



TUESDAY


**01 Beverly Hills** Single Family

<b>915 N BEVERLY DR</b>	Open 11-2	<b>NEW</b>	
\$13,800,000	8+7 COUNTRY ENGLISH		<b>GORGEOUS COUNTRY ENGLISH HOME IN PRIME BEVERLY HILLS</b>
			
Aaron Kirman 424-249-7162 JOHN AAROE GROUP		Built-Ins, Dishwasher, Microwave, Range	

<b>1013 LAUREL WAY</b>	Open 11-2	<b>NEW</b>	
\$5,995,000	3+4 TRADITIONAL		<b>INCREDIBLE DEVELOPMENT OPPORTUNITY</b>
			
Valerie Fitzgerald 3102857515 COLDWELL BANKER RESI		Blt-Ins, Dshwshr, Grbg Disp, Rng/Ovn, Fridg	

<b>225 S CRESCENT DR</b>	Open 11-2	<b>NEW</b>	
\$3,995,000	5+5 2sty-MEDITERRANEAN		<b>CRISP MEDITERRANEAN IN THE HEART OF BEVERLY HILLS</b>
			
Frank Barbano (323) 394-2447 BARBANO REALTY, INC.		Wolf, Subzero, W/D, central vacuum, HVAC	

<b>249 S ALMONT DR</b>	Refresh 11-2	<b>NEW</b>	
\$2,299,000	5+4 2sty-TRADITIONAL		<b>TRADITIONAL 5 BED/4 BA HOME ON DESIRABLE, TREE-LINED STREET</b>
			
Jennifer Kleinert Misher 310-281-4591 COLDWELL BANKER BHS		www.249Almont.com	

<b>228 S PALM DR</b>	Open 11-2	<b>NEW</b>	
\$2,000,000	3+2 1sty-CONTEMP MED		<b>PRIME SOUTH OF WILSHIRE LOCATION</b>
			
Drew Mandile 310-749-7124 SOTHEBY'S INT'L RLTY		Blt-Ins	

<b>1715 CHEVY CHASE DR</b>	Open 11-2	<b>red</b>	
\$6,995,000	4+5 2sty-MEDITERRANEAN		<b>REIMAGINED WITH STUNNING SURFACES AND FORWARD DESIGN</b>
			
Nancy Ross/ Laura Barton 310-500-3983 PT BEVERLY HILLS		www.1715CHEVYCHASE.COM	

<b>1000 LAUREL WAY</b>	Open 11-2	<b>rev</b>	
\$9,990,000	5+5 OTHER		<b>INCREDIBLE DEVELOPMENT OPPORTUNITY</b>
			
J Hyland, D Fenton 310.278.3311 HILTON & HYLAND		www.hiltonhyland.com www.drewfenton.com	

**01 Beverly Hills** Condo / Co-op

<b>132 S MAPLE DR, UNIT 204</b>	Open 11-2	<b>NEW</b>	
\$1,850,000	3+3 1sty-CONTEMP MED		<b>LUXURIOUS CONDOMINIUM IN A PERFECT LOCATION!</b>
			
Steve Oren/Annie Melloul 310-980-8495 KELLER WILLIAMS B.H.		Dish Washer, Refrigerator, Stove, Micro.	

<b>406 S ELM DR</b>	Open 11-2 632G3	<b>rev</b>	
\$960,000	3+3 2sty-FRENCH NORMANDY		<b>BRIGHT &amp; SPACIOUS 3BD TOWNHOME IN BH - UNDER \$1MILLION</b>
			
Joel Cooper 310-968-2401 BERKSHIRE HATHAWAY		FEELS LIKE SINGLE FAMILY HOME W/ YARD!	

**ATTENTION**

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


- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).



TUESDAY

**01 Beverly Hills** Lease

<b>1010 LEXINGTON RD</b>	Refresh. 11-2	<b>rev</b>
<b>\$31,000</b>	6+8	CONTEMPORARY



**LUXURY LEASE ON LEXINGTON**

Gated tennis court estate in prime Beverly Hills on approx. one acre. This Architectural compound is great for entertaining with open floor plan and 2 story ceilings overlooking great room. There is a large spacious living room, formal dining room, office, loft and wine room. Luxurious master suite with fireplace and French doors leading to private patio. lushly landscaped grounds in a courtyard setting includes swimmer's pool, N/S tennis court and detached guest house with 2 bedrooms & 2 baths.


**MLS#16-969165**

Myra, Fariba, Rochelle 310-888-3333  
NOURMAND&ASSOCIATES

www.1010Lexington.com

**02 Beverly Hills Post Office** Single Family

<b>13745 MULHOLLAND DR</b>	Refresh. 11-2	<b>NEW</b>
<b>\$4,250,000</b>	3+2.5	MID-CENTURY



**DEVELOP HILLTOP DREAM HOUSE**

Hilltop Dream House Location for Development. Rare flat lot & dramatic panoramic views. Private gate access to bypass Beverly Glen traffic to Ventura Blvd., This expansive 57,239 sq. ft. lot features 180 degree views to the North. Seller has extensive reports inc. topographical survey, geological engineering study & an initial code analysis with potential to build a 9K to 13K sq. ft. new home. Plus a set of pre-2013 baseline hillside ordinance approved architectural plans for a 9K sq. ft. home.

