000

3246 Primera Avenue, Los Angeles, CA



MLS: 17-212798 * Beds: 3 * Baths: 3 * SqFt: 1,529 * Year Built: 1962

This lovingly maintained mid-century gem set among trees in the popular Hollywood Knolls is private, serene, and secure. With clean modernist lines and warm Scandinavian accents, the open light-filled living space has gorgeous hardwood floors, high ceilings, and walls of glass that flow out to a spacious enclosed courtyard and patios perfect for indoor-outdoor living and entertaining. A true gardener's delight, the backyard is extensively terraced, and planted, and includes a potting bench/outdoor kitchen, fountain, and tree-shaded pathways. Interior features include a chef-designed kitchen supplied with a restaurant grade Wolf range, double-sided wood burning fireplace, and cleverly designed built-ins. Super location near Lake Hollywood and convenient to Hollywood or Burbank studios.



View Tour: www.3246Primera.com

The information and photographic images contained within this Virtual Tour are provided for informational purposes only. This data is deemed reliable but is not guaranteed



AREA
80

BURBANK



RESIDENTIAL BROKERAGE

BURBANK | \$695,000

154 N. Florence Street, Open April 13th from 9:30AM to 12 PM

DEAL OF THE YEAR! Stop looking and buy this amazing opportunity with two homes in one of the most sought after areas of Burbank. Either live in one and rent the other or build two larger homes. Amazing opportunity not to be missed. Both units are vacant.



Vahan Saroians
323-497-6655
saroians@aol.com

CalBRE#01085051

www.154Florence.com

The Valerie Fitzgerald Family Introduces

JESSICA CAPALIK



Sales Partner / 310.227.4513 / jessica@valeriefitzgerald.com

CalBRE #01917559

A veteran in luxury sales, Jessica has a background that runs deep in client services. The luxury experience has proven invaluable and has given her a discerning eye for quality, value, and aesthetics when either shopping for a home specific to her clients or staging a home for a quick and seamless transaction.

Tech savvy and an effective communicator, Jessica is passionate about public relations and knows all aspects of the ever-growing social media market and she engages it's full potential whether searching for the perfect home or marketing a home, making her clients visible to a spectrum of qualified buyers and sellers.

Real estate is about building and growing relationships and Jessica understands the value of pure hard work, honesty, and integrity both personally and professionally. Driven and dedicated, Jessica's ability to problem solve and tireless focus make the transition easier for all parties involved. Jessica currently resides on the shores of Pacific Palisades and is active in the beach communities.



VALERIE FITZGERALD

310.285.7515 / www.valeriefitzgerald.com / 301 N Canon Dr Suite E, Beverly Hills, CA 90210



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TUESDAY

01 Beverly Hills *Single Family*

614 N CAMDEN DR	Open	11-2	NEW
\$13,450,000	5+7	FRENCH	



BRAND NEW GATED CONTEMPORARY FRENCH ESTATE

The finest style & substance embody this brand new Contemporary French Provincial in the heart of the prime Beverly Hills Flats. Set behind double gates w/circular driveway, this elegant & stately home offers exquisite curb appeal & a picturesque setting. Grand foyer, formal living rm, FDR, wood-paneled library/office, & great rm combining the family rm, bar, & open chef's kitchen. Upstairs 3 family bdrm suites & spacious master. Backyard loggia, lawn, & pool. Subterranean 5-car garage & maid's.

Jade Mills 310-285-7508
COLDWELL BANKER

Gated, Range/Oven, Refrigerator

609 N ALTA DR	Lunch	11-2	NEW
\$6,495,000	6+6	SPANISH	



IT'S AWESOME ON ALTA

Authentic Old World Spanish Revival Estate in Prime Beverly Hills Flats. Light fixer- This Beverly Hills classic has great curb appeal and features gorgeous wood floors, a formal dining room, separate breakfast room, exquisite paneled study and a dramatic living room with beamed ceiling and pool. Main house features 4 bedroom up + 1 maids room down. There is an additional 1 bedroom + 1 bath guest apartment above garage.

Rochelle Atlas Maize 310-968-8828
NOURMAND & ASSOCIATE

609 N ALTA DR	Refresh.	11-2	NEW
\$6,495,000	6+5	2sty-SPANISH	



AUTHENTIC OLD WORLD SPANISH REVIVAL ESTATE IN PRIME BEVERLY

Authentic Old World Spanish Revival Estate in Prime Beverly Hills Flats. This 1929 original, Beverly Hills classic has amazing curb appeal and features gorgeous wood floors, a formal dining room, separate breakfast room, exquisite paneled study and a dramatic living room with beamed ceiling and pool. Main house features 4 bedrooms suites up + 1 maids room down. There is an additional 1 bedroom + 1 bath guest apartment above garage.

Branden & Rayni Williams 310.691.5935
HILTON & HYLAND

co-listed w/Rochelle Maize - Nourmand

1184 COLDWATER CANYON DR	Open	11-2	NEW
\$3,249,000	5+6	1sty-RANCH	



OPPORTUNITY KNOCKS! FIRST TIME ON THE MARKET IN 50 YEARS

This 5 bedroom, 6 bath single level ranch-style home sits on an over 24,000 sq ft lot, and offers an opportunity to update or remake to your liking. Open floor plan leads into a living room with a fireplace. Large master looks out onto the backyard, and the other bedrooms are complimented with en suite bathrooms. Wide patio area perfect for outdoor entertaining, steps to lovely pool surrounded by lush landscaping and mature trees. Beverly Hills School District and minutes to Sunset Blvd

Nancy Eisenstadt 310 259-7244
PARTNERS TRUST

702 TRENTON DR	Open	11-2	rev
\$8,495,000	5+8	ARCHITECTURAL	



ARCHITECTURAL IN THE FLATS

Single story Mid-Century designed by renown architect John Elgin Woolf. Over 18,000 sqft flat lot. Home has an enormous custom glass ceiling over the entry foyer. The floor plan is open and spacious with huge volume in the rooms and lots of light. Home opens to multiple patio spaces creating classic California indoor/outdoor living. Great value for a lot of this size and reflects a "lot value" price even though the home itself will be wonderful after remodeling & updating.

MLS#17-202572
Lee Ziff 310-991-3977
KELLER WILLIAMS BH

Dshwshr,Hood Fan,Rng/Ovn,Fridg

01 Beverly Hills *Condo / Co-op*

443 N PALM DR #303	Open	11-2	NEW
\$2,950,000	3+3	CONTEMPORARY	




443 N PALM DR #303

Amazing opportunity to live on beautiful Palm Drive in this newer Modern doorman building. This totally remodeled, 2 story duplex with 3brs is breathtaking and offers every modern amenity important to today's luxury buyer. Only 13 private residences. This home offers high ceilings, a large open living room, dining room, top of the line chef's kitchen, which opens to family room - with tons of light from surrounding windows.

MLS#17-218168
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg

447 N DOHENY DR #PH502	Open	11-2	rev
\$4,395,000	3+5	1sty-CONTEMPORARY	



ELEGANT PENTHOUSE WITH INCREDIBLE CITY/MOUNTAIN VIEW!

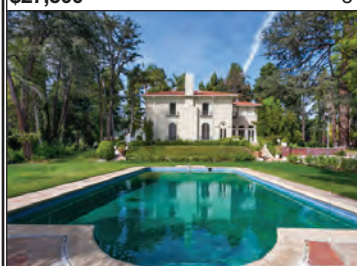
Elegant Penthouse with incredible City/mountain view indoor/outdoor entertaining penthouse paradise on approx.3,862 sq ft and 5,166 sq ft including two incredible terraces with fireplace. A contemp stone, bronze, glass light & high ceiling building. Library or bonus room, wet bar, kitchen w/marble & granite counter tops, top of lines of appliances, mahogany doors, high-gloss Italian burled walnut & sycamore cabinetry, floor-to-ceiling limestone fireplaces & brushed walnut limestone flooring.

MLS#17-201668
Peter Wong 310-880-1881
COLDWELL BANKER BHN

Other

01 Beverly Hills *Lease*

1510 LEXINGTON RD	Open	11-2	red
\$27,500	6+5	MEDITERRANEAN	



JUST REDUCED BEVERLY HILLS LEASE NORTH OF SUNSET

Location, Location Location! Enchanting Italian Estate for lease on one of the most elite sections of Beverly Hills, behind the world famous Beverly HillsHotel! With 1.5 acres of park-like grounds rests this 6,700 square foot 2-story home. A full-service kitchen w/butler's pantry & breakfast room. Amenities include; Estate-like pool & cabana, motor court, 3 car garage, greenhouse & more. Enclosed by classic red-brick walls & set behind ironwork gates for utmost privacy.

MLS#17-199530
Rochelle Atlas Maize 310-968-8828
NOURMAND & ASSOCIATE

Dshwshr,Rng/Ovn,Fridg

02 Beverly Hills Post Office *Single Family*

1317 DELRESTO DR	Open	11-2	NEW
\$16,900,000	7+10	CONTEMPORARY	



STUNNING NEW CONSTRUCTION IN THE HEART OF BEVERLY HILLS

Situated at the end of a private street and behind gates off lower Benedict Canyon in Beverly Hills, this contemporary estate, designed by ANR Signature Collection, boasts grand-scale living spaces and fine details throughout. Featuring an elegant master suite with expansive city views, 5 guest rooms, a guest house, chef's kitchen, theater, office and living room that opens to an amazing pool and spa, this stunning estate offers a seamless indoor-outdoor lifestyle ideal for entertaining.

MLS#17-218460
S. Arana & B. Rose 310-926-9808
THE AGENCY

www.TheAgencyRE.com

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

1745 LA FONTAINE CT	Open	11-2	NEW
\$2,895,000	2+2.5	2sty-CONTEMP MED	




MAKE IT YOUR HAPPY PLACE !

La Casita Luce " Is simply, the most eloquent and romantic pied-a-terre in town... Neatly & quietly tucked away at the end of a cul-de sac and sited off a road less traveled by. Dripping in charm, romance & sophistication. A gated pedestrian entry leads to a lushly landscaped approach with a sound soothing waterfall fountain. The main entry level has commanding ceiling heights and the interior is flooded with natural light. Walls of glass, a large hearth fireplace. 2 master bedroom suites

MICHAEL EISENBERG	310 748 5410	DESIGNER DONE, ALL STAINLESS
KELLER WILLIAMS BH		

03 Sunset Strip - Hollywood Hills West	Open	11-2	NEW
2463 SOLAR DR	6+11		



GATED INCREDIBLE MODERN COMPOUND

Gated Incredible Modern Compound set on a rare and extraordinary flat ridge top overlooking the entire LA Basin from East of Downtown to the Ocean. 3 years to create this unique and uncommon environment with spectacular scale, design, high-quality finishes and attention to detail. Large open spaces flooded with natural light and entire walls of pocket doors. High ceilings throughout with expansive gallery. A rare opportunity to acquire this one of a kind property.

Brett Lawyer	310.858.5402	BrettLawyer.com
HILTON & HYLAND		

9797 DONINGTON PLACE	Open	11-2	NEW
\$2,875,000	5+6		




9797 DONINGTON PLACE BENEDICT HILLS ESTATES

Beautifully situated on a larger corner lot with a rare circular drive in the highly sought after Benedict Hills Estates is this charming Seven bed + Five and a half bath home. The extremely versatile floor plan includes 5 bedrooms up and 2 down, that are ideal as a gym or office etc. The light and bright open floor plan feature's a family room with fireplace off the huge kitchen, a high ceilinged living room with fireplace and formal dining room. Warner Avenue School.

MLS#17-215544	310.729.4911	HiltonHyland.com
Rita Goldsmith		
HILTON & HYLAND		

2260 MARAVILLA DR	Open	11-2	NEW
\$5,695,000	4+4	CONTEMPORARY	




STUNNING OUTPOST ESTATES CONTEMPORARY WITH INCREDIBLE VIEWS!

Stunning Outpost Estates Contemporary. Completely renovated, 4,000 sqft feat. 4Bd/4Ba, wood flrs, vaulted & beamed ceilings. Enter through gated/private courtyard to main flr. feat. Chef's kitchen w/large island/bfast bar, DR, LR & family rm separated by see-through marble wrapped FP all situated to explosive DTLA/City views. 2nd flr feat. master retreat w/dual vanities, walk-in closet & patio & 2 gst rms. Lower entertainment level w/Fleetwood pocket drs opening up to infinity pool/spa & terrace

Josh & Matthew Altman	310.819.3250	www.TheAltmanBrothers.com
DOUGLAS ELLIMAN		

2201 COLDWATER CANYON DR Refresh.	11-2	562E7	NEW
\$1,850,000	2+2.5	1sty-RANCH	




REMODELED RANCH, READY TO MOVE IN!

Beautiful remodeled home with 2 bedrooms, cozy den with fireplace, 2.5 bathrooms, hardwood floors throughout, remodeled kitchen with breakfast area, spacious living room with fireplace, large formal dining area, laundry room, circular driveway, 2 car garage, large grassy backyard, large lot approx. 10,400 sq.ft. Move in condition. You can expand or build later.

Linda Semon	310.351.3995	www.2201coldwatercanyon.com
COLDWELL BANKER SM		

2805 WOODSTOCK RD	Open	11-2	NEW
\$4,750,000	4+3	2sty-ARCHITECTURAL	



WOHLSTETTER HOUSE, 1954 :: JOSEF VAN DER KAR, ARCHITECT

In 1955, the LA Herald Examiner article called it "House in the Sky" but a generation later the unsparing verdure of giant bamboo claimed it a "House in the Forest." Garrett Eckbo, Landscape. Set down a gated drive, quiet and private. Living areas on both levels w/ sliding doors to gardens, terraces, and courtyards. Separate guest house, pool, Koi pond and sleeping porch.

Mike Deasy	310-275-1000	
DEASY PENNER & PARTN		

1432 HARRIDGE DR	Open	11-2	592D5	red
\$2,795,000	4+4	CONTEMPORARY		



NOW PRICED FOR IMMEDIATE SALE!

FIXER, with sweeping city and ocean views on a private cul-de-sac above Beverly Hills Hotel. Located next to 2 major developments of 25-45ml. dollar homes. Possibility to add up to 500 sq.ft. to existing structure. Room to built infinity pool to the view. Main floor has living room with high ceilings, FP, floor to ceiling windows, sliding doors open to the deck with spectacular city views. Entire second floor dedicated to the Master Suite. Priced to Sell!

MLS#15-956099	310.850.2540	Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro
Galina Blackman		
COLDWELL BANKER RESI		

7218 MULHOLLAND DR	Open	11-2	NEW
\$3,485,000	6+10	ARCHITECTURAL	




MULHOLLAND WITH A VIEW!

On storied Mulholland Dr, overlooking Outpost Estates is a gated, pvt paradise. Apprx 7,276sf w/ city views. Luxuriant kitchen boasts top of the line appliances. Sophisticated master & double vanity bath en-suite. 4 addtl ensuite bdrms w/ views +maids qrts. Fab bar w/ adjacent midnight kitchen. Elevator to 3 of 4 stories. Salt water pool & spa w/ waterfall feature. Wellness center w/ gym, sauna/steam shower. Fully equipped Outdoor kit, bar & security/video systems complete this glamorous offering.

MLS#17-209584	310.492.0735	7218MulhollandDrive.com
Linda May Drew Fenton		
HILTON & HYLAND		

1537 BENEDICT CANYON DR	Open	11-2	rev
\$1,599,000	3+3	1sty-RANCH	



BENEDICT CANYON HOME JUST 2 MILES FROM SUNSET

Gated, single level ranch home with drive on motor court. Freshly remodeled home features two fireplaces, formal dining & living room and an eat-in gourmet kitchen with stainless steel appliances. Step into the over-sized family room with walk-up bar and vaulted wood beam cathedral ceilings. Sliders lead to gracious out door brick patio, lush grassy lawn with sweeping mountain views and yard has room for a pool. Backyard has detached studio with full bath.

MLS#17-200120	3108604515	www.1537Benedict.com
Jory Burton		
SOTHEBYS INTL REALTY		

8328 MARMONT LN	Open	11-2	NEW
\$3,395,000	4+3.5		



STUNNING SPANISH VILLA TUCKED AWAY ABOVE CHATEAU MARMONT

Sited discretely above Chateau Marmont and overlooking Los Angeles' dramatic skyline, this 4 bedroom and 3.5 bath Spanish home has been meticulously maintained keeping its old world charm and authentic character. The romantic outdoors offers an Amalfi Coast inspired, terracotta-tiled pool area replete with Olive trees and a sensational entertaining courtyard with a central fountain. This gated and walled property is extremely private and just walking distance to the best of the Sunset Strip.