**MLS#16-106314**

Edward Faktorovich 3232709393  
FIGURE 8 REALTY

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

<b>2552 BENEDICT CANYON DR</b>	Open 11-2	<b>NEW</b>
<b>\$4,250,000</b>	3+3	



**ARCHITECTURAL DIGEST DESIGN**

This residence has been reimagined from the ground up to highlight its indoor-outdoor lifestyle. Large windows, wood floors & pitched beamed ceilings. Living room w/ fireplace & skylight. Chef's kitchen w/ a huge marble island, opens to the dining area. New master suite w/ fireplace, large walk-in, double-sinks, sitting area & patio. Second bedroom faces pool, & office opens onto a patio. Pool/spa recently redone & backyard has a fire pit, entertainment area, speakers & lush landscaping.

**MLS#15-965293**

May/Winston/Umansky  
AGENCY/HILTON HYLAND

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

<b>2501 BOWMONT DR</b>	Lunch 11-2	<b>NEW</b>
<b>\$3,650,000</b>	4+7	3sty-VILLA




Beautifully appointed 4 bed, 7 bath home. 1st flr w/office & master suite has private balconies overlooking the canyon view, dual baths with custom dressing rooms. 2nd level has living room with f/p, custom built-ins and surround sound, elegant dining room, pdr room and gourmet kitchen. Indoor-outdoor entertaining home. Two en-suite guest rooms, billiard/game room and 2nd powder room comprise the lower level with access to the resort-like pool/spa backyard area. Privacy, elegance, gated entry.

**MLS#16-112052**

Darcy Kaye 3107736833  
WISH SOTHEBY'S INTL

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

<b>10011 WESTWANDA DR</b>	Open 11-2	<b>NEW</b>
<b>\$859,000</b>	2+1	SPANISH



**BHPO SPANISH CHARMER!**

FANTASTIC OPPORTUNITY TO OWN A LOVELY, CHARACTER RICH SPANISH HOME IN THE EXCLUSIVE 90210 ZIP CODE! MIDWAY UP WESTWANDA OFF OF BENEDICT CANYON THIS 2 BD, 1 BA IS A TRUE CANYON RETREAT. LARGE LIVING ROOM WITH WOOD FLOORS, OPEN BEAMED CEILING AND FIREPLACE. BEAUTIFUL WINDOWS AND DOORS, REFINISHED HARDWOOD FLOORS AND LOVELY BATH WITH SEPARATE TUB AND SHOWER. PRIVACY ABOUND IN THE LUSH AND SERENE, TERRACED BACKYARD.

**MLS#16-113050**

D. Banchik & A. Dantzier 310-877-8361  
BHHS CA PROPERTIES

Blt-Ins,Dshwshr,Rng/Ovn

<b>9311 READCREST DR</b>	Open 11-2	<b>rev</b>
<b>\$13,495,000</b>	6+7	CONTEMPORARY



**BEVERLY HILLS SECLUDED COMPOUND**


Newly constructed, gated 3-stry architectural compound overlooking city lights of Beverly Hills. Stone veneer, textured walls, & high-end finishes accent open fir plan. Seamless indoor/outdoor space showcases amazing views through fir-to-ceiling sliding glass doors. Main deck w/ pool/spa. Gourmet kitchen w/ double ovens, wet bar, & glass enclosed wine cellar. Master suite w/ prvt balcony & spa bath w/ soaking tub, walk-in shower & huge walk-in closet. Theater, office & attached

**MLS#16-106422**

Josh & Matthew Altman 310-819-3250  
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

<b>12753 MULHOLLAND DR</b>	Refresh. 11-2	<b>rev</b>
<b>\$12,800,000</b>	7+10	VILLA



**BEVERLY HILLS TENNIS COURT VILLA**


Exquisite Beverly Hills Tennis Court Villa set behind private gates & perched on 3 acres with commanding views. Built in 2000 & refurbished in 2006, home features a voluminous formal living room with floor to ceiling windows, majestic dining rm & chef's kitchen. 2 en-suite guest rms, a master wing with his/hers bathrms & closets. 2nd master suite with his/hers bathrms & 3 guest bedrms. A vintner's 1500-bottle wine cellar, Championship tennis court, 3-car garage & park-like grounds.

**MLS#15-965293**

May/Winston/Umansky  
AGENCY/HILTON HYLAND

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

<b>9653 OAK PASS RD</b>	Open 11-2	<b>rev</b>
<b>\$5,795,000</b>	5+6	CONTEMPORARY



**BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE**

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

**MLS#16-984399**

Eric Lavey 310.908.6800  
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

**02 Beverly Hills Post Office** Lease

<b>9406 LLOYDCREST DR</b>	Open 11-2	<b>NEW</b>
<b>\$15,000</b>	3+3	MID-CENTURY



**AN ELEGANT EXAMPLE OF 50'S MODERNISM**

This one-of-a-kind pied-à-terre is nestled between Coldwater Canyon and the fashionable Trousdale Estates, just minutes from Sunset Boulevard and downtown Beverly Hills. Clean, crisp and functional-this half-acre compound features a two bedroom, two bath main house, third bedroom guest suite with separate entrance and three-quarter bath, stand alone Jean Prouvé-esque concrete and steel structure/studio, mature indigenous landscaping with walking paths.

**MLS#16-107448**

Natalie C. /Joshua N. 310-247-7779  
TELES PROPERTIES

9406Lloydcrest.com



**homesnap PRO**

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TUESDAY

<b>9128 LEANDER PL</b>	Open	11-2	<b>red</b>
<b>\$12,400</b>	139900	4+5	



**JUST REDUCED IN BHPO**

Long term BHPO lease with city, canyon & ocean views! Updated light bright 4 bedroom 4.5 bath gated property sits on a quiet cul de sac with beautiful front courtyard. The home features gleaming hardwood floors, two sided fireplace adjoining living & dining room, office, large gourmet kitchen with stainless steel Viking range & 2 SubZeros. Private master includes walk in closet & built in drawers with three more ensuite bedrooms plus a bonus room.

**MLS#16-978517**  
 Rochelle Maize 310.968.8828  
**NOURMAND & ASSOCIATE**

www.9128leander.com

<b>7470 WOODROW WILSON DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,250,000</b>	4+5	CONTEMPORARY	



**INCREDIBLE MODERN IN THE HILLS - COMPLETELY REDONE**

Light wire brushed oak flrs thru-out. Crisp modern design & hi ceilings. An open floor plan upstairs is lined w/bifold doors to a balcony overlooking the bcktyrd. Kit w/Modulo Cucine cabinets & Thermador appliances + a dining area & living rm w/FP. 4 BRs w/en-suite baths including a luxe master ste w/ his & hers closets, a spectacular BR, & bifold doors to the pool deck. Resort-like south-facing backyard. Athena Pearl tile, Crestron home automation, & a wine cellar complete this hillside hideaway.

**MLS#16-104532**  
 Kurt Rappaport 310-860-8889  
**WEA**

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

**03 Sunset Strip - Hollywood Hills West** Single Family

<b>1517 ORIOLE LN</b>	Open	11-2	<b>NEW</b>
<b>\$8,500,000</b>	3+4	MODERN	



**ARCHITECTURAL MASTERPIECE WITH JETLINER VIEWS!!!**

Darryl Wilson Designs' newest Architectural masterpiece just completed, with jetliner view and infinity pool is a show stopper! Finished with the finest of everything. Fully retractable doors in the living and dining room open the whole house up to the unobstructed city and ocean views. This property is seriously turnkey and for your most discriminating clients. Privacy, security, amazing view, grassy side yard.

**MLS#16-113390**  
 Darryl Wilson 323-314-3500  
**RODEO REALTY - BEVER**

BBQ,Dshwshr,Frzr,Grbg Disp, Micro, Other

<b>9092 ST IVES DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+4	COUNTRY ENGLISH	




**ENGLISH COTTAGE IN PRIME SUNSET STRIP LOCATION**

Incredible Opportunity to own in a prime north of Sunset location! This beautiful and enchanting walled and gated 2-story English cottage is the perfect hideaway w/ privacy and proximity to Sunset Strip shopping/dining. With 4BD & 4BA on several levels as well as a delightful office, there is also plenty of generous outdoor entertainment spaces and views of Los Angeles from the master bedroom. Offering incredible privacy and an unbeatable location, this is the perfect home to update or develop.

**MLS#16-111866**  
 Juliette Hohnen 323.422.7147  
**DOUGLAS ELLIMAN**

www.stivesgem.com

<b>1233 N DOHENY DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$8,495,000</b>	4+5	2sty-TRADITIONAL	



**RARE DOHENY ESTATE**

Situated behind gates in the lower Doheny estate section on a 15,346 sq ft flat lot, this vine-covered Georgian traditional is beautiful and pvt. With 4 BR + 5 BA, this 5,085 sq ft home is decorated w/ youthful contemporary flair & includes best amenities such as 2-story formal entry, chef's kitchen, best fixtures & appliances as well as French drs leading to patio, pool, spa & GH. This RARE prop has lush landscaping throughout, impressive driveway for 8+ car parking & a great central location.

**Tom Davila 310.432.6492**  
**KELLER WILLIAMS BH**

www.RAREDohenyEstate.com

<b>2300 CASTILIAN DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	3+2.5	2sty-MEDITERRANEAN	




**A RARE JEWEL IN COVETED OUTPOST ESTATES**

Beautifully positioned on its own private peninsula, this lovingly restored Mediterranean Villa will surely tug at your heartstrings. Warm and inviting, refined and casual, gracious and intimate -- all perfectly describe this exquisite residence. Elegant living room, 3 bedrooms, sunroom, 3 fireplaces, and breathtaking kitchen/family room. Perfect proportions, sparkling pool and hilltop views to downtown. A beautiful house that whispers ... "home"!