Brett Lawyer	310.858.5402	BrettLawyer.com
HILTON & HYLAND		

TUESDAY

9265 THRUSH WAY		Open	11-2	NEW
\$3,095,000	3+4	2sty-MID-CENTURY		



BIRD STREETS MID-CENTURY POST AND BEAM [WWW.9265THRUSHWAY.COM](http://www.9265THRUSHWAY.COM)

Gated Private Mid-Century Post and Beam Sanctuary. Famed Bird Streets location with MUCH UPSIDE POTENTIAL! Features volume classic beamed ceilings and skylights throughout the home. Ocean and city light views are a highlight of the main living, guest bedroom areas & master suite. Located just off upper Doheny. Amenities include beautiful hardwood floors, open floor plan, multiple patio doors leading out to expansive decks & outdoor entertaining patios perfect for the CA indoor-outdoor lifestyle!

MLS#17-216566
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS HH
www.OmegaGroup.LA

2123 BEECH KNOLL RD		Lunch	11-2	NEW
\$1,330,000	3+2	SEE REMARKS		



CHARMING CHARACTER HOME WITH VIEWS

Bring your creative clients. This is a very special house. Constructed in 1950 by the same builder responsible for Byrd houses, it is filled with unique details and a fantastic vibe. Open plan living, beamed ceilings and forever views in the Wonderland School district. Gated and Private. 3 off street parking spots. Don't miss.

Tori Horowitz 323 203 0965
COMPASS

3848 FREDONIA DR		Lunch	11-2	NEW
\$1,999,000	4+3	MID-CENTURY		




JOINS US FOR A TACO BAR!

Hidden behind a quiet façade lies this vine 1955 mid century era home. This private street to street compound boasts a 12,485 square foot lot and over 4,000 square feet of living space. The home has been used for both living and creative spaces by past owners; including a recording studio. The outdoor spaces include a lagoon style pool surrounded by a patio and lush landscaping. The built in BBQ, fire pit, grassy lawn and separate outdoor living room spaces complete the vibe.

Brian Courville (310) 622-0312
JOHN AAROE GROUP
www.3848Fredonia.com

6698 WHITLEY TER		Open	11-2	NEW
\$1,299,000	3+2	MID-CENTURY		



BEAUTIFUL VIEW HOME IN HISTORIC WHITLEY HEIGHTS

Beautiful, well thought out mid-century view home located in Historic Whitley Heights. Amazing views of Hollywood Sign, Hollywood Hills, and/or cityscapes from every room of this exquisite home. From the moment you enter this peaceful, light-filled retreat, your eyes will immediately be drawn to the large picture windows showcasing the spectacular views. Open flowing floor plan for today's modern living and oversized patios off every floor perfect for large or small scale entertaining.

David / Anna Solomon 424.400.5905
THE AGENCY
www.6698Whitley.com

1527 RISING GLEN RD		Open	11-2	NEW
\$1,995,000	2+2	1sty-MID-CENTURY		




AMAZING DEVELOPMENT OPPORTUNITY IN PRIME SUNSET STRIP

Amazing development opportunity! Probate sale, subject to court confirmation and overbid.

Josh Flagg 310.720.3524
RODEO REALTY - BH

9236 CORDELL DR		Open	11-2	red
\$7,995,000	4+5.5	CONTEMPORARY		



CONTEMPORARY MASTERPIECE ABOVE SUNSET STRIP

This Architectural beauty was completely re-imagined and meticulously re-designed by the Owner/Designer in 2016 with no expense spared. This amazing four-story residence projects an unassuming exterior which is in stark contrast to the residence's breathtaking interiors. The sweeping floor to ceiling glass walls offer sparkling Downtown views from every level of this amazing property.

MLS#17-213736
Ann Dashiell 310.993.4733
DOUGLAS ELLIMAN
BBQ,Blt-Ins,Cbl,Frzr,Grbg Disp,Other

2010 N CURSON AVE		Open	11-2	NEW
\$1,799,000	3+2.5	MODERN		

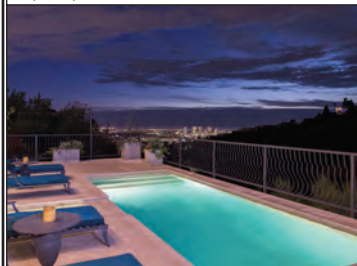


BEAUTIFULLY APPOINTED 3BR/2.5BA

Nearly 3,000 sqft warm contemporary on a quiet, dead-end street in the lower Hollywood Hills. Dramatic 2-story entry flooded in natural light leads you to well-proportioned entertaining spaces, including an open-concept cook's kitchen to die for. Stainless steel appliances, Caesar-stone counters, hardwood flooring, & plenty of storage, complete w/ a walk-in pantry fit for a true gourmand. Upstairs are all 3 beds, w/ the spacious master boasting a huge walk-in closet & a spa-like master bathroom.

Eli Karon (424) 202-3262
TELES PROPERTIES
www.2010curson.com

1901 SUNSET PLAZA DR		Open	11-2	red
\$5,995,000	5+6	CONTEMPORARY		




SIMPLY SPECTACULAR CONTEMPORARY VIEW MASTERPIECE

Iconic contemporary villa built w/steel support construction & grand flr-to-ceiling windows w/ocean, canyon & city views. Architectural trophy surrounds a beautifully designed & extremely high quality interior. Master retreat fit for royalty w/cozy FP, luxurious stone baths & terrace. Each bedrm suite is outfitted w/a full bath, FP, large closets & terrace. GH complete w/full kitchen, ba & add'l laundry. Gourmet kitchen, sophisticated LR & media enclave. Pool/Spa, 4-car direct entrance garage

MLS#17-190448
Josh & Matthew Altman 310.819.3250
DOUGLAS ELLIMAN
www.TheAltmanBrothers.com

9265 WARBLER WAY		Open	11-2	NEW
\$1,695,000	3+2	2sty-MODERN		



MODERN LUXURY LIVING

Sitting on a hillside this incredibly light & spacious home offers 2 stories of modern living. Enter into an open floor plan area w/incredible views, natural light coming in from every direction. The living room includes high ceilings & tall windows creating an inspiring space. Kitchen is equipped w/Miele appliances & Poggenpohl cabinetry. Master suite on top level offers an oversized walk-in closet, decorative fireplace, & incredible city views. Lower level includes 2 bedrooms, bath & laundry.

B. Bacal & L. Bagramyan 310-748-7717
RODEO REALTY - BEVER
www.9265warbler.com

1778 N ORANGE GROVE AVE		Open	11-2	red
\$1,795,000	3+4	SPANISH		




MASTERFULLY REMODELED HOLLYWOOD HILLS SPANISH VILLA W/ VIEWS

Masterfully crafted & remodeled classic 1926 Hollywood Hills Spanish 3BD/3.5BA Villa w/ city views just above the Sunset Strip. Private & gated street-to-street lot home offering original romantic Hollywood charm w/ modern finishes. Perfect for indoor/outdoor entertaining.

MLS#17-205810
ST.JAMES+CANTER 310.704.4248
BERKSHIRE HATHAWAY
www.1778ORANGEGROVE.com

2673 ZORADA DR	Open	12-2	rev
\$3,595,000	5+7	CONTEMPORARY	



2673 ZORADA DR

A light-filled, 2 story foyer with soaring ceilings welcomes you to this beautifully remodeled contemporary jewel in the Hollywood Hills with beautiful views! Abundant natural light floors the home through oversized windows, while the open-concept great room on the main level flows to spacious terraces, outdoor barbeque and pool capturing sweeping canyon views. A chef's kitchen opens to a full bar, living room with fireplace, den and outdoor dining pavilion, a true entertainers paradise.

MLS#16-162564
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr

2170 MOUNT OLYMPUS DR	Open	11-2	rev
\$3,295,000	4+4	CONTEMPORARY	




SLEEK CONTEMPORARY ENTERTAINER'S MT OLYMPUS HOME W/ VIEWS

Sleek Contemporary 4BD/4BA "loft-like" entertainer's home w/ pool & views in LA's coveted Mount Olympus above the Sunset Strip. Seamless open floor plan & completely remodeled w/ wide oak plank floors, sliding glass doors, high ceilings, gourmet pro-line (Viking) Chef's kitchen w/ separate walk-in pantry, & resort-like outdoor spaces w/ BBQ, fire pit & pool. Master suite features head-on views, prv patio & large spa-like bathroom. 3 guest bedrooms & lofted office/den complete this dream home.

MLS#17-191834
STJAMES+CANTER FARAHMAND 310.704.4248
BERKSHIRE HATHAWAY

www.2170MTOLYMPUS.com

1621 N FAIRFAX AVENUE	Open	11-2	593B4	rev
\$3,100,000	4+5	2sty-CONTEMPORARY		



STUNNING ARCHITECTURAL JUST OFF THE SUNSET STRIP!

Minimal lines combined with an industrial aesthetic creating a sense of home as art. Expansive glass doors reveal indoor/outdoor living space with a separate office overlooking the private glistening pool & spa. Immerse yourself in the sexy master suite w/fireplace, tremendous walls of glass which blend seamlessly into the bath and walk-in shower. Plan your next happy hour on the rooftop deck with tremendous views of the City and Hollywood Hills.

MLS#17-199034
Laura Marie 310-887-0250
COLDWELL BANKER -BHS

Miele Appliances & Italian Cabinetry

1603 N FAIRFAX AVE	Open	11-2	593B4	rev
\$2,850,000	4+5	2sty-MODERN		



URBAN AND CHIC WITH AMAZING VIEWS!

Exquisitely curated to showcase the clean architectural lines with floor to ceiling doors that glide open to reveal a sparkling pool and alfresco dining area which embrace the indoor/outdoor lifestyle. Cutting edge kitchen with Miele appliances and custom Italian cabinetry by Linea Quattro. Sumptuous master suite with fireplace, impressive walk-in shower, stand alone bath and custom closets. Entertain in style from the spacious rooftop deck with panoramic City and Hillside views.

MLS#17-198946
Laura Marie 310-887-0250
COLDWELL BANKER -BHS

Miele Appliances & Italian Cabinetry

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

1601 N FULLER AVE, UNIT 204	Open	11-2	NEW
\$725,000	2+2.5		



1,727 SQ FT CORNER CONDO EXPANSIVE FLOOR PLAN

Double door entry with formal foyer leads to dining, living room w/ wet bar, fireplace & bonus/office area. Large eat-in updated kitchen featuring ample storage, stainless steel appliances w/ 5 gas burner stove & double oven. Master suite encompasses a walk-in closet w/ additional closet & master bathroom left to create your own custom appointments. Gated & secure two-car tandem parking close to the elevator, scenic roof top sun deck featuring pool and spa with incredible 360 degree views.

IAN RHODES 323.821.4069
KW RHODES LEAD HOME

FullerTowers204.com

03 Sunset Strip - Hollywood Hills West *Income*

2018 N SYCAMORE AVE	Open	11-2	NEW
\$1,075,000	Triplex	MID-CENTURY	



SPECTACULAR VIEWS, CENTRAL LOCATION


VIEWS and LOCATION! First time on the market since 1969. Outstanding Hollywood Hills opportunity to create your showplace. 1953 triplex, with TWO 1 bedroom/1 bath units plus a small studio. Keep as income property or reimagine as a single-family home (city permitting, buyer to verify). Unobstructed views to the downtown skyline. Original mid-century detail. Bring your imagination when you see this untouched Hollywood Hills gem. Property will be delivered empty.

Todd Henricks 310-913-3470
BERKSHIRE HATHAWAY

Opportunity awaits...

04 Bel Air - Holmby Hills *Single Family*

525 BELLAGIO TER	Open	11-2	NEW
\$10,795,000	5+7	2sty-MODERN	



IMPECCABLE NEW CONSTRUCTION - OCEAN VIEW MODERN SHOWPLACE

BRAND NEW PRICE - NEVER LIVED IN - Impeccable Designed Showplace furnished by Minotti and all included in Sale. 3 yrs in the making, this warm & inviting 2.5 stry 5bd 6.5ba home reps a triumphant achievement in new contemp architecture. Masterfully crafted using the most expensive materials. Perfect in/outdoor seamless entertaining flow built around 3 garden atriums.Tropical Landscape Resort style Bck yrd has salt water pool, 8 person spa, fire pit, & al fresco Pizza oven/BBQ dining area.

MLS#17-218098
Paul Czako 310-995-1963
GUSSMAN CZAKO ESTATE

All of the MINOTTI FURNITURE is INCLUDED

323 N MAPLETON DR	Open	11-2	rev
\$19,995,000	5+7	TRADITIONAL	




Situated behind gates and down a long private driveway, this magnificent Gerard Colcord estate offers an unparalleled opportunity to own one of the last estate sites in Holmby Hills. The nearly 9,000 sq.ft. single story Traditional home and guest house features grand scale, graciously designed living spaces, and an exceptional indoor outdoor flow which is enhanced by French doors & floor- to- ceiling windows throughout.

MLS#17-202878
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

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

145 N MAPLETON DR	Open	11-2	rev
\$11,995,000	5+7	FRENCH	



LIVE HOLMBY HILLS

Extraordinary opportunity in HOLMBY HILLS! Single level in a galaxy of star properties with five bedrooms, seven bathrooms on this large 36,844 SF FLAT LOT. The last in this remarkable neighborhood sitting among master architecture from the past and present. You will not find another at this price.

MLS#17-210794
ANTONY ARKEL (310) 275-7778
RODEO REALTY - BH

WWW.ANTONYARKEL.COM


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It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

X 1030 STONE CANYON RD		Lunch	11-2	rev
\$5,995,000	5+5	1sty-TRADITIONAL		



NEWLY STAGED - MENDOCINO FARMS LUNCH

Beautiful remodeled traditional home located in the coveted lower part of Stone Canyon Road. The house features four bedroom suites plus a fifth bedroom that was converted into a den/office. The practical, seamless floor plan has a chef's kitchen, separate formal dining room, family room and bedrooms all located in the right place. The large, elegant living room opens to an alluring private back yard with pool, grassy area, country style landscaping and an appealing dining/barbecue area.

MLS#17-198510
Daniel Beder 310-786-1856
SOTHEBY'S REALTY
Dshwshr,Rng/Ovn,Fridg

X 722 WESTHOLME AVE		Lunch	11-2	NEW
\$2,199,000	4+3.5	TRADITIONAL		




SEE FULL PAGE AD ON PG 17 - COME BY FOR LUNCH

Beautiful classic home set majestically above the street in the coveted Little Holmby neighborhood. This 4 bd3.5 ba+Den features hardwood floors, central foyer, eat in kitchen w/ lg pantry, formal dining room w/treetop views, living rm w/fireplace & lg bay windows that looks high above the street, den that accesses to the back of the home w/ a lg grassy backyard, lg master bedroom, master bath w/ stall shower, bath & vanity, 2 car garage w/direct access & a laundry room with lots of storage.

Jonathan Sands 310.704.6612
COLDWELL BANKER BH N
www.722westholme.com

04 Bel Air - Holmby Hills *Lease*

243 DELFERN DR		Open	11-2	NEW
\$95,000	7+9	TRADITIONAL		



MAGNIFICENT HOLMBY HILLS ESTATE FOR LEASE

Incredible Transitional Estate available for lease on one of the most desirable streets in prime Holmby Hills. This property is situated on almost 2 acres of park-like grounds w/rolling lawns, Olympic-sized pool, spa, gardens, & N/S tennis court. Beautifully remodeled & re-imagined for today's luxury lifestyle. Apx 13,000 sq.ft. of total living space including 7bdm/8bth main house, 2 independent townhouses, chauffer's apartment, recording studio or gym, green house, & full-floor attic.

MLS#17-217790
Jade Mills 310-285-7508
COLDWELL BANKER
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

05 Westwood - Century City *Condo / Co-op*

10795 WILSHIRE BLV, UNIT 301		Open	11-2	NEW
\$1,525,000	2+3			



STUNNING ITALIAN TUSCAN CONDO

For your most sophisticated and discrete clientele: stunning 3rd Fl condo at The Venezia, a boutique, Tuscan style building, on the Wilshire Corridor. Spacious and private, this clean 2 bdr + den, 2.5 bath residence features a formal entry that leads to an open plan living/dining room plus a bonus room/den with fireplace. Additional features include a large master suite, second bedroom and bath, coffered ceilings, inside laundry, powder room, cherry walnut floors and recessed lights throughout.