**RON de SALVO 310-560-9388**  
**COLDWELL BANKER**

Pool

<b>8650 FRANKLIN AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$6,495,000</b>	4+4	MODERN	



**VIEW HOME ABOVE SUNSET STRIP**

Set above the Sunset Strip with panoramic city views from every room through floor-to-ceiling glass walls, this rare modern marvel is an entertainer's dream. Constructed over an expansive and rare double lot perched, this raw architectural feat - with use of French White Oak floors and Italian Marble throughout - showcases a sleek and refined modern masterpiece. This perfectly executed home is just minutes from the Sunset Strip yet provides a sense of tranquility nestled on a private cul-de-sac.

**MLS#16-107120**  
 Jason Oppenheim 310-990-6656  
**THE OPPENHEIM GROUP**

www.ogroup.com

<b>1690 N CRESCENT HEIGHTS BLV</b>	Open	11-2	<b>NEW</b>
<b>\$2,100,000</b>	3+3.5	3sty-CONTEMPORARY	



**CHIC RENOVATED CONTEMPORARY IN SUNSET STRIP**

Chic 3 bedroom 3.5 contemporary soars high in the Sunset Strip above the Chateau Marmont. Semi-private drive leads up to oasis of tranquility & privacy joined with straight-line architecture & city, canyon and treetop views. Great scale. Open-spaced kitchen, dining & living room with large covered patio. Fantastic master suite with high ceilings, fireplace, large terrace and bath with separate tub and shower. 2 additional bedrooms each with a private bath suite. Office & powder room.

**Leah Lail 310-849-9596**  
**COLDWELL BANKER-BHN**

Dshwshr,Rng/Ovn,Fridg, AC

<b>2419 SOLAR DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,295,000</b>	3+3	MID-CENTURY	



**NEW LISTING! CELEBRITY OWNED HOLLYWOOD HILLS COMPOUND**

This celebrity owned Hollywood Hills compound is the perfect blend of mid-century charm & modern elegance. Gated oasis w/ flat-roof & post & beam design. Open floor plan w/ walls of glass that look over panoramic city/canyon views. Landscaped yard & garden w/ fountains, 2 koi ponds, pergola covered patio & pool/spa. Master suite w/ fireplace, patio, spa bath w/ jetted soaking tub, open shower & sitting area. 2 offices w/ prvt patios, separate guest quarters w/ prvt entrance & 3-car garage.

**Josh & Matthew Altman 310.819.3250**  
**DOUGLAS ELLIMAN**

www.TheAltmanBrothers.com

<b>1119 SUNSET VALE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,749,000</b>	2+1.5	MODERN	



**MODERN RETREAT IN LOWER DOHENY**

Dramatic loft-style retreat is now available in lower Doheny. Home offers soaring ceilings, an open floor-plan, and an extensive use of wood, slate and glass. The media room is flooded with light, and leads to a lush garden with waterfall rock spa. Master retreat has high ceilings connects to the 2nd bedroom, currently outfitted as a walk-in closet/ dressing room. Minutes to the world-famous Sunset Strip. Make this home your peaceful refuge and your creative work-space, all in the heart of L.A.


**MLS#16-112702**  
 Bryant | Reichling 323-395-9084  
**SOTHEBY'S**


www.1199SunsetVale.com




TUESDAY

<b>X 3069 VALEVISTA TRL</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,745,000</b>	3+3 ARCHITECTURAL	
		
<p align="center"><b>WELCOME TO VILLA ROSELLA!</b></p> <p>Rarely does a home come along that evokes the kind of emotion, as does "Villa Rosella". The perfect retreat from LA life, yet just minutes to it all, this stunning architectural multi-level home has 20' high-beamed ceilings and an abundance of natural light throughout that will inspire you. 3 bed/3 bath suites. Features include custom-designed Snider kitchen w/ Sub Zero, Viking and Miele appliances, large loft space, state-of-the-art home theater/media room. Gated and private retreat.</p>		
<p align="center">MLS#16-113204</p> <p>Yawar Charlie 3235478900 ENGEL &amp; VOLKERS BEVE</p> <p align="center">BBQ,Blt-Ins,Dryer,Frzr,Grbg Disp,Other</p>		

<b>1514 BLUE JAY WAY</b>	Open 11-2	<b>red</b>
<b>\$7,495,000</b>	4+4 CONTEMPORARY	
		
<p>REDUCED to \$7.5m!! Shovel ready beautiful new construction project on world famous Blue Jay Way! Existing contemporary home may also be remodeled. All new-construction permits including haul route are approved, ready to issue. Brett Barrett Inc designed plans for 2 levels with over 7,000 sq ft of living space, architectural pool, 4 car garage and mechanical vault. This elevated flat pad site enjoys head on sweeping views across Los Angeles from Downtown to the Pacific.</p>		
<p align="center">MLS#15-921727</p> <p>Albert Hughes ALBERT HUGHES</p>		

<b>2811 LAUREL CANYON PL</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,249,000</b>	2+3 2sty-CONTEMPORARY	
		
<p align="center"><b>REFRESHED AND STAGED!</b></p> <p>New Look! New Price! Newly Staged! Soaring ceilings and bright light greet you as you enter this charming and spacious home, tucked on a lovely lane in Laurel Canyon, with easy access to Studios, BH and the Valley. 2 beds, 2.5 remodeled baths. Features an extra room suitable for nursery/office/playroom/media room/gym. Open plan living at its finest. Sliders to the outdoors. Green views out every window. Carpenter School District. Live in as is or make it your own with simple upgrades.</p>		
<p align="center">MLS#16-112838</p> <p>Tori Horowitz 323 203 0965 COMPASS</p> <p align="center">Cbl,Dshwshr,Rng/Ovn,Fridg</p>		

<b>8570 HILLSIDE AVE</b>	Open 6:30-8	<b>red</b>
<b>\$5,799,000</b>	5999000 4+4 MID-CENTURY	
		
<p align="center"><b>TWILIGHT OPEN MAJOR REDUCTION</b></p> <p>Situated on a spectacular view promontory. The large lot with rare flat land has 3 distinct structures: a stunning mid-century walls-of-glass main home; a two story guest-house designed by award winning architect Frederick Fisher in 1980; a 1951 garage building with studio above. There is a new swimming pool, entertaining areas and paths, all basking in the sun and positioned to take advantage of the spectacular city views.</p>		
<p align="center">MLS#15-933853</p> <p>Sloane/Silver 310-809-4656 SOTHEBY'S BH</p> <p align="center">SUBMIT OFFERS</p>		


<b>6836 CAHUENGA PARK TRL</b>	Open 11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+4 CONTEMPORARY	
		
<p align="center"><b>NEWER CONTEMPORARY - HOLLYWOOD HILLS</b></p> <p>GORGEOUS OPEN FLR PLAN CONTEMPORARY NESTLED IN THE HOLLYWOOD HILLS CLOSE TO BOTH UNIVERSAL CITY &amp; HOLLYWOOD BOWL. FORMAL ENTRY LEADS TO LG LIV. RM W/FP, FDR &amp; DEN. FRESHLY PAINTED INSIDE &amp; OUT, NEW HW FLRS, PLANTATION SHUTTERS &amp; CROWN MOLDINGS. UPSTAIRS LUXURIOUS MASTER SUITE W/FIREPLACE AND GENEROUS CLOSET PLUS 2 BEDROOMS EACH WITH BATH AND BALCONIES. VIEWS OF THE HOLLYWOOD SIGN AND SURROUNDING HILLSIDE. FABULOUS REAR DECK WITH BBQ AREA.</p>		
<p align="center">MLS#16-111810</p> <p>Dustin Nicholas 310-770-1847 NICHOLAS PROPERTYGRP</p> <p align="center">Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp</p>		

<b>1895 RISING GLEN RD</b>	Open 11-2	<b>rev</b>
<b>\$19,750,000</b>	5+9 CONTEMPORARY	
		
<p align="center"><b>ONE OF THE MOST PRESTIGIOUS LOCATIONS ABOVE THE SUNSET STRIP</b></p> <p>Ground-up renovation on one of the most prestigious locations above The Sunset Strip. This Estate is perched at the cul-de-sac end of Rising Glen with grand modern finishes and unparalleled views. Floor to ceiling glass serves as the perfect frame to the picturesque city views, and compliments the Crestron smart-home technology perfectly.Combine these incredible features with the massage room, elevator and wine room for quintessential luxury.</p>		
<p align="center">MLS#16-101814</p> <p>J Nash &amp; S Resnick 424.230.6088 HILTON &amp; HYLAND</p> <p align="center">www.1895RisingGlen.com</p>		

<b>6642 EMMET TER</b>	Open 11-2	<b>NEW</b>
<b>\$1,190,000</b>	2+2 1sty-SPANISH	
		
<p align="center"><b>PRIVATE W/ HOLLYWOOD VIEWS</b></p> <p>1920's Spanish in historic Whitley Heights. The home features an entry hall and wide-plank wood floors throughout. The open living room w/fp and dining room overlooks Old Hollywood. Features a master with walk-in closet and in-suite bath. A walk-out patio overlooking the private grassy yard. 2nd bed w/bath. Additional storage areas, including the 1-car garage with bonus storage. Unapproved plans exist for build-out below the home to expand the square footage and add rooftop view deck.</p>		
<p align="center">MLS#16-106034</p> <p>Joshua Gaunya 310-275-2223 DEASY/PENNER</p>		


<b>9233 SWALLOW DR</b>	Open 11-2 592H4	<b>rev</b>
<b>\$16,495,000</b>	5+8 ARCHITECTURAL	
		