Abraham & Elias Aguirre 310.430.2495
RODEO REALTY - BH
Stainless Steel Appliances

05 Westwood - Century City *Single Family*

732 WARNER AVE		Open	11-2	NEW
\$3,495,000	5+4	1sty-TRADITIONAL		



RARE SINGLE STORY HOME IN LITTLE HOLMBY ON LARGE FLAT LOT

First time on the market in over 50 years. Single-story Traditional situated on an over-sized lot (apprx. 12,876 sq. ft.). Set back from the street. Large formal living & dining rooms perfect for entertaining. Updated kitchen & family rm opens to backyard. 4 family bedrooms (including the master) plus office w/ fireplace. Separate maid's room w/ bath. 2 zone HVAC & hardwood floors. Detached 2-car garage. Ready to be updated or perfect property to build a dream home. Warner Ave. School District

MLS#17-218058
Robert Leighton 310-461-0403
RODEO REALTY SUNSET
Blt-Ins,W/D, Refrigerator

1277 S BEVERLY GLEN #308		Open	11-2	NEW
\$799,000	2+2.5	1sty-CONTEMPORARY		




SPACIOUS BRIGHT CONDO IN A PERFECT LOCATION

Dramatic end unit elegantly appointed with luxurious amenities including engineered distressed dark wood floors, stone columns, recessed lighting, 2 bedrooms plus powder room. Large LR with fireplace, and separate balcony with tree top views, formal dr off the kitchen. The bright large sun filled granite kitchen with mirrored backslash, and extensive cabinetry for storage.. Master suite has 2 walk-in closets, one cedar lined, fireplace, balcony. Master bath W separate shower and tub.

MLS#17-218058
Robert Leighton 310-461-0403
RODEO REALTY SUNSET
Blt-Ins,W/D, Refrigerator

10658 N ASHTON AVE		Open	11-2	NEW
\$2,245,000	3+3	SPANISH		




CHARMING 1930'S SPANISH

Charming Spanish located on one of the nicest streets in Westwood. This updated Spanish has three bedrooms and three bathrooms with an office upstairs. Also there is a nice big driveway with ample parking that leads to a detached garage alongside a spacious backyard.

MLS#17-216292
Robert Bridgeford 310-989-0913
WEA
Dshwshr,Dryer,Frzr,Grbg Disp,Rng/Ovn

10465 EASTBORNE AVE #207		Open	11-2	NEW
\$759,000	2+2	TRADITIONAL		



SPACIOUS 2 BED/2 FULL BATH CORNER UNIT

2 balconies overlooking private backside greenery. Double doors open to ceramic tiled formal entry w/closet. Large living room w/wet bar, built-ins, gas fireplace & sliding door to balcony. Dining area w/ceramic tiled floor & 2nd balcony. Updated kitchen w/quartz countertops & stainless steel appliances including 5 burner gas range & built-in microwave. Breakfast room w/pass thru & side x side laundry area w/built-in storage.Separate Bedroom floor plan. Large master suite w/large walk-in closet.

MLS#17-217684
Chad Lund / Patty Best 424-202-3295
TELES PROPERTIES
www.10465EastborneAve207.com

2301 S BEVERLY GLEN #204		Open	11-2	NEW
\$539,000	1+1	CONTEMPORARY		



SOPHISTICATED 1 BED/1 BATH CENTURY CITY ADJACENT

Updated unit w/ designer touches throughout. Inviting formal entry w/ marble flooring, built-in cabinet & large entry closet. Desirable open floor plan includes spacious living room w/ sliding glass door to sunny private covered patio. Dining room opens to kitchen w/ tiled floor & countertops w/ custom backsplash, stainless steel oven & pantry cabinet. Lrg master bdrm w/ triple closet. Updated master bthm w/ tumbled-marble finishes, spa tub/separate shower & built-in linen cabinet.

MLS#17-217664
Chad Lund / Patty Best 424-202-3295
TELES PROPERTIES
www.2301SouthBeverlyGlenBlvd204.com

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TUESDAY

10450 WILSHIRE #2G		Refresh.	11-2	red
\$749,000	795000	2+2	CONTEMPORARY	




VACANT & WAITING FOR YOUR CLIENT, REDUCED \$50,000

VACANT AND WAITING FOR YOUR CLIENT, Seller motivated, reduced \$50,000 for quick sale. Lowest priced unit in the building. Newly redecorated. Large two bedroom two bath, Huge over-sized living room, great for entertaining and opens thru double pane glass doors to large balcony. Full service building, extra storage, all utilities included in HOA. LITE, BRIGHT AND SUNNY. EASY TO SHOW.

MLS#17-198682
Marilyn Watson 310/766-2020/V
RODEO REALTY - BEVER

Bit-Ins, Dshwshr, Elvtr, Grbg Disp, Micro,

137 N WOODBURN DR		Refresh.	11-2	NEW
\$10,500,000	6+10	2sty-	TRADITIONAL	



BRENTWOOD CIRCLE'S FINEST

Magnificently updated home with exquisite finishes throughout. Grand family room was designed for entertaining with great views and an epicurean kitchen with center island, premiere appliances. Great room, spacious gym, wood paneled study, bonus room and beautifully appointed bedrooms. Custom putting green in backyard among beautiful landscape and mature trees. Swimming pool and separate guest house, as well as a potting cottage. Sprawling, secluded and majestic sitting on two parcels.

MLS#17-218628
Leslie Kavanaugh 310-413-1171
RODEO REALTY

1200 CLUB VIEW DR #1500		Open	11-2	rev
\$11,573,000	3+4		CONTEMPORARY	



BEVERLY WEST RESIDENCES

Beverly West is an ultra-luxe private, 22-story boutique high-rise overlooking the Los Angeles Country Club with 35 breathtaking, light-filled residences. 360° Views stretch east from Beverly Hills to Hollywood and Downtown, south to Century City and west to the Pacific. Beverly West is the ultimate in Southern California luxury living with amenities ranging from a 24-hour doorman and concierge service, security team, and valet, to a saltwater pool and Pilates studio.

MLS#17-210102
Jeff Hyland Bill Simpson 310.994.0455
HILTON & HYLAND

BeverlyWestResidences.com

12625 HOMEWOOD WAY		Open	11-2	NEW
\$9,995,000	6+7		CONTEMPORARY	



CONTEMPORARY DREAM HOME

Modern architectural masterpiece located in the heart of Brentwood. Front door sweeps open to reveal floor-to-ceiling glass windows allowing natural sunlight to flow in. Large pool, basketball court, BBQ and entertainment area. Chef's kitchen with top-of-the-line appliances, elevator, home theater and great room that allows you to enjoy a seamless indoor-outdoor lifestyle. Spacious master suite, walk-in closet and stunning bathroom. This spectacular home captures the ideal California lifestyle.

MLS#17-218628
Santiago Arana 310-926-9808
THE AGENCY

www.TheAgencyRE.com

1 W CENTURY DR #22B		Open	11-2	rev
\$6,350,000	3+3.5	1sty-	ARCHITECTURAL	



SOPHISTICATION AT THE CENTURY - PLEASE RSVP TO 310-777-6371

Step into this sensational 3 bedroom unit at The Century with private elevator access to your unit. Luxury Building on nearly 4 acres featuring grand spaces with high ceilings, wood floors, and breathtaking sweeping views from downtown to the ocean. Gourmet kitchen with breakfast bar features stainless appliances and adjacent patio for outdoor dining. The spacious master has a sitting area, marble bath, walk in closet and patio. Two additional bedroom suites complete this fantastic unit!

MLS#16-157860
Jane Siegal 310-777-6371
COLDWELL BANKER-BHN

Please RSVP to JSiegal1@yahoo.com

466 HOMEWOOD RD		Open	11-2	NEW
\$9,250,000	6+8		TRADITIONAL	



BEAUTIFUL TRADITIONAL HOME IN THE HEART OF BRENTWOOD

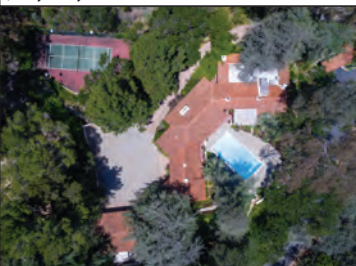
This beautiful traditional home offers unparalleled elegance and comfort with incredible space throughout. Luscious landscaping with lead to a sophisticated front entry. Main level features dining room, office, guest bedroom, media room, wine cellar and chef's kitchen. Upstairs the spacious master bedroom features a fireplace, balcony and walk-in closet. Backyard boasts lush landscaping that creates a private park-like feel. The sophisticated design makes this truly a special home.

MLS#17-218634
S. Arana & P. Alexitch 310-926-9808
THE AGENCY

www.TheAgencyRE.com

06 Brentwood Single Family

39 OAKMONT DR		Open	11-2	NEW
\$14,750,000	4+5	2sty-	HACIENDA	




GATED VIEW ESTATE ON PRESTIGIOUS OAKMONT DR- BRENTWOOD PARK!

Built in 1939 by famed architect Cliff May. Gated and located in the desirable Brentwood Park, this magnificent California Spanish hacienda provides its residents with a seamless indoor-outdoor living experience. Rich with Hollywood history, the property boasts 4 bedrooms, including a luxurious master suite, 5 bathrooms, oversized kitchen and dining room flooded with natural light, and a bar/lounge which opens onto a patio overlooking its 1.45 acres of lush grounds with canyon and city views.

MLS#17-218738
Cynthia Ambuehl 424-321-4947
THE AGENCY

POOL | VIEWS | PADDLE TENNIS COURT

227 S WOODBURN DR		Lunch	11-2	NEW
\$6,895,000	5+7		TRADITIONAL	



EXQUISITE MODERN FARMHOUSE REBUILT FROM THE GROUND UP

Exquisitely rebuilt from the ground up, this Modern Farmhouse is truly magnificent! No expense was spared in designing this un-parallel 5 bed, 7 bath home with wonderful tree-top views. A rare find, enjoy your private oasis complete with a sparkling pool, outdoor den, built-in BBQ area and enclosed pool house idea for a game room, work-out studio or more! The embodiment of gorgeous design, this spectacular home makes a lasting impression that won't be forgotten!

MLS#17-218130
Sally Forster Jones 310.691.7888
JOHN AAROE GROUP

www.227Woodburn.com

320 N GUNSTON DR		Open	11-2	NEW
\$12,950,000	7+9	2sty-	TRADITIONAL	



MAGNIFICENT BRAND NEW GUARD-GATED EAST HAMPTONS

Magnificent brand new guard-gated East Hamptons Traditional. Exceptional light-filled estate home for entertaining with expansive living, dining, and great rooms. Gracious gourmet kitchen. Master suite aerie. Inspired master bath. Four additional bedroom suites up. Main level screening room. Spectacular glass wall wine cellar. Sparkling pool and spa. An artfully built oasis in Brentwood on a serene, security-protected tree-lined street offering unparalleled amenities, privacy and comfort.

MLS#17-218692
Todd Baker 310-801-1475
COLDWELL BANKER

www.320NorthGunston.com

170 S WESTGATE AVE		Open	11-2	NEW
\$5,595,000	5+6	2sty-	CAPE COD	

Newly constructed East Coast Traditional masterpiece in the heart of Brentwood. Gated & private, this traditional Cape Code exterior mixes exquisite transitional style interior w/ warm modern finishes

MLS#17-216480	BBQ, Bit-Ins, Dshwshr, Grb Disp, Micro, More
Farahh Aldjufrie 424-230-3712	THE AGENCY



TUESDAY

170 S WESTGATE AVE	Open	11-2	NEW
\$5,595,000	5+6	2sty-CAPE COD	
			
<p align="center">NEWLY CONSTRUCTED EAST COAST TRADITIONAL IN BRENTWOOD</p> <p>Stunning, newly-constructed, East Coast traditional masterpiece located in the heart of Brentwood. This private/gated home combines a traditional Cape Cod exterior with a transitional interior and modern finishes. An impressive entryway boasts double-height ceilings and a grand open floor plan that features a glass-enclosed wine room, private home office, sumptuous master suite, four additional en-suite bedrooms, and an open family room/loft. Pool, spa, and expansive backyard complete the home.</p>			
<p align="center">MLS#17-216480</p> <p>Farah Aldjufrie 424-230-3712 THE AGENCY</p> <p align="center">BBQ,Blt-Ins,Dshwshr,Grbg Disp,Micro,More</p>			

121 S CARMELINA AVE	Open	11-2	rev
\$6,495,000	5+7	MEDITERRANEAN	
			
<p align="center">COME SEE OUR NEW LOOK... COMPLETELY STAGED AND PERFECTED</p> <p>Located in one of Brentwood's most desirable locations. This 5 bed, 6 1/2 bath home features a spacious open plan. The entry foyer opens to a beautiful formal living room. The main level of the home has a massive eat-in chefs kitchen, family room, music room, formal dining room, butlers pantry, gst suite, powder room, & library. Upstairs features a sensational master w/his & hers baths & closets, gym, laundry room, + 3 add'l bdms. On secluded grounds w/an outdoor kitchen, fireplace, & Jacuzzi.</p>			
<p align="center">MLS#17-210864</p> <p>Fred Bernstein 310-300-0599 WEA</p> <p align="center">BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other</p>			

2600 MANDEVILLE CANYON RD	Open	11-2	rev
\$6,250,000	6+6.5	TRADITIONAL	
			
<p align="center">MAGICAL MANDEVILLE CANYON PROPERTY!</p> <p>FIRST OPEN HOUSE! Wonderful spacious gated Connecticut Country Traditional consisting of 6bds/6.5ba, 3 fireplaces, living room, formal dining room, kitchen, butler's pantry, library, family room, separate guest apartment & 5 car covered parking spaces. Large set back from the street creating a huge park-like grassy front area. Backyard provides pool, pergola w/heat lamps, sports court & children's play area, and a separate fire pit w/sitting area. A must see!</p>			
<p align="center">MLS#17-201882</p> <p>Durbin/Spector 310.612.9190 GIBSON INTERNATIONAL</p> <p align="center">www.2600mandevillecanyon.com</p>			


06 Brentwood *Condo / Co-op*

11500 SAN VICENTE #415	Open	11-2	NEW
\$1,640,000	2+3	CONTEMP MED	
			
<p align="center">LUXURIOUS BRENTWOOD BUILDING</p> <p>This sophisticated unit affords itself the extravagance of spacious living on the utterly convenient & coveted San Vicente Blvd. With all the merits of a full-service building, including a rooftop pool & spa, 24-hour security, concierge, valet parking & gym, this unit presents a rare opportunity to live sumptuously amidst the best of Brentwood. A hard-to-come-by city retreat, this gem epitomizes well-appointed living w/in a matchless locale.</p>			
<p align="center">MLS#17-215830</p> <p>Smith & Berg 310.500.3931 PARTNERS TRUST BH</p> <p align="center">thebrentwood415.com</p>			

11963 MAYFIELD AVE, UNIT 101	Open	11-2	NEW
\$1,350,000	3+3		
			
<p align="center">AMAZING BRENTWOOD LOCATION</p> <p>Small quaint building with only five units. This units takes the entire first floor and features 3 bedrooms and 3 bathrooms as well as a very spacious living room, formal dining room, and balcony, washer/dryer in unit and two car parking. This unit is meticulously maintained in a wonderful location close to shops, restaurants and more.</p>			
<p align="center">MLS#17-217200</p> <p>Gary Limjap 310.430.0818 COLDWELL BANKER RESI</p> <p align="center">Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp</p>			

06 Brentwood *Lease*

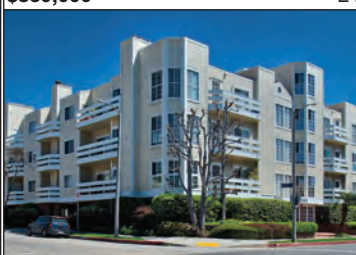
400 N SALTAIR AVE	Open	11-2	NEW
\$16,995	3+4	1sty-TRADITIONAL	
			
<p align="center">BEAUTIFULLY RENOVATED TRADITIONAL IN PRIME BRENTWOOD!</p> <p>Setback off one of the most prestigious streets in Brentwood. Incredible layout w/almost every room opening to yard! Open living rm has custom tiled fpl, bay window & leads to huge formal dining rm. Grand kitch has huge center island & opens to spacious family rm w/fpl. Luxurious master suite has huge walk-in closet. Sumptuous master bath has double sinks & separate shower/tub. Peaceful & private yard has large patio w/fpl & pool. 2nd story office overlooks treetops. High ceilings & hrwd flrs</p>			
<p align="center">MLS#17-203086</p> <p>J.Babajian/T.Woods 310-623-8800 RODEO REALTY - BH</p> <p align="center">10,000+sqft lot/ Family Rm/ Office/ Pool</p>			

1820 OLD ORCHARD RD	Open	11-2	NEW
\$10,900	3+4	SPANISH	
			
<p align="center">GATED PRIVATE HIDEAWAY</p> <p>Refreshed with a light, bright feel & contemporary flow. The kitchen has been improved with new wine cooler, a Thermador 4 burner gas stove with a grill & griddle & double electric ovens, new stainless hood. Family room with french doors.The master features high ceilings, skylights, attached office with built-ins, large closet, jacuzzi tub & steam shower. The French doors & Juliet Balconies with green belt views complete the picture of absolute solitude.</p>			
<p align="center">MLS#17-203086</p> <p>J.Babajian/T.Woods 310-623-8800 RODEO REALTY - BH</p>			

07 West L.A. *Single Family*


2695 GREENFIELD AVE	Open	11-2	NEW
\$1,059,000	2+2	1sty-TRADITIONAL	
			
<p align="center">STUNNING HOME LOCATED ON A TREE-LINED STREET</p> <p>THIS IMMACULATE 2 BEDROOM, 1.5 BATH HOME HAS AN INCREDIBLE OPEN LIVING ROOM WITH FIREPLACE AND RECESSED LIGHTS. LARGE FORMAL DINING ROOM LEADS TO REMODELED KITCHEN WITH GRANITE COUNTER TOPS AND STAINLESS STEEL APPLIANCES. HOME FEATURES HARDWOOD FLOORS THROUGHOUT, NEWER WINDOWS, CENTRAL A/C AND HEAT AND MORE. STEP OUTSIDE TO SPACIOUS BACKYARD WITH COVERED PATIO AND GRASSY AREA, PERFECT FOR ENTERTAINING. JUST BLOCKS FROM THE METRO-RAIL STATION, WESTSIDE PAVILION MALL & OVERLAND AVENUE SCHOOL.</p>			
<p align="center">MLS#17-218610</p> <p>Bellet/Grakal Group 3103672288 KELLER WILLIAMS BH</p> <p align="center">Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg</p>			

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

1800 BUTLER AVE #203	Open	11-2	NEW
\$839,000	2+2	CAPE COD	
			
<p align="center">ATTRACTIVE AND PEACEFUL CAPE COD CONDO COMPLEX</p> <p>2 bedrooms + 2 baths single level built 1989 with approx. 1513 sq ft. Expansive living room with area for office. Open air balcony. Bedroom suites on opposite ends. Inside laundry, sizable master with sitting area. Dues include earthquake insurance.</p>			
<p align="center">MLS#17-217200</p> <p>Gary Limjap 310.430.0818 COLDWELL BANKER RESI</p> <p align="center">Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp</p>			

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!

X 1242 S BARRINGTON AVE #305 Lunch 11-2		NEW
\$628,888	2+2 TRADITIONAL	
	LIGHT & BRIGHT TOP FLOOR CORNER UNIT IN PRIME LOCATION!	
Spacious, updated, light & bright top floor corner unit in prime West LA location! Open floor plan, living room w/ office area, fire place, recess lighting, large balcony. Kitchen with new stainless appliances. Master suite with 2 closets, master bath with separate tub / shower. 2nd BR with large closet, 2nd BA with shower + skylight. Wood floors, central air & heat, Nest thermostat. Two car tandem. Well-maintained building with pool & gym, EQ ins. Close to Brentwood's best shops & restaurants.		
MLS#17-218198		
Sabine Pleissner 3107451055		
COMPASS		Blt-Ins, Dishwasher, Fridge, Range/Oven

08 Cheviot Hills - Rancho Park *Single Family*

3329 CLUB DR Open 11-2		NEW
\$2,895,000	4+3.5 1sty-MID-CENTURY	
	SOPHISTICATED REMODELED MID-CENTURY GEM	
1-level Country Club Estates tastefully remodeled throughout w/"wow-factor" yard: pool, spa, sport court, pizza oven & more! Excellent 4 bedroom + 3.5 bath floor-plan w/gracious living & dining rooms, spacious breakfast area, & sensational climate controlled 1850 bottle wine room. Updates inc. kitchen, bathrooms, HVAC, plumbing, electrical, floors, windows, roof, & Sonos sound! Conveniently close to Metro Station, Century City, Westside Pavilion, & Culver City. OPEN TONIGHT TWILIGHT: 5:30-7:30		
Laurie Hudson 3108902160		
BERKSHIRE HATHAWAY H		

10636 ROUNTREE RD Open 11-2		NEW
\$2,569,000	4+4.5 2sty-MODERN	
	NEWLY CONSTRUCTED REMARKABLE MODERN HOME!	
Featuring an open floor plan flooded w/natural light, a formal entry w/soaring ceilings leads you to the elegant living room showcasing a contemporary custom fireplace & opens to a spacious family room w/a custom 15' concealed pocket door system that opens to an expansive deck & overlooks the lush rear yard, creating a seamless indoor/outdoor flow. Gourmet kitchen is appointed w/gleaming stone countertops, custom cabinetry & state-of-the-art SubZero & Miele appliances & a rolling grassy yard!		
Rory Posin/Kristian Bonk 310-839-8500		
RE/MAX BEVERLY HILLS		www.RESULTSRealEstateGroup.com

10585 BUTTERFIELD RD Open 11-2		NEW
\$2,149,000	4+4 2sty-CONTEMPORARY	
	EXCEPTIONAL CONTEMPORARY IN BEAUTIFUL OLD CHEVIOT	
A sense of space & tranquility w a designer's nod to stylish detail. Architectural cutout bridges liv rm w fp & ultra-modern kitchen which melds right into the formal dining room. Sleek kitchen offers abundant cabinetry, stainless appliances & over-sized banquette. Master suites both upstairs & down (upstairs currently used as family rm). 2 add'l BR+BA, generously sized, round out this level of the 2-story home. Cheerful backyard. Close to WW Expo station. Nearly 7,000 sf lot. Overland Ave Elem.		
MLS#17-217234		
Benjamin S. Lee 3108585489		
COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Range

10645 ESTHER AVE Open 11-2 592 D6		NEW
\$1,699,000	3+2 1sty-TRADITIONAL	
	BEAUTIFUL TRADITIONAL IN GREAT NEIGHBORHOOD	
Delightful & charming 3BR / 2BA home exudes brightness & joy from every room. Formal living & dining room offer plenty of light, remodeled kitchen w finest stainless appliances, marble counters, & fanciful backsplash. Outside pergola shades BBQ/entertaining area, enormous backyard surrounded by leafy bamboo. Master suite is sight to behold, strikingly luxurious bath. Close to Landmark Theaters, located in prestigious Overland Elem School district. Picturesque home can be yours today!		
Ben Lee 310 858 5489		
COLDWELL BANKER RESI		range/oven,built-ins,hood fan, dishwshr

09 Beverlywood Vicinity *Single Family*

2427 BAGLEY AVE Open 11-2		red
\$1,895,000	1995000 3+2 1sty-TRADITIONAL	
	UNIQUE TRADITIONAL WITH UNBELIEVABLE VIEWS!	
Set above the street, this unique & rare 3BR+2BA BVWD Adj. Traditional is situated on approx 12,000 sqft lot w/sweeping views. Features LR w/fp overlooking patio deck, formal DR, chef's kitchen w/breakfast area, romantic master BR & 2 spacious BRs & BAs. Expansive multi-level patio deck boasts new jetted spa & entertaining areas w/spectacular panoramic views. Hrdwd flrs, central HVAC & custom finishes thruout. Lrg lot offering incredible opportunity to build/expand. Close to BH & Century City.		
MLS#17-213760		
Jeremy Ives 3108581902		
COMPASS		2427BagleyAvenue.com

6056 PICKFORD ST Open 11-2		rev
\$1,139,000	4+4 MODERN	
	LAST HOME AVAILABLE IN PICKFORD COURT!	
GRAND FINALE - last home w/largest roof deck at Pickford Court, with 8 new Modern single-family homes. The open floor plan incl. custom kitchens w/center island, dining & living rooms. Private roof terraces w/spectacular views from DTLA to the Westside. Large windows & abundant light. Master suite w/WIC, beautifully tiled bath & dual sink vanity. Controlled access & private 2 gar garage w/direct entry. Live minutes from the Grove, Farmer's Market, Beverly Hills and freeway to DTLA or the Beach.		
MLS#17-212098		
Grant Linscott 323-300-1174		
KELLER WILLIAMS REAL		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

10 West Hollywood Vicinity *Single Family*

447 N HARPER AVE Open 11-2		NEW
\$3,880,000	5+5.5 3sty-ARCHITECTURAL	
	AMAZING DESIGNER SHOWPLACE WWW.447NHARPER.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, nearly 1200 sf roof top deck. Custom LEICHT kitchen w/ Miele appliances; designer materials, state-of-the-art home. Amazing pool, large deck, spa & much more!		
Omega Group-Todd Michaud 310.429.8191		
KELLER WILLIAMS HH		www.OmegaGroup.LA

829 N ORLANDO AVE Open 11-2		rev
\$5,250,000	4+6 SPANISH	
	MOVIE NIGHT EVERY NIGHT	
New sophisticated and elegant modern Spanish home. Entertainer's delight on the best street in the West Hollywood area. This is the best of the best from the highly acclaimed Stewart-Gulrajani Design Team. Quality and craftsmanship are abundantly clear. Privately gated and hedged. Warmth and charm with the high ceilings and richly arched walls. Inviting open and spacious gourmet kitchen and family room that overlooks the saltwater pool and spa.		
MLS#17-206786		
Paul Wylie 323-515-9585		
LAMERICA REAL ESTATE		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro


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TUESDAY

10 West Hollywood Vicinity *Condo / Co-op*

832 PALM AVE #207		Open	11-2	NEW
\$1,299,000	3+4	CONTEMPORARY		



THE ULTIMATE IN LUXURY AND DESIGN

Extraordinary design detail is reflected throughout this 3 bdrm./3.5 ba. home. Nearly 2400 sq. ft with 3 balconies overlooking a landscaped pool area. A striking gas fireplace provides focus for the open living/dining room. Large master suite with spa-like bath, custom designed walk-in closet and office with built-ins. The sleek kitchen features SS appliances and granite counters. Two more large bedrooms with elegant, contemporary baths and in-unit laundry. SxS parking. Low HOA dues.

MLS#17-215200
Keith Kaplan 323-646-7791
SOTHEY'S INTERNATIO

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

850 N POINSETTIA PL, UNIT 5		Lunch	11-2	NEW
\$799,000	3+2.5	2sty-CONTEMPORARY		



STYLISH TURN-KEY TOWNHOUSE

Beautifully updated 3 bedroom, 2 1/2 bathroom townhouse in an exceptional location. This is a rare opportunity to purchase a turn-key home in a high pride of ownership boutique complex with just 6 units and low HOA dues. Additional details include double-paned windows, recessed lighting, central HVAC, great natural light, laundry inside, extra storage!

Allen Roth 310.387.7087
JOHN AAROE GROUP

www.850poinsettia5.aaroe.site

10 West Hollywood Vicinity *Income*

934 N LA JOLLA AVE		Open	11-2	NEW
\$1,695,000	Triplex	TRADITIONAL		



HARD-TO-FIND LEGAL TRIPLEX


An incredible investment property featuring 3 units located in a prime section of West Hollywood. The front residence is a side by side duplex, one unit is 2 bed/1.5 baths and the other 1 bed/1 bath. A long driveway leads to the 1 bed/1 bath unit above the three car garage. Two spacious patios and mature landscaping surround the property. Tenant occupied. Great opportunity in a highly sought after area.

MLS#17-208304
Monty Abramov 310-989-2217
RODEO REALTY - BH

934lajolla.com

11 Venice *Single Family*

2003 ALBERTA AVE		Lunch	11-2	NEW
\$3,195,000	5+3.5	3sty-MODERN		



VENICE ZEN-LIKE MODERN TECH HOME

Built in 2006 and designed by Stephen Vitalich, AIA, this Zen-like modern architectural home is spacious and spectacular, while steps from Venice Beach and Abbot Kinney. Tall ceilings and a plethora of windows breathe life and natural light into the home, perfectly complementing the natural materials used, including polished concrete and bamboo flooring. For techies, solar panels, pre-wiring for Savant, Control4, and Sonos, and video intercom show the tech-savvy features of the home. Must see!

MLS#17-217288
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

613 BOCCACCIO AVE		Lunch	11-2	NEW
\$2,548,000	3+3	2sty-MODERN		



JOIN US FOR TACO TUESDAY!

This two-story retreat boasts coveted privacy amidst lush greenery. Near some of the best shops & restaurants of Abbot Kinney, the hm merges on an expansive fl plan. The first story features the great rm, dining area, state-of-the-art minimalist kitchen, office & bedroom connected w/effortless simplicity. Atop the second story staircase, enter two spacious en suite bedrooms, the master complemented by a luxurious spa-like bath. This home represents an occasion to indulge in modernized comfort.

MLS#17-215836
Smith & Berg 310.500.3931
PARTNERS TRUST BH

613boccaccio.com

654 VERNON AVE		Refresh.	11-2	NEW
\$2,245,000	3+2	1sty-CALIFORNIA BUNGALOW		




CONTEMPORARY CALIFORNIAN BUNGALOW

This classic California Bungalow with a unique contemporary flare, brings you a truly special indoor /outdoor living experience. Surrounded by award winning landscaping from Big Red Sun, this 3 bed / 2 bath home has recently been remodeled and extended and boasts the very best features, design and fixtures anyone could wish for. Within a prime location, walk to Rose Ave, Wholefoods, Abbot Kinney and Main Street. Enjoy Venice Beach life at it's very best.

Michael Irvine 310 435 3093
BULLDOG REALTORS

654veron.com

805 VERNON AVE		Open	11-2	NEW
\$1,895,000	2+1	MEDITERRANEAN		




CHARMING VENICE HOME WITH DETACHED STUDIO

Opportunity to live in a charming home with detached work studio/office surrounded by lush trees and green gardens. This mediterranean style home features 2 beds, 1 bath, hardwood floors throughout, and a light and bright living space. The kitchen has a small breakfast nook and adjacent laundry room. Enjoy time outdoors on the outdoor deck surrounded by fruit trees and greenery throughout the yard. Above the garage is a bright studio with kitchen. Home is located in Oakwood close to Wurstküche.

Diana Braun 310-866-5039
COMPASS/ DG REALTY

2477 GLYNDON AVE		Open	11-2	672A5	red
\$3,399,000	3535000	3+5	2sty-MODERN		



MAJOR PRICE REDUCTION!! MODERN MASTERPIECE W/ POOL IN VENICE

Designed for today's modern lifestyle with formal entry, open floor plan, walls of glass & sliding doors surrounding a central courtyard. Gorgeous living room, dining area & terrific family room with an open kitchen & sliding doors leading to the wonderful & rare pool in the backyard. Three en-suite bedrooms, an office lounge area on the upper level all with their own private outdoor terraces. In addition there is a rooftop deck with lounge & dining areas to enjoy and a 2-car attached garage.

MLS#17-191688
Christophe Choo 310 777 6342
COLDWELL BANKER RESI

VeniceModernHomeForSale.com

11 Venice *Income*

918 7TH AVE		Lunch	11-2	NEW
\$2,795,000	Duplex	2sty-ARCHITECTURAL		



EXTRAORDINARY VENICE BEACH DUPLEX

Stunning duplex near Abbot Kinney and Rose Ave designed by Venice Beach architect Matthew Royce. This duplex is comprised of stylish details including an open floor plan w/ soaring floor to ceiling windows & glass sliding doors. The wide plank oak and polished concrete floors add warmth and modernity. The kitchens are finished w/built-in Thermador appliances & LG Hi-Mac counters. The master suite includes a balcony & walk-in closet. The views from the rooftops are a must see!

MLS#17-215108
Jonathan Pearson 310-907-6517
HALTON PARDEE

Built-Ins, Range



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TUESDAY

12 Marina Del Rey Single Family

3609 ESPLANADE	Open	11-2	NEW
\$3,800,000	3+3.5	2sty-MEDITERRANEAN	



GORGEOUS WATERFRONT CUSTOM CONTEMPORARY

Entry with maple floors, step-down living room & large glass sliding doors to beautiful waterfront patio. Large living rm & family rm flows into dining area w/butlers pantry and huge kitchen w/center island, double ovens, 6 burner stovetop. 2nd flr master bedroom overlooks the lagoon, has fireplace w/marble surround, hi ceilings, huge custom walk-in closet. Secondary bedrooms w/ en-suite bathrooms. Open area suitable for family rm, gym or enclose it for 4th bedroom, plus office area. 3 car garage.