<p align="center"><b>LUXURY LIVING REDEFINED: OPEN 11-2 &amp; TWILIGHT 5-7</b></p> <p>Masterful Contemporary Architecture Achievement sited prominently in the 'Bird Streets' Ground up new construction, designed by Bradley Bayou -every detail of this property was created using sophisticated design, materials and unparalleled craftsmanship. Indoor/outdoor living has been optimized, retractable walls of glass, infinity pool and spa, expansive outdoor entertainment areas and secure privacy. Truly a Work of Art.</p>		
<p align="center">MLS#15-951419</p> <p>David Yocum 310.560.6164 HILTON &amp; HYLAND</p> <p align="center">www.9233Swallow.com</p>		

<b>3010 VALEVISTA TRL</b>	Open 11-2	<b>NEW</b>
<b>\$999,000</b>	3+3	
		
<p align="center"><b>HUGE HOLLYWOOD HILLS PROPERTY.</b></p> <p>This is a cool home, at the end of a cul-de-sac, in the Hollywood Hills. This in-need of TLC home, can be flattened to build something dreamy &amp; significant or fixed up &amp; updated. It is on a 34,292 sq ft lot - much of it flat. The property stretches up to the top of the hill, where there are amazing views of the San Fernando Valley. There is a lot of parking, many trees, flat grassy areas, gardens, a huge deck and a ton of opportunity! Property is comprised of several parcels within 3 APN#s.</p>		
<p align="center">MLS#15-962149</p> <p>Mike Syre 310.770.1465 TELES PROPERTIES</p> <p align="center">Developer's Dream or Artists Retreat.</p>		

<b>9279 SIERRA MAR DR</b>	Refresh. 11-2	<b>rev</b>
<b>\$13,995,000</b>	7+7 TRADITIONAL	
		
<p align="center"><b>\$3,000,000 REDUCTION! BIRD STREETS DEVELOPMENT OPPORTUNITY!</b></p> <p>Development opportunity on 2 parcels! Build your dream residence or the next world class estate. Sited on a unique promontory in the highly coveted "Bird Streets" w/ sweeping and explosive views from downtown to the ocean sits an unparalleled development opportunity on two parcels. 320' of street frontage, an unobstructed flat pad, no CC &amp; R's, no height restrictions, total buildable square footage of 17,000+ sq feet and outstanding geology. Purchase includes APN 4392-005-003 9301 Sierra Mar Dr.</p>		
<p align="center">MLS#15-962149</p> <p>Perry/Helbling 323-397-6948 BERKSHIRE HATHAWAY</p> <p align="center">www.TheArtOfListing.com</p>		





TUESDAY

<b>8080 LAUREL VIEW DR</b>	Open 11-2	<b>rev</b>
<b>\$9,350,000</b>	4+6 CONTEMPORARY	
	<b>MODERN FARMHOUSE WITH AMAZING VIEWS</b>	
Spectacular Modern farmhouse overlooking the vast LA skyline and featuring canyon, city and Downtown views. A soaring loft-like living room features high ceilings, fireplace and a wall of windows. The second floor features a sumptuous master suite with a stunning bath. Entertain with top of the world views from the third floor's posh hangout/entertainment space - complete with built-in bar, 3/4 bath, and a sprawling outdoor balcony.		
MLS#16-105844		
S Frankel, L Lail 310-281-3981 COLDWELL BANKER		
www.stevefrankel.com		

<b>8291 PRESSON PL</b>	Open 11-2	<b>rev</b>
<b>\$2,995,000</b>	4+5 TRADITIONAL	
	<b>EXQUISITE CHARLES DORIAN RETREAT ABOVE SUNSET STRIP</b>	
Charles Dorian Residence- 1928. Built by the Oscar-winning director, this retreat is a minute above the Chateau Marmont on a quiet cul-de-sac. Formal entry w/ sweeping staircase, wrought iron railings & dramatic living room w/ fireplace, soaring vaulted ceiling & French doors that open to gardens. Chef's kitchen w/ Viking Appliances & La Cornue stove connects to formal dining room. Den w/ bar. Upstairs, a master suite w/ city light views & 2 more bedrooms. Guest house w/ private entry & bath.		
MLS#16-978609		
ST.JAMES+ CANTER + SALIM 917.459.2664 BERKSHIRE HATHAWAY		
WWW.8291PRESSON.COM		

<b>1650 MARMONT AVENUE</b>	Open 11-2	<b>rev</b>
<b>\$7,495,000</b>	6+5 ARCHITECTURAL	
	<b>ARCHITECTURAL HOLLYWOOD HILLS ESTATE</b>	
In one of the most established Hollywood Hills neighborhoods, this estate is outfitted with the finest representation of impeccable design, craftsmanship, & detail. With stunning city views, gracious indoor and outdoor living spaces, the nearly 4,800-sf residence is suited for the most sophisticated buyers. Finely appointed interiors convey a welcoming and relaxed sensibility. A magnificent pool and outdoor fireplace on an amazing deck complete the lifestyle opportunity of the estate grounds.		
MLS#16-970037		
Catherine Marcus 310-795-8521 SOTHEBYS INTL REALTY		
BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other		