Peter & Ty Bergman BERGMAN/GIBSON INT'L	310-821-2900	3609esplanade.com
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3933 KEESHEN DR	Open	11-2	NEW
\$1,195,000	2+2	1sty-TRADITIONAL	



SPACIOUS HOME NEAR "THE GREAT STREETS OF LA" PROJECT!

Beautiful landscaping, mature trees & a curved stone walkway give this 2 BD / 2 BA traditional home excellent curb appeal. Enter the large formal living rm w/hardwood flrs & 2 bay windows. Pass thru an original curved archway into the formal dining rm featuring a built-in buffet cabinet. The dining rm is open to the kitchen & formal living rm which creates the perfect space for entertaining. You don't want to miss this ideally located home minutes from the MV Farmers Market, shops & restaurants.

MLS#17-218700	Sherri Noel	310.994.8721	KELLER WILLIAMS-SANT
			Blt-Ins,Cing Fan,Dshwshr,Rng/Ovn

931 OXFORD AVE	Open	11-2	NEW
\$3,295,000	5+5	2sty-MODERN	



NEW CONSTRUCTION IN THE OXFORD TRIANGLE

New Construction in the Oxford Triangle, on a 5000 ft lot this over 3700 ft home has modern style and a warm aesthetic. The 1st floor is one open loft like sunlit space. The entry & dining area have nearly 20 ft ceilings. The kitchen with its large island faces the entertainment areas with recessed linear lighting. 2 sets of Fleetwood Sliders flow out to the private yard with a covered patio and fire-pit. There are 4 bedrooms plus + den upstairs and a awesome roof deck with views.

Gary Gold HILTON & HYLAND	310.858.5411	Designed by Dworsky Architecture
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1024 PALISADES BEACH RD	Open	11-2	NEW
\$8,995,000	6+7.5	3sty-SPANISH	



BEACHFRONT OASIS

Come see what's happening at the beach! Beautiful John Byers' home originally built in 1929 for screen star George Bancroft. Re-imagined in 1997, this Spanish Colonial Revival elevates California living w/ sweeping, panoramic views of the Pacific Ocean. Master suite w/ stunning head on views from Juliet balcony & ample windows in the master sitting area w/ fireplace & dual baths. 4 additional bedrooms + 2 offices upstairs. Plus, basement level w/ theater, bar & wine cellar.

MLS#17-218696	Charles Pence	310-403-9238	PARTNERS TRUST SM
			Blt-Ins,Cing Fan,Dshwshr,Dryer,Other

13 Palms - Mar Vista Single Family

3316 KELTON AVE	Lunch	11-2	NEW
\$2,450,000	4+5	ARCHITECTURAL	




SOPHISTICATED ARCHITECTURAL IN PRIME WESTSIDE VILLAGE

Sophisticated Architectural in prime Westside Village with dramatic open floor plan & private zen-like backyard. Newly constructed with high ceilings & White Oak floors throughout with gorgeous chef-designed kitchen w/ walnut cabinets, top of the line stainless steel Viking appliances, 6 burner stove, island & breakfast bar, walk in pantry and service entrance, all make this an entertainers dream. Clover Elementary-Blue Ribbon School District.

MLS#17-217226	Damon Skelton	310 567-0024	COMPASS
			Private Zen Backyard with Room for Pool

905 BERKELEY ST	Open	11-2	NEW
\$3,750,000	4+4	2sty-MEDITERRANEAN	



MEXICAN RIVIERA WITH OCEAN VIEW

Glamorous, stylish home with a fashionable flair. Fabulous, open flow with handsome, sun-drenched rooms and panoramic ocean views from each, invites easy living and entertaining. Embracing a pool and terraces, it has a wonderful resort-like feel. With four bedroom suites, the flexible floor plan is suited to many lifestyles. Move-in condition.

MLS#17-218004	Mary Lu Tuthill	310.979.3990	COLDWELL BANKER RESI
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4257 TIVOLI AVE	Open	11-2	NEW
\$1,199,000	3+2	TRADITIONAL	



READY, REMODELED & RECONFIGURED!

The owner created a redesigned space w/new kitchen, bathrooms & a wonderful master suite. A beautiful 3 BD / 2 BA where the mood is set by the modern front door that matches an equally modern interior. Enter the living rm w/hrdwd flrs, recessed lighting & a picture window that overlooks the porch & landscaped front yard. The crisp white open kitchen is all new & topped w/SS Appliances. This home is a short stroll to The Marina Del Rey Market Place.

MLS#17-218792	Joe Noel	310.994.8721	KELLER WILLIAMS-SANT
			Dshwshr, Micro, Rng/Ovn, Fridg

715 SAN VICENTE	Open	11-2	NEW
\$2,589,000	3+3	1sty-TRADITIONAL	



A RARE FIND FOR YOUR BUILDER OR DEVELOPER!

Surrounded by numerous new construction projects this fixer, 3 BD / 3 BA home, sits high off the street & is only 7 blocks from the beach. Step thru the front door to a large open living rm w/floor to ceiling windows & a wd burning fireplace. The spacious kitchen leads to a well-maintained backyard. Close proximity to the shops & restaurants on Montana Ave., and an ideal location in a highly sought after school district. Act quickly and decisively or this opportunity will pass you by!

MLS#17-218004	Sherri Noel	310.994.8721	KELLER WILLIAMS-SANT
			Rng/Ovn, Fridg

2009 MONTANA AVE	Open	11-2	rev
\$3,795,000	5+7	ARCHITECTURAL	



BEAUTIFUL ARCHITECTURAL HOME

2009 Elegant and meticulously designed Cont eco-friend hm in Franklin School Dist. Enjoy an abundance of light in this beaut hm w/high ceil, skylights, glass walls, pol concrete/hw flrs, exp steel float staircase, + elev! Chef's kit w/stain app, island w/break bar leads into fam rm. Grnd flr BR en-suite w/sep ent. Mstr w/spa-like bath, steam shwr & dble glass walls. Plus 2 other BR on the 2nd flr. Top level has BR w/ loft/ bonus, Roof deck w/ocean & mount views.

MLS#17-213910	Susan Kastner	310-382-8555	PARTNERS TRUST SANTA
			Cing Fan, Dshwshr, Elvtr, Grbg Disp, Rng/Ovn

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

14 Santa Monica *Condo / Co-op*

833 OCEAN AVE #303	Open	11-2	NEW
\$2,150,000	2+2	CONTEMPORARY	



AMAZING TWO-STORY PENTHOUSE W/ OCEAN VIEWS

A rare two-story penthouse with panoramic ocean views straight to the west and all the way up the Malibu coastline to the tip of Point Dume. Unit features open kitchen, living, and dining areas surrounded by floor to ceiling glass to capture the amazing views and sunlight. Bedrooms are in the rear and make for ultimate peace and tranquility. Second floor features a big loft perfect for home office, den, or anything you choose and large rooftop patio. Includes gated side by side parking.

MLS#17-216734
David / Anna Solomon 424.400.5905
THE AGENCY
www.833OceanPH303.com

928 19TH ST, UNIT 103	Open	11-2	NEW
\$1,797,000	3+3.5		




AN "OASIS" IN THE MIDDLE OF SANTA MONICA!

Gorgeous 360' views await you on your rooftop deck just a block & a half from the elegant shops of Montana Ave. This quiet area boasts some of the finest schools, like Franklin, within walking distance. State of the art appliances are at your fingertips for your comfort. This fully renovated "Designer owned Townhouse" was carefully designed w/ elegant detailed touches for beauty and comfort. Come make this your private Shangri-la to relax in.

B.FARRUGIA Z.GOLDSMITH 310.998.7175
HILTON & HYLAND
www.928-19thSt103.com

2622 2ND ST #3	Open	11-2	NEW
\$1,649,000	3+4	CRAFTSMAN	



This magical space offers 3 levels of luxury living and a roof top terrace with ocean breezes just steps from Main Street and the beach. With over 2100 feet of living space, the unit lives like a large house. The main entertaining level boasts 9' ceilings, a cook's kitchen, a built in bar, formal dining area and tree top views. This truly move-in ready space is right in the middle of all that Silicon beach and Santa Monica offer.

MLS#17-217588
Marc Castleman
MARC A. CASTLEMAN RE
Bit-Ins

944 15TH ST, UNIT 1	Open	11-2	NEW
\$1,248,000	2+2.5	2sty-CONTEMPORARY	



COVETED FRONT FACING TOWNHOME ON 15TH - NEW LISTING!

This 2 BR + 2.5 bth townhome has a den w/ unique skylight windows. Large living room with raised ceiling & FP. Separate dining rm overlooks living rm & opens to large private front patio. Eat-in gourmet kitchen also has French doors opening to a side patio. Sep laundry w/ SxS appliances. Master ste has pitched ceiling & FP. Master bath has a sep shower & tub, double sinks. Private direct entry 2 car garage. Paver tiles on first flr, carpet on upper levels. Plantation shutters. Franklin Elem SD.

Melissa Alt 424-202-3232
TELES PROPERTIES
Refrigerator, Stove, Washer/Dryer

101 CALIFORNIA AVE, UNIT 603	Lunch	11-2	NEW
\$1,200,000	0+1	1sty-CONTEMPORARY	




CONTEMPORARY OCEAN VIEW CONDO

Situated on corner of Ocean & California Ave. Breathtaking sunsets, mountain & Malibu coastline views. Kitchen w/ Sub Zero refrigerator, Viking oven, Fisher & Paykel dishwasher, wine refrigerator, breakfast bar & wet bar. Cherry wood floors thruout, electric shades, & floor to ceiling windows in the living room. Master bath has dual sinks & stainless steel fixtures. Building amenities include salt water pool, & 24 hr doorman. Patio w/ wrap around view from sea, mountain & up the coast

Anthony Marguleas 3106638127
AMALFI ESTATES
101California603.com

2416 34TH ST, UNIT 3	Open	11-2	NEW
\$890,000	2+2.5	TUDOR	



OPEN 11-2

Immaculate 2BR/2.5BA townhouse with bamboo floors throughout, high ceilings, remodeled baths and lots of sunshine! This attractive property feels like a home with spacious kitchen, living room with fireplace and extra-large private patio. Ea bedroom has its own private, updated bath Beautiful Sunset Park neighborhood, convenient to shopping, services and amenities incl Trader Joes, 24-hour Fitness, Starbucks, banks, restaurants, parks, and area schools, short bike ride to Santa Monica beaches.

Regina Vannicola 310-625-2061
KELLER WILLIAMS - SM
Central Heat, 2-car private garage, WD

1918 11TH ST #E	Open	11-2	NEW
\$799,999	3+2	2sty-OTHER	

VALUE VALUE VALUE VALUE 3+2 IN SANTA MONICA FOR ONLY 799K

Value Value VALUE! 3+2 in Santa Monica for how much??? Perched up on the second floor of this 7 unit building is this fantastic south west facing sun drenched unit. Complete upgrades to designer finishes in each of the bathrooms, rare Indonesian Kempas hardwood flooring, granite with upgraded appliances in the kitchen, to newer paint throughout, to crown molding in each room...this unit is turn key and ready for summer. 2 Car tandem parking, Low HOA's,

MLS#17-218736
Alex "Zan" Sacker 310-560-1622
KELLER WILLIAMS-SANT
Dshwshr,Grbg Disp, Micro,Rng/Ovn,Fridg

631 BAY ST	Open	11-2	NEW
\$795,000	2+2	1sty-TRADITIONAL	



CONDO WEST OF LINCOLN

Single story Traditional 2 bedroom, 2 bath condo West of Lincoln. This corner unit offers an open floor plan with an abundance of light and wonderful ocean breezes. The kitchen with breakfast bar opens onto the living room where French Doors lead out to a large private patio. Gated complex with a large sun deck with fire pit, BBQ area, Paddle Tennis court, pool, and spa. Close to local shops, restaurants, parks, Main Street, and just blocks to the beach. Enjoy the Santa Monica beach lifestyle!

MLS#17-218714
Wendy Hernandez 310-230-3796
BERKSHIRE HATHAWAY
Washer, dryer, dishwasher

1318 BERKELEY ST #2	Lunch	11-2	NEW
\$699,000	2+2	CONTEMPORARY	




FANTASTIC SPLIT-LEVEL CONDO IN AMAZING LOCATION

Fantastic Split-Level Condo in 7-unit Building in Amazing Location!!! Very Private, Dramatic High Ceilings, Open Floor Plan, Living Room Leads to a Beautiful Modern Kitchen, Hardwoods Throughout, Custom Built-ins, Master with En Suite Bath, Both Bedrooms have Walk-in Closets, Central A/C & Heat, In-unit Washer and Dryer Hook-ups, Two Car Parking. Very low home owners dues. Must See to Believe!!!

MLS#17-218218
Ladd Jackson Rory Dorsey 310.346.1744
HILTON & HYLAND
HiltonHyland.com

15 Pacific Palisades *Single Family*

1106 CHAUTAUQUA BLV	Open	11-2	631 B/4	NEW
\$4,950,000	4+3.5	2sty-TRADITIONAL		



CHAUTAUQUA RIM TRADITIONAL WITH VIEWS

Stunning custom built w/4 bds/3.5bths, Spectacular mountain, canyon, and some ocean views. Superb craftsmanship throughout. Living room w/fireplace. Formal dining room. Wood paneled office. Spacious chef's kitchen w/built-in banquette, center island, high end appliances. Adjacent family room w/fireplace opens to breathtaking backyard w/bbq, pizza oven, pool, spa, deck w/ocean views. 4 spacious beds/3 baths upstairs. Master w/sitting area. Master bath w/dual vanities, spa tub, separate shower.

Vicki Driscoll 310-622-7420
GIBSON INTERNATIONAL
washer, dryer, refrigerator, dishwasher

TUESDAY


15860 SEABEC CIR	Open	11-2	NEW
\$4,195,000	5+5	TRADITIONAL	
	PRISTINE TRADITIONAL ON CUL-DE-SAC ONE BLK FROM BLUFFS		
Absolutely pristine 2 sty New England Trad, recently remod/ upgraded by current owner, at end of quiet cul de sac, around corner from breathtaking, ocean view El Medio Bluffs. Formal living w/FP, FDR & spacious, eat-in cook's kitchen/fam rm opens thru lg sliding drs to just completed pvt rear garden w/ bluestone patios, sparkling pl/spa, outdoor kitchen & FP. Fab master suite w/ FP, pvt terrace, lavish marble BA & room size fitted closet. Roof top deck w/ panoramic vus of ocean, chyn & mountains.			
MLS#17-217738			
David Offer		310-820-9341	
BERKSHIRE HATHAWAY		www.15860seabeccircle.com	

17352 W SUNSET BLVD #404	Open	11-2	NEW
\$699,800	1+1	CONTEMPORARY	
	OCEAN VIEW + BALCONY OFF MBR		
Edgewater Towers 4th floor 1 bedrm+1 bath with ocean views from all windows, including the bedrm & balcony. Freshly painted and ready for your buyer to enjoy summer at the beach. Building renovations include new HVAC, renovated hallways that include paint, wallpaper & carpet. The property offers hiking trails & bougainvillea covered gazebo for BBQ, two saltwater pools with spas, gym, plus tennis court & basketball area. 24 hour guard gate with ample secure resident and guest parking.			
MLS#17-217924			
Michael Craig		310-570-5734	
COLDWELL BANKER-PAC.		Atc Fan,BBQ,Blt-Ins,Cbl,Clng Fan	


15222 FRIENDS ST	Open	11-2	NEW
\$3,299,000	4+3	TRADITIONAL	
	BEAUTIFUL HOME IN VIA PALISADES BLUFFS		
This gorgeous four-bed home offers a rare opportunity to live or expand in the beautiful Via Palisades Bluffs. This traditional, ocean-side property features a large pool with an expansive attached deck. In addition to the main living space, a separate suite can act as in-laws quarters or a guest room. Just moments from the new Caruso Village. Enjoy the ocean views and Palisades sunsets as you drive home to one of the premier locations in Southern California.			
MLS#17-217246			
Diane Forbes Halliburton		3103396486	
GIBSON INTERNATIONAL		www.forbeshalliburton.com	

16 Mid Los Angeles Single Family

1843 S DUNSMUIR AVE	Open	11-2	NEW
\$899,000	4+3	CONTEMPORARY	
	REMODELED CONTEMPORARY ON GREAT STREET!		
Newly Remodeled and Reimagined Contemporary Gem in prime Mid-City location! Highlights of this open and bright floor plan include cozy living room with fireplace, stunning kitchen with quartz countertops, tiled back splash, new cabinetry, high end Kitchen Aid stainless steel appliances and large dining space with attached patio. Spacious master suite boasts tons of space, privacy, natural light and a balcony with views of the city. Down stairs bedroom can be used as 2nd master or family room!			
MLS#17-211534			
Austin Brunkhorst		310-254-7989	
COLDWELL BANKER BH		Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other	

16808 CALLE DE SARAH	Open	11-2	NEW
\$2,995,000	5+5	2sty-CONTEMP MED	
	BEAUTIFUL & ELEGANT VIEW HOME		
Elegance meets comfort in this guard-gated Enclave Contemporary Mediterranean with serene mountain & ocean views. Boasting an excellent floor plan and grand-scale rooms, this home is ideal for entertaining. Fabulous formal entry opens to living and family rooms with dining & kitchen beyond -- all opening to the resort-like yard and pool. Featuring wide-plank dark wood floors throughout, soaring ceilings and a lot of natural light. Walk one block to Summit Club playground, tennis, etc.			
MLS#17-217246			
Michael Edlen		310.230.7303	
CB - PAC PAL		Fridge, stove/oven,dishwasher, w/d	

17 Mid-Wilshire Condo / Co-op

922 S SERRANO AVE #922 1/2	Open	11-2	NEW
\$825,000	3+3	2sty-FRENCH NORMANDY	
	LUXURY LIVING IN THIS 1930'S FRENCH NORMANDY COMPLEX		
Probably the most beautiful condo on the market. Lovingly restored townhouse located within a beautifully maintained building. Located on the 2nd & 3rd floors w/ privacy & views. Large living rm w/ a decorative fireplace, bay window w/ window seat. Formal DR features elegant paneled walls & stenciled wood floors. Remodeled kitchen w/ breakfast area. Main floor has 2 bedrooms, each w/ access to remodeled baths. Upstairs you'll find a private master suite w/ updated bathroom & a balcony w/ view..			
MLS#17-218712			
Rick Llanos		323 810-0828	
COLDWELL BANKER HP		LA Hist Landmark Cultural Monument #928	

1055 FISKE ST	Lunch	11-2	NEW
\$2,125,000	2+2	1sty-COTTAGE	
	REMODELED SPANISH COTTAGE NEAR VILLAGE		
Located in alphabet streets, turn-key Spanish 3 bed 2 bath cottage on 5,201 sq. ft. lot. Completely remodeled. Skylights brighten FR w/ HW flooring thruout. Kitchen w/ Carrera marble, stainless steel appliances, & shaker cabinets. Master Suite w/walk in closet, Marvin Windows & deck. New heating system, drip irrigation, electrical conduit, new washer dryer, tank less water heater, & water purifier. Backyard w/ large deck, tangerine & lemon trees. Near new palisades village, restaurants, & park.			
MLS#17-217246			
Anthony Marguleas		310-663-4606	
AMALFI ESTATES		1055Fiske.com	

15 Pacific Palisades Condo / Co-op

1592 MICHAEL LN	Open	11-2	NEW
\$1,199,000	2+2.5	CONTEMP MED	
	SPACIOUS PALISADES HIGHLANDS TOWNHOME		
Expansive designer done townhome w/ double height ceilings throughout located on highly sought after Michael Ln. Living room w/ lots of light, Travertine floors and redone floor-to-ceiling fireplace. Spacious patio directly off living room and large-scale drop down movie screen perfect for entertaining or personal enjoyment. Open kitchen, oversized master suite, and two-car direct entry garage w/ endless built-in storage. Phenomenal complex with pool, spa, and gym. Co-Listed w/ Alisha Gonsalves.			
MLS#17-217238			
David / Anna Solomon		424.400.5905	
THE AGENCY		www.1592Michael.com	

18 Hancock Park-Wilshire Single Family

206 N LUCERNE	Open	11-2	NEW
\$1,599,000	2+1	OTHER	
	DEVELOPER'S DREAM IN LARCHMONT - 1920S ENGLISH REVIVAL		
Opportunity to take over in-progress renovations. Interior and back of house has been demo'ed. Original house specs are 1-story 1,532 sf house w/ 2 beds/1 bath. Plans to build a 2-story 2,937 sf house w/ 4 beds and 4.5 baths are approved by the City and HPOZ! Permits are RTI. Premier Location - Next to all the great shops and restaurants Larchmont Village has to offer with gated access to the heart of Larchmont Boulevard from the back yard! Do not go direct as Property is under construction.			
MLS#17-217238			
John Duerler		2139242208	
HANCOCK HOMES REALTY			

OPEN HOUSE STATUS	NEW New, automatic status
	NEW* New, not yet listed
	RED Reduced
	REV Review, automatic status
	BOM Back on Market
Automatic Status: The MLS™ will automatically assign NEW or REV	

TUESDAY

902 S VICTORIA AVE	Open	11-2	NEW
\$1,549,000	4+2	MEDITERRANEAN	



CHARACTER WINDSOR VILLAGE MEDITERRANEAN

Very special offering of a grand 2-story character Mediterranean on prime, palm-lined street in Windsor Village. Fully hedged seclusion - a tall rustic gate opens to a private courtyard, leading to sun-washed, large formal living room w/stunning floor to ceiling windows, hrwd flrs & classic mill work. True cook's kitchen w/updated cabinetry, Viking SS appliances, stone counters & ample storage. Den/office (possible guest/4th bed) w/en suite bath completes the 1st floor. Wide, gracious stairs

MLS#17-218558
P. Maurice T. Rustad 310-623-8819
RODEO REALTY - BH

902VictoriaAve.com

444 N CRESCENT HEIGHTS	Open	11-2	NEW
\$2,295,000	4+4.5	MEDITERRANEAN	



SOUGHT AFTER CRESCENT HEIGHTS ROW

Brand new spectacular lot-size-appropriate Mediterranean modern with the latest appointments. Abundant light fills the open floor plan while seamless flow to the pool makes entertaining a dream. Clean lines and straightforward finishes eschew the gimmicks. Here, modern living makes sense. Downstairs the orientation is toward the sleek fireplace as well as the massive waterfall island. Up a gracious master and spa bath has a private deck overlooking it all.

MLS#17-217842
John Barrentine (310) 276-6656
KW LARCHMONT

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

547 N ARDEN BLV	Lunch	11-2	NEW
\$1,149,000	2+1.75	1sty-CRAFTSMAN	



CLOSE TO LARCHMONT VILLAGE

Charming 2 bedroom + 1.75 bath Craftsman located blocks from Larchmont Village. Large kitchen looks on grassy backyard. Exterior bonus space for office or gym. Convenient location.

Loveland Carr Properties (323) 460-7606
COLDWELL BANKER HPN

www.547NArden.com

534 N SIERRA BONITA AVE	Open	11-2	rev
\$2,760,000	4+5	SPANISH	



WHO DOESN'T WANT MODERN SPANISH?

THE BEST new Spanish home named Casa Bonita. Classic Spanish architecture with modern amenities for today's homebuyer. This custom home by the Stewart-Gulrajani Design Team features high ceilings, open floor concept, and four ensuite bedrooms. Of the four bedrooms, the master bedroom features a fireplace, balcony, and large dressing room. The beautiful master bath comes with a custom vanity, free-standing tub and spacious shower with frame-less door.


MLS#16-179082
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

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

18 Hancock Park-Wilshire *Income*

20 Hollywood *Condo / Co-op*

1061 S RIMPAU	Open	11-2	NEW
\$1,100,000			




PIECE OF PROVENCE IN LA.

Beautifully maintained side by side duplex. Each unit features a living room, FDR w/french doors. Kitchen w/ breakfast nook, inside laundry. 2 bdms overlooking the rear yard, 1 bathroom. Original hardwood flrs. Fantastic landscaping w/ Rosemary, Bougainvillea, Olive trees, orange tree, & Cypress trees. 2-car garage turned into office/ bonus rm w/ french doors. Multiple seating areas, w/ automated outdoor lighting & sprinkler system. Both units are owner occupied and will be delivered vacant.

MLS#17-218680
Pete Buonocore
KW - LARCHMONT

Rng/Ovn,Fridg

6735 YUCCA ST #104	Open	11-2	NEW
\$695,000	2+2.5	ARCHITECTURAL	



BEAUTIFUL MODERN CONDO IN THE HEART OF HOLLYWOOD

Elegant and stylish move-in ready home at "The Hollywood Condominiums." Dual masters on opposite sides of the unit offer an ideal layout, while sleek finishes, high ceilings, private patio, and a wall of glass create an inviting and dynamic living space. Take advantage of the 24 hour concierge, pool, spa, sports lounge and community space, or venture out and enjoy the restaurants, shopping, and nightlife just blocks away. Easy access to the Hollywood Bowl, Metro, freeways, and the best of LA.

MLS#17-207462
Tom Tostengard 323-872-4710
BERKSHIRE HATHAWAY

Sunny Courtyard Facing Unit

19 Beverly Center-Miracle Mile *Single Family*

20 Hollywood *Income*

6402 LINDENHURST AVE	Lunch	11-2	NEW
\$2,649,000	4+4.5		




SPECTACULAR FULLY GATED & HEDGED SPANISH HOME

Spectacular fully gated and hedged, corner lot, classic Spanish home in desired Beverly Grove area. Entertaining outdoor areas in the front and back w/ flowing fountains and fire pit on front patio. Chef's kitchen features Caesarstone countertops, Wolf range, and Sun-Zero fridge. Exclusive 540 sq. ft. upstairs master suite with mountain views, separate office/living area, custom walk-in closet and 550 sq. ft. outdoor patio. Newer tile roof, 240v charger in garage, wired for sound and security.

R. Schwartz Z. Sklar 310.383.5949
HILTON & HYLAND

6402Lindenhurst.com

833 N MANSFIELD AVE	Open	11-2	NEW
\$1,575,000	Duplex	1sty-SPANISH	



STUNNING REDONE DUPLEX

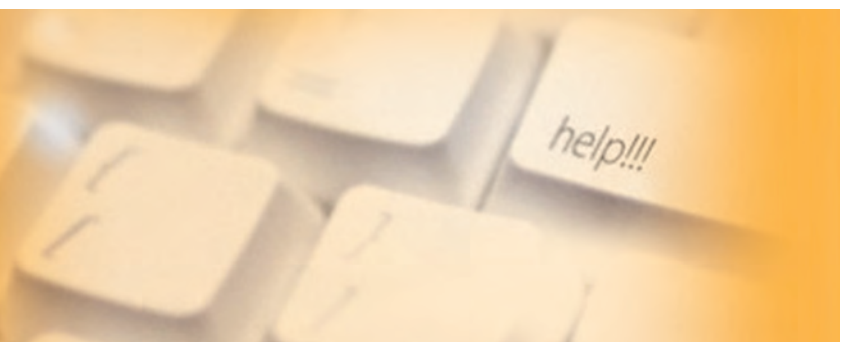
Stunning duplex! Great opportunity to own 2 single family homes in Weho/Hancock Pk adjacent neighborhood and generate income. This gorgeous duplex was taken down to the studs and meticulously rebuilt using the finest materials. A rare offering of 2-one bedroom homes, professionally designed. All new operating systems, gourmet kitchens and sumptuous bathrooms. Both units delivered VACANT. Outstanding neighborhood, close to La Brea, Melrose and Highland. Amazing property not to be missed!

David Kohn 818.515.1763
JOHN AAROE GROUP

http://833mansfield.aaroe.site/#/

Questions? Need Assistance?
Contact our Help Desk Department!

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



21 Silver Lake - Echo Park *Single Family*

2508 MAYBERRY ST	Refresh.	11-2	NEW
\$1,895,000	5+2.5	MEDITERRANEAN	



HISTORIC SILVER LAKE VILLA

Impeccable craftsmanship and the supreme elegance of Italian-style decor reign over this Mills Act-protected home. Boasting hand-painted murals, elaborate crown moldings, Juliet balconies and Art Deco chandeliers draping from coved ceilings, this stunning home is a sight to behold. A loft-style basement comprising a kitchen, media room, two garage bays extends the living space of this grand property which bares the distinction of being Los Angeles Historic-Cultural Monument 917.

Greg Holcomb 310-500-3925
PARTNERS TRUST

2233 BRIER AVE	Lunch	11-2	NEW
\$999,000	3+2	2sty-MID-CENTURY	



MID CENTURY MODERN WITH LOTS&LOTS OF OUTDOOR SPACE!

Beautiful mid century modern gem in Prime Silver Lake! First time on the market in 31 years! Eclectic taste of green harmony and modernism will make you feel comfortable and right at home. Energy efficient solar panel is installed. Completely remodeled kitchen with built in breakfast area. Master bedroom has high ceiling, lots of natural sun light and romantic master bath. Great outdoor cocktail area with water fountain and a wine cellar that will impress your guests.

MLS#17-218586
Bryan Miyamoto 3233001188
KW LOS FELIZ

BBQ,Cbl,Cing Fan,Dshwshr,Grbg Disp,Other

1441 N BENTON WAY	Open	11-2	NEW
\$995,000	2+2	SPANISH	



ROMANTIC 1920S SPANISH IN SILVER LAKE

Romantic 1920s Spanish in a great Silver Lake neighborhood. Set behind lush verdant landscaping this home is full of highly sought-after original character and period details. Move right in or do the kitchen and bathroom remodel you have always dreamed of. Barrel-vaulted ceilings, original hardwood floors and windows greet you as you enter from a magical front patio. Located in a lovely Silver Lake pocket close to the Reservoir, Sunset Junction.

MLS#17-218496
Robert Kallick 323-775-6305
SOTHEBY'S LOS FELIZ

Yard, views, great location

21 Silver Lake - Echo Park *Income*

2625 WAVERLY DR	Refresh.	11-2	NEW
\$999,000			



SPACIOUS DUPLEX WITH SPECTACULAR VIEWS!

View! View! View! Gorgeous legal duplex in trendy Silver Lake neighborhood- can easily be converted back to single family residence. Stunning view of Glendale Foothills from living room that flows into a spectacular backyard great for entertaining. Stunning landscaping will make you feel right at home. How about a little escapism from the city life at outdoor spa with stunning view under the stars? Updated kitchen and spacious original hardwood floors throughout the home with lots of character.

MLS#17-218638
Bryan Miyamoto 323-300-1188
KW LOS FELIZ

Dshwshr,Dryer,Elvtr,Grbg Disp,Micro

22 Los Feliz *Single Family*

3601 GRIFFITH PARK	Open	11-2	NEW
\$2,499,000	3+3	SPANISH	



CASA PAVOREAL

Casa Pavoreal, walled Moroccan inspired Spanish villa. One of a kind, celebrity owned, artisan masterpiece with many original details. Custom tile murals,Venetian gold leaf plaster & Arte de Mexico chandelier & sconces. Living room w/ fireplace, barrel ceiling & arched windows. Dining room w/ French doors & textured walls & ceiling. Large family room w/ tile floor flows through generous sliders into resort style yard. Surround yourself w/ tile murals, deck & sparkling pool, spa & outdoor kitchen.

MLS#17-218722
Carter + Orland Estates
KELLER WILLIAMS REAL

www.carterorlandestates.com

4753 AMBROSE AVE	Open	11-2	NEW
\$1,585,000	3+3	2sty-TRADITIONAL	



REDONE LOS FELIZ TRADITIONAL 3 BED + 3 BATH

Incredible opportunity to purchase a tastefully remodeled traditional home in the heart of Los Feliz, equipped with all the luxuries of modern living. Formal living + dining rooms, bonus family room, and open, fully renovated eat-in kitchen w/ center island. French doors open to covered patio w/ built in grill + private, flat, grassy back yard. Upstairs includes 2 bedrooms + master suite w/spa-like bath + 2 walk-in closets. Renovated detached garage. A fantastic home in an ideal location.

Greg Harris 323.356.8024
COMPASS

3648 SHANNON RD	Open	11-2	red
\$2,499,000	5+5	TUDOR	



BEST PRICED CHARACTER HOME IN LOS FELIZ, NOW REDUCED!

The Hunter Residence, 1929. This exquisite example of Tudor architecture has been lovingly maintained over the years. Beautiful original details & recent upgrades to major systems. On the main level, a grand living room w/ adjoining lounge featuring original stained glass. Upper level features a large master suite & 3 family bedrooms. Beautiful grounds that occupy a street-to-street lot. Lower level has a family/media room, fireplace & guest bed.

MLS#17-202546
Carter + Orland Estates
KELLER WILLIAMS REAL

www.carterorlandestates.com

5688 HOLLY OAK DR	Open	11-2	rev
\$2,795,000	4+5	TRADITIONAL	



TRADITIONAL CALIFORNIA VILLA WITH CONTEMPORARY FLAIR

Spectacular city views on a quiet flat cul-de-sac. Very sophisticated celebrity home located in the sought after Los Feliz Oaks. Beautifully redone with the finest taste and quality. Totally private with gorgeous lush landscaping and flagstone finishes. This home has great volume and ceiling heights that are flooded with lots of natural light. Wine cellar for 1,000 bottles, family room, office, den, plus, 4 bedrooms, 4.5 bath, 3 fireplaces and 2 outdoor bbq's.