<b>3574 MULTIVIEW DR</b>	Open 1-2 CHIC!	<b>rev</b>
<b>\$2,350,000</b>	4+3 2sty-MID-CENTURY	
	<b>POST AND BEAM TO THE EXTREME! NEUTRA GETS A PRICE CHOP!</b>	
Privacy, prestige, and provenance...this mid-century modern view property provides all three--and more--to today's architectural aficionados. A superstar cast of America's impressive architects worked on this masterpiece of California Modernism: Richard Neutra, Alexander Ban, and Josef Van Der Kar lent their visions to the structure, while celebrated landscape architect, Garrett Eckbo, labored over outdoor environs. Known as the Millard Kaufman Residence, it's a post-and-beam...to the extreme!		
MLS#15-958217		
JEFF YARBROUGH 323.854.4300 L.A. LUXE GROUP   KW		
www.3574Multiview.com		

<b>1764 VIEWMONT DR</b>	Open 11-2	<b>rev</b>
<b>\$7,400,000</b>	4+5 3sty-MODERN	
	<b>NEW INCREDIBLE CONTEMPORARY WITH EXPLOSIVE VIEWS!</b>	
In the exclusive gated Viewmont enclave, this stunning architectural offers refined craftsmanship w/panoramic city & ocean views! Jaw dropping (approx.1200 sq.ft.) Master Suite w/ sitting area, & fireplace. Beautiful gourmet kitchen with every amenity possible. This home boasts modern amenities throughout, THX movie theater, soaring ceilings w/walls of glass, open floor plan, 5 Fireplaces, large entertainment deck w/ infinity pool, & much more! Quite possibly the finest home in the Sunset Strip.		
MLS#16-973345		
Juliet Zacarias 310-766-7600 SOTHEBY'S REALTY		
Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other		

<b>2971 BRIAR KNOLL DR</b>	Refresh. 11-2	<b>rev</b>
<b>\$2,050,000</b>	3+3 MODERN	
	<b>PRIVATE RETREAT IN EXCLUSIVE NEIGHBORHOOD</b>	
Stunning Contemporary Spanish 3bd/3ba home in the exclusive celebrity enclave of Briar Summit. This chic home features tall Cathedral Ceilings, Open-space plan, & lots of windows to welcome in the greenbelt view & lights beyond. Trendy updated Kitchen & Stylish Baths with steam shower. All rooms on Main Floor combine as one Grand Space. Diverse Outdoor areas include flat yards, patios, viewing decks, & Outdoor Bar/kitchen. Walk right out to the new Saltwater Pool from the Master Suite.		
MLS#16-110734		
Elayne Ceder 323-656-8140 JOHN AAROE GROUP		
BBQ,Blt-Ins,Washer, Dryer		

<b>1742 VIEWMONT DR</b>	Open 11-2	<b>rev</b>
<b>\$6,995,000</b>	4+6 ARCHITECTURAL	
	<b>SOPHISTICATED, AND DAZZLING VIEWS</b>	
This is the most sophisticated of the Iconic Viewmont Homes. Over 1000 feet above the famed Sunset Strip. The dazzling panorama of Los Angeles is truly remarkable. A 180 degree city view is the breathtaking backdrop to the infinity-edged pool pierced by a two story, 4 sided waterfall that connects to the tip of the dramatic roofline. All furnishings are included. There are 4 bedrooms, 5 bathrooms ( 2 with steam showers ), 2 powder rooms, 5 fireplaces , an exercise room and a Theater.		
MLS#15-955455		
Fara Salamat 310-623-0880 COLDWELL BANKER RESI		
Blt-Ins,Dshwshr,Grbg Disp,Rng,Ovn,Fridg		

<b>2870 PACIFIC VIEW TRL</b>	Open 11-2	<b>rev</b>
<b>\$1,935,000</b>	3+3 2sty-CONTEMPORARY	
	<b>AMAZING VIEWS, 11,000 + SF OF LAND, UPDATED KITCHEN/BATHS</b>	
Panoramic 260 Degree Views! Very Private and Much Grander than the other properties in the area because of the Sweeping Views and Huge Lot - Aprx. 11,839 SF with a Bonus Parcel. No neighbors to the West or Above. Soaring Ceilings ~ Light and Bright! Updated Kitchen and Baths. Grassy areas plus an Enormous Deck for Entertaining. Separate guesthouse. Two minutes from Mulholland and 20 min. to Universal and Warner Bros. Please Park in front of the House rather than the neighbor's house to the east.		
MLS#16-106524		
Robert Eilbacher 323-863-5030 PACIFIC PROPERTIES		
High-Tech Environmental system by Nest.		