MLS#17-210508
J.Babajan/M.Rabbani 310-623-8800
RODEO REALTY - BH

www.5688hollyoakdrive.com

TUESDAY

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!



THE MLS BROKER CARAVAN
INTERNATIONAL
THE ONLY REALTOR-OWNED ONLINE & PRINT OPEN HOUSE GUIDE


MOST ACCURATE REAL ESTATE SOURCE

TUESDAY


27 Topanga *Single Family*

X 4219 ROSARIO RD		Lunch	11-2	NEW
\$949,000	4+3	3sty-MODERN		
				
SPACIOUS MODERN MARVEL UNDER \$1MILLION				
Exemplary Modern Architecture tucked in wonderful and secluded mountain-side neighborhood, South of Ventura Blvd. This 3,305 SF. house has 4 bedrooms and 3 bathrooms and sits on a 6,939 SF. lot in a nature filled and tranquil area. Enter to stunning design and beautiful light pouring through many windows in the entrance area. Open family room shows high ceilings with balconies featuring serene tree-top views. Top level includes 3 large bedrooms and includes a kitchenette and lounge area.				
MLS#17-218418		mywestsidehome.com		
Jancula Montano COMPASS		310.740.9719		


28 Culver City *Single Family*

10793 CLARMON PL		Refresh.	11-2	NEW
\$1,589,000	5+3	2sty-CONTEMPORARY		
				
LARGE, REMODELED LOWER CULVER CREST, 5 BEDROOM W/ POOL				
Beautiful, move-in ready, 5 bedroom/3 bathroom home with a pool on quiet, tree-lined, cul-de-sac in Culver City's Lower Crest. This home features an open living room with a floor-to-ceiling window. Large dining area & remodeled kitchen with stainless steel appliances and quartz countertops. Downstairs has 3 bedrooms, plus an office. Upstairs features 2 bedrooms and 1 bathroom. Hardwood floors throughout. Newer roof. New central AC/Heat. Pool. Coveted Culver City schools & parks nearby & Metro.				
MLS#17-217856		refrigerator, stove/oven, ac/heat		
Matthew Paul RODEO REALTY INC		3104993579		

28 Culver City *Condo / Co-op*

X 4900 OVERLAND AVE #279		Lunch	11-2	NEW
\$478,000	2+1.5	TRADITIONAL		
				
OPEN TOP FLOOR CONDO IN PRIME CULVER CITY LOCATION				
Updated & bright top floor condo in the quiet back of the complex. Open floor plan, inviting living room with high ceilings, oversized windows. Large patio. Master suite with walk-in closet & master bath with skylight. 2nd bedroom opens to patio. Lots of storage & in-unit washer/dryer combo. Beautifully landscaped pet friendly complex with sparkling pool, jacuzzi, tennis courts, club house, community BBQs. 2 covered tandem spaces. Great Culver City location, great schools, next to Ballona creek.				
MLS#17-217770		Dishwasher, Dryer, Range/Oven, Fridge		
Sabine Pleissner COMPASS		310-745-1055		

29 Westchester *Single Family*

7310 W 82ND ST		Open	11-2	NEW
\$1,670,000	4+3.5	2sty-TRADITIONAL		
				
TRULY MOVE IN READY				
This 2700+ SF West Westchester property is ready for the most discerning buyer. Spacious open floor plan with two fireplaces and gorgeous den/office/family room with soaring ceilings looks out to large deck and beautifully landscaped yard. Gourmet kitchen features granite counters, cherry cabinets and Viking range. Master Suite with seating area, huge walk in closet, master bath w/travertine floors, spa tub and separate shower.				
MLS#17-218274		7310-82ndSt.com		
Lisa Pound GIBSON INTERNATIONAL		310-710-6149		

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


7343 W 87TH ST		Open	11-2	702-D3	NEW
\$1,395,000	4+3	2sty-SPANISH			
					
BEAUTIFUL SPANISH HOME					
West of Lincoln and Manchester. Play Del Rey Adj. Beautiful 4bedroom, 3 bath 2,338sqft. Spanish Style home, Large 7,207sqft lot. Large Master Suite with sitting room /office, large closet, spa tub and patio. 3 bedrooms 2 baths downstairs. Living kitchen and dining open to the large yard. Room for a pool					
Julie Prewitt GIBSON INTERNATIONAL		927-0360			

6339 W 80TH ST		Open	11-2	NEW
\$1,295,000	3+2	1sty-TRADITIONAL		
				
IT'S A WONDERFUL LIFE IN WESTCHESTER!				
Open the door to this stunning 3BD / 2 BA traditional w/a large bay window welcoming you into the home. Original crown molding, hrdwd flrs & fireplace create a warm & inviting living rm. Imagine cooking in an updated kitchen w/Caesarstone countertops, & a new Thermador stove. Entertain in a detached, permitted bonus room w/sliding doors that open to the patio. This home is close to Silicon Beach w/the new Playa Vista shops, Cinemark theaters & restaurants.				
MLS#17-217856		Dshwshr,Dryer,Micro,Rng/Ovn,Other		
Sherri Noel KELLER WILLIAMS-SANT		310.994.8721		

6546 W 84TH PL		Open	11-2	NEW
\$925,000	3+2	TRADITIONAL		
				
OPPORTUNITY KNOCKS!				
Opportunity knocks 3bed/2bath. Fantastic development opportunity in highly desirable Kentwood area of Westchester. Calling all developers, flippers, and owner/users who are looking to build their dream home. A true diamond in the rough property with pool and mature fruit bearing avocado tree on a 6,093 lot. This is a probate sale subject to court confirmation and overbid. All offers must be submitted on the C.A.R. Form PPA (Probate Purchase Agreement & Joint Escrow Instructions).				
MLS#17-208382		Rng/Ovn,Fridg		
Jody Fine/Monica Antola BERKSHIRE HATHAWAY H		310.230.3770		


30 Hollywood Hills East *Single Family*

X 5945 GRACIOSA DR		Lunch	11-2	NEW
\$2,900,000	4+3.5	2sty-SPANISH		
				
ESCAPE TO A PRIVATE PARADISE				
Ultimate Spanish villa on over 2/3-acre (assr), behind a gated, drive w/heated pool & grassy yard. Grand scale living room w/vaulted ceiling, wide plank wood floors, projection system, wood-burning fpl & French doors that lead to a Zen garden w/views. Custom kitchen w/Christopher Peacock cabinetry, honed granite counters, breakfast bar & chef-ready appls. Romantic master w/custom closets & master bath w/steam shower & eggshell tub. Plus 3 view bedrooms & expansive balcony overlooking the canyon.				
Rose Ware BHHS-BH		213-369-9171		
grb dsp,dshwsh,hood fan,refrig,stove/rng				

3246 PRIMERA AVE		Open	11-2	NEW
\$1,070,000	3+3	MID-CENTURY		
				
HOLLYWOOD KNOLLS MID-CENTURY GEM				
Pristine mid-century tree house set above the street. Private, serene & secure. Clean modernist lines & warm Scandinavian accents.Open light-filled living space. Hwdw flrs, hi ceilings, walls of glass, spacious enclosed courtyard w/patios perfect for indoor-outdoor living. A true gardener's delight, extensively terraced & planted backyard. Chef-designed kitchen w/restaurant grade Wolf range, double-sided wood burning fplc, built-ins. Near Lake Hollywood,convenient to Hollywood/Burbank studios.				
MLS#17-212798		Blt-Ins,Cbl,Dshwshr,Dryer,Washer		
Jan Hohenstein KW LARCHMONT		3234282845		

30 Hollywood Hills East *Income*

2619 RUTHERFORD DR	Open	11-2	593/G2	NEW
\$1,375,000	Duplex	2sty-TRADITIONAL		



OCEAN VIEW DUPLEX IN BEACHWOOD CANYON

Fantastic immediate market rate income available, with both 2+1 units now vacant, in this renovated, oceans/city/canyon view duplex on a quiet cul-de-sac street in fabulous Beachwood Canyon! Both units security gated at street. Upper unit with direct access to 2 car garage. Rare listing with incredible income potential!

Bill Parks 310-892-3499
RODEO REALTY-SUNSET

Refrigerator, Stove and W/D

41 Park Hills Heights *Single Family*

3748 CIMARRON ST	Refresh.	11-2	NEW
\$799,000	4+4	TRADITIONAL	



BEAUTIFUL HOME, TOTALLY RENOVATED.

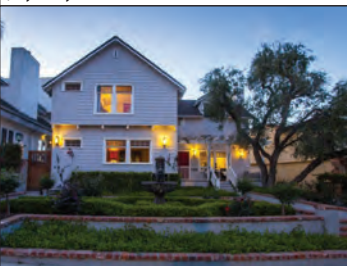
MOVE IN READY. Two story beautifully renovated home. New windows, flooring and painting throughout. Formal living room with fireplace and separate dining room. The kitchen has granite counter tops, recessed lighting, double ovens, new stove top and breakfast nook. All bedrooms are spacious with lots of natural light. The master bedroom suite has french doors leading outside, large closet space and a new, permitted bathroom, with an upstairs space which can be used as a private retreat.

MLS#17-203286
Gloria Chapman (323) 610-9541
SPALDING & ASSOCIATE

None

31 Playa Del Rey *Single Family*

235 FOWLING ST	Open	11-2	NEW
\$2,595,000	3+3	CAPE COD	



BREATH-taking OCEAN AND WETLAND VIEWS

This historic Cape Cod meets California residence invites sweeping Pacific views from every angle. Entertain on multi-level backyard decks boasting a firepit, stainless steel plunge pool, and a 180-degree viewing platform over the garden. Upstairs the master suite features ocean views, a custom built-in armoire, elegant bath, and French doors to the 2 story gazebo. The 2nd bdrm, bath, and upstairs den complete the floor plan of this exceptional custom-restored Playa Del Rey view home.

MLS#17-218294
Younger/McCormick 3102303707
COMPASS/BHHS

www.235Fowling.com

3770 EDGEHILL DR *Single Family*

3770 EDGEHILL DR	Lunch	11-2	NEW
\$799,000	3+2.5	1sty-MODERN	



FULLY REMODELED MODERN LEIMERT PARK HOME


Picturesque Fully Remodeled 3bd/2ba Home With Dramatic Living Room Window, Fireplace, Formal Dining Room And Modern Wood Floors Throughout. Spacious Kitchen With New Cabinets, Cesar Stone Counters And Laundry Hookups. Master Bedroom With En Suite Bathroom And French Doors That Lead To The Spacious Lush Grass Backyard. Fully Finished Garage. Excellent Location Walkable To New Metro Rail Expo Line, West Angeles Cathedral, Magic Johnson Theaters And Baldwin Hills Plaza Shopping And Restaurants.

Tia Hughes 310-873-4138
RODEO REALTY, INC.

Refrigerator, Dishwasher, Stove Included

39 Playa Vista *Single Family*

13034 VILLOSA PL #20	Open	11-2	NEW
\$1,695,000	3+3	CONTEMP MED	



CAPRI COURT CORNER HOME W/ OUTDOOR SPACE

Incredible opportunity to own a Capri Court Home in Playa Vista w/ one of the largest outdoor spaces. Coveted cul-de-sac corner home feat. 2,849sqft of updated living w/ closed off possible 4th bedroom. Features: lrg scale open kitchen + family room opening to a landscaped outdoor space w/ custom built bbq area. Master suite on own level w/ en-suite bath + WIC. 2nd and 3rd bedroom on same level with shared full bath and ample storage. Located just blocks from all amenities of Playa Vista.

MLS#17-218570
Greg Harris 323.356.8024
COMPASS

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

62 Encino *Single Family*

4909 ENCINO TER	Open	11-2	rev
\$1,995,000	6+5	TRADITIONAL	



S. OF THE BLVD. TRADITIONAL ON A LARGE SWEEPING CORNER LOT

Light & airy open concept family, dining, living areas. French doors open to the covered patio for entertaining al fresco. Custom eat-in kitchen features marble counter tops, farm house sink & stainless appliances. A large master suite with walk-in closet & new spa bath plus 3 well sized bedrooms completes the main floor. Upstairs are 2 additional bedrooms and 3/4 bath. The private back yard includes pool, spa & gazebo with fire pit. Pool house with built-in bar and additional bonus space.

MLS#17-213890
Bryant | Reichling 323-854-1780
SOTHEBY'S

www.4909EncinoTerrace.com

5860 KIYOT WAY *Single Family*

5860 KIYOT WAY	Open	11-2	rev
\$1,699,000	3+3	MEDITERRANEAN	



\$50K REDUCTION

This is the one you've been waiting for...This upscale home in Playa Vista's Capri Court offers 3 bedrooms, 3 bathrooms and a bonus family room. Features include: Master bedroom and luxurious bath with marble floors and custom large closet. Spacious gourmet kitchen with granite counter tops. Dining room with hardwood floors, high ceilings and fireplace. Secluded yard. Laundry room and 2 car garage with direct entrance. Enjoy living in Playa Vista with amenities at your door step. A must see!

MLS#17-196354
Wheeler Coberly 310.351.6234
PARTNERS TRUST BW

Blt-Ins,Clng Fan,Dshwshr,Hd Fan,Rng/Ovn

72 Sherman Oaks *Single Family*

4021 HOPEVALE DR	Refresh.	11-2	NEW
\$2,979,999	5+7	SPANISH	



GATED TUSCAN ESTATE WITH ~2,000 SF GUEST LEVEL, POOL & VIEWS

This private entertainer's villa with serene views from every room boasts a private driveway, a 10-car motor court, 2 car garages, and a beautiful flat backyard and pool. Built with the finest details, has a grand 2-story foyer, vaulted ceilings, ornate wrought iron grand staircase, coffered ceilings, oversized Chef's kitchen with extra-large center island and Viking commercial grade appliances, a butler's pantry and an attached guest house with private entry, full kitchen and living area.

MLS#17-196354
Jay Martinez/Gil Dirige 323-377-8332
JOHN AAROE GROUP

www.4021HopevaleDrive.com

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TUESDAY

73 Studio City *Single Family*

3646 POTOSI AVE	Open	11-2	NEW
\$1,399,999	4+4	MEDITERRANEAN	



BEST VALUE SOUTH OF THE BLVD

Located south of the Blvd., this classic Mediterranean-style home is ideal for both families and entertainers. Situated on a very private cul-de-sac, this home is within close proximity to Beverly Hills, the studios in Burbank and Universal City, Hollywood, the San Fernando Valley, and the 101 and 405 Freeways. Upon entry, you are greeted with high ceilings, an abundance of natural sunlight and panoramic views from every vantage point.

Griffin Riddle 3108903306
THE AGENCY

80 Burbank *Single Family*

2919 OLNEY PL	Lunch	11-2	NEW
\$1,850,000	5+4	2sty-MODERN	



PRESTINE BURBANK HILLS ESTATE

Prestigious Burbank Hills Estates w/ panoramic sunset views. Beautiful formal living room, gorgeous vaulted ceilings & unobstructed, breathtaking Valley views. Outside is the river rock pool, relax in the Jacuzzi, grill on BBQ, or entertain guests around the fire pit. Upstairs is the master suite with its enchanting views, vaulted ceilings, his & hers walk-in closets, additional bonus closet & a private balcony. With a 3-car garage, 5 bedrooms, 4 remodeled bathrooms, an additional in-law quarter

MLS#BB17070927mr
Cameron Hunter 818-288-7209
MEDIA WEST REALTY

BBQ, Micro, Fridg

11216 DONA LOLA DR Refresh. 11-2 **rev**

\$1,399,000	3+2	TRADITIONAL
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HUGE LOT

This well appointed home is sited above the street on one of the largest lots in the Dona's. The double entry doors lead into a spacious living room with a fireplace. Sliding glass doors open the living room up to a large patio area and lots of greenery. Very private backyard with room for a pool. Beautiful views from the eat-in kitchen window. The three bedrooms are down the hall. Ample storage space. Plenty of room to expand the house or move right into it.

MLS#17-215904
Elizabeth L. Le Glaire 323-219-4480
KELLER WILLIAMS LARC

Dshwshr, Dryer, Grbg Disp, Rng/Ovn

93 Eagle Rock *Single Family*

1981 ESCARPA DR	Lunch	11-2	NEW
\$1,250,000	4+4	3sty-CONTEMPORARY	



PREMIUM EAGLE ROCK TRI-LEVEL OFFERS VIEWS UNSURPASSED

Located in a premium ER, close to Occidental Col, this tri-level residence offers sweeping unobstructed northern vistas of city lights & cnyns. Spac flrpln offers discerning renovated interiors amidst a serene setting: 4+4, HW flrs, & newer kitch & bths. 2-car gar has int access. The gently sloped rear yd is fenced & awaiting your final Indscop touches. Loc in hi-rated district of Eagle Rock Elem (chk w/LAUSD) Enjoy close prox to hip NELA hotspots - Little Beast, Red Herring, Cacao, & Room 31A.

Grace Gaerlan 3234289747
COLDWELL BANKER

Washer, dryer, stove, refrig, cent a/c

73 Studio City *Condo / Co-op*

12504 WOODBRIDGE ST #203	Open	11-2	NEW
\$825,000	2+3	ARCHITECTURAL	



STUDIO CITY ARCHITECTURAL CONDO

Built in 2009, this large & bright open concept condo was designed by award-winning architect, Zoltan Pali & sits in a prime Studio City location near Ventura Blvd. Wide walnut floors, top-of-the line finishes & recessed lighting throughout. Large chef's kitchen w island breakfast bar, stainless appl & Caesarstone counters. Seamless living, kitchen & dining areas create the ultimate Entertainer's space w floor-ceiling sliding doors that open to a balcony. 2 spacious, quiet bdrms w en-suite bths.

MLS#17-218550
Rogers-Stellini-Ritt 310-888-3377
NOURMAND & ASSOCIATES

www.12504woodbridge203.com

95 Mount Washington *Single Family*

1200 W AVENUE 37	Open	11-2	NEW
\$1,275,000	3+3	2sty-TRADITIONAL	



SO YOU NEED SPACE...LOTS OF YARD FOR KIDS & DOGS...

...big walls for art, a family room that keeps projects, Legos & yoga mats out of the living room & a grown up debate-around-the big dining table to gather friends. Check out the ample laundry room. Ready to slip away to quiet & privacy? How about a great read on in front of the master suite fireplace? There's something here for everyone... space, potential & even a friendly street that holds a yearly block party.

MLS#17-217954
Liz Johnson 323-397-6041
COMPASS

Lush Green Lawns & Mountain Views

4220 FAIR AVE, UNIT 104 Refresh. 11-2 **NEW**

\$649,000	3+3	CONTEMP MED
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GORGEOUS CONDO THAT FEELS MORE LIKE HOUSE

Situated on gorgeous tree-lined street, this elegant 1440 SQ FT unit was recently remodeled w/ nutmeg hardwood floors and open-concept kitchen w/ Caesarstone counters and stainless appliances. Master suite w/ fireplace and luxurious ensuite bath w/ soaking tub. Second bedroom also features ensuite bath and walk-in closet. Laundry in unit. Lush, private outdoor space and 2 car side by side parking. Minutes from public transportation, 101 and 134 freeways, and Tujunga Village. www.4220fair104.com

The Kostrey Collection 310-382-4908
NOURMAND & ASSOC.

Fridge, Range, W/D, Dishwshr, Microwav

397 MUSEUM DR Open 11-2 595-B4 **NEW**

\$583,000	2+1	1sty-COTTAGE
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SMALL BUT MIGHTY...BUT BIGGER AND MIGHTIER THAN EVER...

Yup, the sweet 397 Museum Cottage is back & better in so many ways. It's original, tiny self-generated a flurry of offers a few months back...so it will be interesting to see how everyone who has been awaiting its return will respond to the enhanced 2017 version. The patio is ready for pots of spring bulbs & your house warming dinner party, there's a rare off street parking spot & the Gold Line is ready, as always, to whisk you to the delights of Pasadena, China Town, Little Tokyo & DTLA.

MLS#16-174662
Liz Johnson 323-397-6041
COMPASS

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TUESDAY

THURSDAY

276 Rolling Hills Estates *Single Family*

10 CASABA ROAD	Open	11-2	NEW
\$2,625,000	5+4.5		



OPEN HOUSE AT EMERALD AT CASABA ESTATES

Brand new 4,565 sf home features an expansive floor plan on private cul-de-sac. Gourmet kitchen with oversized island and Viking appliances open up to large great room with a deck offering golf course views. Master suite presents large walk-in closet and double sinks in master bath. Secondary bedroom, butler's pantry and laundry room complete the first floor. Downstairs is a home theater with wet bar, large great room opening up to an outdoor California room, 3 additional bedrooms, and 2 baths.

MLS#SR17034716CN
Taylor Tomnitz (213) 706-9739
CASABA ESTATES Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

1214 El Sereno *Condo / Co-op*

4750 TEMPLETON ST, UNIT 1213 Refresh.	11-2	NEW
\$358,000	2+3 2sty-CONTEMPORARY	



LIGHT, SPACIOUS CONDO W/OPEN FLOOR PLAN & FLOW.

Split-level unit remodeled in 2014 features a kitchen w/ breakfast bar, dining area w/niche lighting & tray ceiling, living rm w/gas fireplace & hilly views off balcony. A bedroom & office w/en-suite baths complete the main level. The upstairs master suite boasts a walk-in closet, atrium & bath w/dual vanities. Hilltop Colony's 24/7 guard-gated community offers up a pool, spa, playground, & BBQ/picnic area. Great opportunity for living or investing close to Highland Park, downtown & Cal State LA.

Ellen Philips 323.559.3048
SOTHEBY'S LOS FELIZ

THURSDAY OPEN HOUSES

32 Malibu Beach *Single Family*

31038 BROAD BEACH RD	Open	9:30-11:45	NEW
\$22,000,000	5+5		



PRIME BROAD BEACH VILLA BROADBEACHRETREAT.COM

Recently completed Malibu beach villa, located in the prime section of the coveted heart of Broad Beach. Exquisitely appointed with imported limestone from Portugal covering interior floors and accenting the exterior features of the home. This 5 Bedroom 5 Bath estate provides stunning architecture and spacious living spaces. The state of the art kitchen opens to the main living area that flows seamlessly towards the ocean and the master suite with secluded patio is a stunning ocean view retreat.

Linda May 310.492.0735
HILTON & HYLAND Co Listed w/ Marcus Beck

33 Malibu *Land*

6050 MURPHY WAY	Refresh.	9:30-12	NEW
\$5,950,000	Land		

10.5+ acre HILLTOP Malibu property above Paradise Cove with unobstructed VIEWS of the ocean & coastline and Catalina with COASTAL DEVELOPMENT PERMIT for 10,200sqft home with 5 bedroom suites & office

MLS#17-193750
Kathleen Rasmussen 8184687959 TELES PROPERTIES

80 Burbank *Income*

154 N. FLORENCE STREET	Open	9:30-12	NEW
\$695,000	Duplex		



DEAL OF THE YEAR!

Stop looking and buy this amazing opportunity with two homes in one of the most sought after areas of Burbank. Either live in one and rent the other or build two larger homes. Amazing opportunity not to be missed!

MLS#17-218688
Vahan Saroians 323-497-6655
COLDWELL BANKER

95 Mount Washington *Single Family*

1200 W AVENUE 37	Open	10-2	NEW
\$1,275,000	3+3	2sty-TRADITIONAL	




SO YOU NEED SPACE...LOTS OF YARD FOR KIDS & DOGS...

...big walls for art, a family room that keeps projects, Legos & yoga mats out of the living room & a grown up debate-around-the big dining table to gather friends. You'll find this & more in this top of the hill 1961 split level. Check out the ample laundry room. Ready to slip away to quiet & privacy? How about a great read on in front of the master suite fireplace? There's something here for everyone... space, potential & even a friendly street that holds a yearly block party.

MLS#17-217954
Liz Johnson 323-397-6041
COMPASS Lush Green Lawns & Mountain Views!

397 MUSEUM DR Open 10-2 595-B4 **NEW**

\$583,000	2+1	1sty-COTTAGE
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SMALL BUT MIGHTY...BUT BIGGER AND MIGHTIER THAN EVER...

Yup, the sweet 397 Museum Cottage is back & better in so many ways. It's original, tiny self-generated a flurry of offers a few months back...so it will be interesting to see how everyone who has been awaiting its return will respond to the enhanced 2017 version. The patio is ready for pots of spring bulbs & your house warming dinner party, there's a rare off street parking spot & the Gold Line is ready, as always, to whisk you to the delights of Pasadena, China Town, Little Tokyo & DTLA.

MLS#16-174662
Liz Johnson 323-397-6041
COMPASS Small Spaces Big Design Smart Solution

OPEN HOUSE STATUS


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

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FRIDAY OPEN HOUSES

04 Bel Air - Holmby Hills

Single Family

10258 BRIARWOOD DR	Open	11-2	NEW
\$1,400,000	3+2	SPANISH	



10258 BRIARWOOD DR

Welcome to your new home, located in the prestigious Bel Air Ridge community. This is a true gem, one of few actual single family residences in this community. Added bonus, although the community offers two pools to residents, this home has its own private pool as well! Beautifully maintained hardwood floors in the entry, formal living room, and dining room. The kitchen is spacious and has a Viking range. Surrounded by nature's beauty it is easy to forget you are just minutes from the city life.

MLS#17-218226

Valerie Fitzgerald
COLDWELL BANKER RESI

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

BY APPOINTMENT

01 Beverly Hills

Single Family

1006 N REXFORD DR			rev
\$39,999,000	7+9	TRADITIONAL	



THE HARRY WARNER ESTATE

North of Sunset Boulevard in Beverly Hills and hidden behind centuries-old trees, the original Warner Brothers estate represents a legendary chapter in Hollywood history. As the home of Harry Warner, the original head and founder of Warner Bros Studios, this approx. 1.25-acre landmark encompasses an elegant approx. 13,000 sq. ft. main residence and guesthouse which has hosted many celebrities such as Marilyn Monroe. European garden, rock-lagoon-like pool/spa, waterfalls, and tennis court.

MLS#17-193064

Joyce Rey
COLDWELL BANKER

310-285-7529


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

SATURDAY OPEN HOUSES

10 West Hollywood Vicinity

Condo / Co-op

825 N KINGS RD #8	Refresh.	12-3	rev
\$1,295,000	3+3	MODERN	



COOL CONDO

Gorgeous, modern, architectural courtyard building on one of WeHo's best streets. This is a rare opportunity to acquire one of the most coveted condominiums in a premiere West Hollywood location. Open plan kitchen features exceptional Boffi cabinetry with Miele and Liebherr appliances. A private roof deck is directly accessed via staircase from living room, and offers an additional dramatic entertaining space with views of west hollywood hills.

MLS#17-211260

Michael Moody
TELES PROPERTIES, IN

3109480695

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FRIDAY AND BY APPOINTMENT

SATURDAY



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562.522.6315



Ron Sequeira
Loan Consultant
NMLS# 40105
310.409.0286



Patrick O'Driscoll
Loan Consultant
NMLS# 847493
818.681.0873



Karol Mosquera
Sr. Loan Consultant
NMLS# 271378
321.754.1689



Stephanie Barbosa
Loan Officer Assistant
NMLS# 989795
626.598.5412



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Julian Martinez
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Amanda Tibma
Production Assistant



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Senior Funder



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Michael Farfel
Escrow Officer

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Beth L. Pearce
Co-Owner

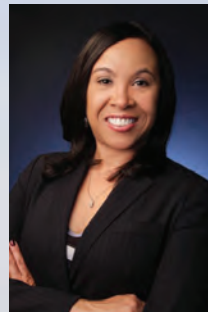
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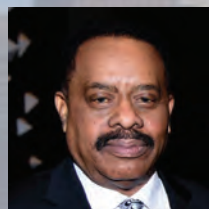
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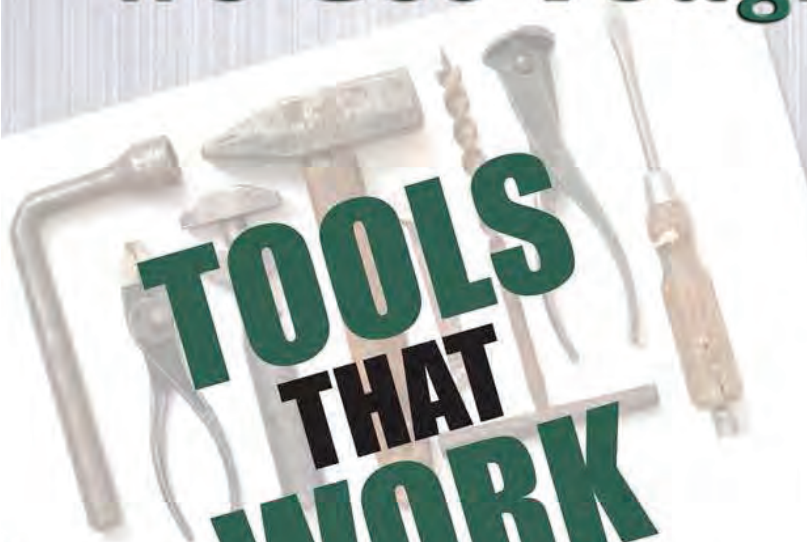
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Gloria Shulman
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BRE #0089928
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No tax return loans may require other forms of income verification and may have a higher interest rate and higher points or fees, than other loans. Not all applicants will qualify.

NATIONALLY RANKED: **Scotsman | Guide media** **National Mortgage News** AS SEEN IN THE **WALL STREET JOURNAL**

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IN REMEMBRANCE OF OUR FRIEND JERRY PRIMACK

On March 26, our company and the entire real estate community lost an irreplaceable treasure when Jerry Primack passed away quietly and peacefully in his home with dear friends surrounding him.

When I opened Aaroe and Associates, Jerry accepted the role of Manager of our Pacific Design Center office.

His success was legendary, the laughs endless, and the talent he attracted includes some of our industry's finest. For over ten years, Jerry created Camelot at our PDC office, along with some of my most cherished memories.

When I opened John Aaroe Group Beverly Hills, he was among the first to support me, continuing to demonstrate his devotion, loyalty, and friendship.

I, and so many in our community, have been deeply blessed to know Jerry as a dear personal friend. For all whose lives he touched, his memory will live on.

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

John Aaroe

A MEMORIAL FOR JERRY

will be held on April 27 from 1-3pm at

Kol Ami Synagogue

1200 N. La Brea Avenue, Los Angeles

Contributions in Jerry's name may be made to

The American Cancer Society

Lung and Liver Cancer Research

Communicate to Close Deals - Faster

A workshop bringing REALTORS®, lenders and escrow officers together!



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A communication Workshop for REALTORS®/Lenders/ Escrow Officers

The Fundamentals of Transaction Coordination course counts toward earning the Certified Transaction Coordinator (CTC). For more information about the certification, please visit www.car.org/education/designation/certified-transaction-coordinator/.

Are you struggling to close your transactions on time?

This unique workshop is designed to bring industry experts together from the three main entities of real estate transaction - the Lender, the Escrow Officer, and REALTOR®. Together these parties ensure that all aspects of the real estate transaction are working to close your deal on time.

During the first part of the workshop you'll hear from Lender and Escrow professional about the best practices, followed by an open discussion for everyone to participate. Bring your case studies and questions - this is your opportunity to get answers and network with your peers!

How you benefit from taking this course:

- Build a strong foundation needed to understand the escrow process
- Learn how the contract affects the escrow process
- Understand that COMMUNICATION is key in the escrow process
- Identify the lender requirements regarding the Residential Purchase Agreements
- How to set up timelines for lender required activities regarding the loan process
- Understand the lender requirements (conditions) needed to assist your client with a timely closing.

BEVERLY HILLS/GREATER LOS ANGELES ASSOCIATION OF REALTORS®

BH/GLAAR

C E R T I F I C A T I O N

DATE & TIME

Thursday
April 20, 2017
9:00am—12:00pm

LOCATION

BH/GLAAR

6330 San Vicente Blvd.
Suite 100
Los Angeles, CA 90048

COST

Registration Fee:
Members: \$109.00
Non - Members: \$119.00

REGISTRATION

Register Online at
www.bhglaar.com

PARKING



Cancellation/No Show Policy:

All cancellations for courses must be received no less than 24 hours prior to the course start date. Cancellations may be made via email, mail, phone or fax. Upon proper notification of cancellation your account will be credited in the amount of the course. Credits may be applied to future education courses. The funds may not be used for annual dues or purchases in our REALTOR store.

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* Reg. price \$99. Offer valid only during the Monthly Headshot Day at BH/GLAAR offices. The photos will be sent via email 48 hours after the shooting day.

** Light makeup available for \$15 **



WEDNESDAY, MAY 17
5:00-7:00 PM

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Meet my team



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Sales Assistant

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Sales Assistant

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Lori Nugen

Sales Assistant

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