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

<b>9306 WARBLER WAY</b>	Open 11-2	<b>rev</b>
<b>\$2,995,000</b>	3+3 ARCHITECTURAL	
	<b>CHIC BIRD STREETS ARCHITECTURAL WITH STUNNING VIEWS</b>	
This Architectural 3+3 home in the Bird Streets has panoramic views. Custom kitchen w/high end appliances & center-island. The 2nd level is a floor-through master suite including a bedroom w/private balcony, walk-in closet & master bath w/soaking tub & dual shower heads. The indoor/outdoor flow leads to the multiple exterior living/entertaining areas. Complete w/Ann Sacks marble, custom cabinetry, hardware & Serge Mouille-inspired Italian lighting.		
MLS#16-975573		
Juliette Hohnen 323.422.7147 DOUGLAS ELLIMAN		
Co-listed w/Kira Gould 310.963.9563		


<b>6702 HILLPARK DR #407</b>	Open 11-2	<b>NEW</b>
<b>\$489,000</b>	2+1.75 1sty-CONTEMP MED	
	<b>PRISTINE UPDATED UNIT AT RESORT-STYLE COMPLEX</b>	
Tired of condos where you're looking at wires, poles, rooftops or your neighbors? At this spacious, pvt unit @ LA's sleeper complex; "The Highlands", you'll be watching deer graze on the hillside from your Living Room. Lovingly owned, maintained & updated for 24 yrs. Remodeled kitchen & baths, smooth ceilings, drybar w/ built-ins, ample storage, CA. closets & SxS pkg. Resort amenities incl: 2 pools, 2 saunas, tennis ct, gym, spa & clubhouse. Close to the Studios, Metro, Hollywood & the Valley.		
MLS#16-113138		
Michael Tunick 323-646-3893 BHHS CA PROPERTIES		
SEE FULL PG B&W AD 6702hillpark407.com		



TUESDAY

**04 Bel Air - Holmby Hills** Single Family

<b>1394 CASIANO RD</b>	Open	11-2	<b>NEW</b>
\$4,495,000	4+3	1sty-ARCHITECTURAL	




**CLASSICALLY RESTORED ROBERT EARL MID-CENTURY**

Designed by Robert L. Earl, AIA this home served as the architect's personal residence for a number of years. His youthful design exuberance is present with this classical L shaped program where many vintage architectural details are still intact and have been restored with the guidance of Mr. Earl himself who still practices. Commanding city, ocean and canyon views and the ultimate in privacy.

MAX NELSON THE AGENCY	424 238 2482		***one of a kind***
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<b>2999 TIFFANY CIR</b>	Open	11-2	<b>NEW</b>
\$2,150,000	5+4		



**OPEN TUESDAY IN BEL AIR**

Easy access to both the city and the valley. Nestled in the cul-de-sac and tucked into the hills, this cozy home is just a short distance to the ever-popular Glen Center with its market, restaurants, retail shopping and more. The open and airy kitchen with eating area overlooks the fabulous yard with covered patio, pool, spa and plenty of grass.

Art Carlin WISH SOTHEBYS REALTY	818.618.2296		3,303 SF on 10,841 SF Lot
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<b>11823 BELLAGIO RD</b>	Refresh.	11-2	<b>NEW</b>
\$1,995,000	4+5	1sty-TRADITIONAL	




**STUNNING BEL AIR TRADITIONAL ON LARGE LOT!**

Dramatic, Open and Light Single Story Traditional Contemporary on a picturesque and oversized 13,115 sq ft. lot! Located in the quaint neighborhood of lower Bel Air this expansive 4Bd/5Ba home comes complete with a free flowing floor plan, clean lines, and large & sun-filled rooms. This property is ideal for entertainers and includes a sparkling pool/spa, converted garage w/ office/ bath and roomy backyard with views of the Getty! Roscomare/Warner Ave School! This property is not to be missed!

Alexandra Pfeifer BERKSHIRE HATHAWAY	3106503540		
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<b>2875 ANGELO DR</b>	Open	11-2	<b>NEW</b>
\$1,395,000	4+3	TRADITIONAL	



**PRESTIGIOUS BEL AIR GLEN**

Stunning & remodeled move-in ready residence. Entry overlooks the dramatic & light-filled living rm w/soaring ceilings, FP, wall of windows & beautiful African sapelli floors. Step-up din area & updated gourmet kit w/granite counters, ss appliances & brkfst area. Spacious master w/ sumptuous master bath. 2-car attached gar w/EV-ready outlet & direct access. Lush yrd w/spa & wood deck perfect for entertaining. This residence is in the coveted & award winning Roscomare school district.

James Muske COLDWELL BANKER RESI	310.281.3901		Blt-Ins
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<b>10843 PORTOFINO PL</b>	Open	11-2	<b>red</b>
\$2,100,000	4+3	TRADITIONAL	




**PRICED TO SELL! INCREDIBLE OPPORTUNITY IN UPPER BEL AIR!**

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

Sally Forster Jones JOHN AAROE GROUP	3106917888		<a href="http://10843portofino.com/">http://10843portofino.com/</a>
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<b>1714 STONE CANYON RD</b>	Open	11-2	<b>rev</b>
\$19,900,000	8+12	NEO	



On a prime Bel-Air lot of nearly 4 acres, this classically-inspired 8BD/12BA property impressively features a grand entrance foyer with 30ft ceilings, elevator, versatile home theater room and a detached 2 bedroom, two-story guest house. Exquisite and tasteful finishes throughout include detail crown moldings, imported marble, fine hardwood floors, Corinthian columns, and rare stones in the bathrooms and counter tops, amongst others.

Aaron Kirman JOHN AAROE GROUP	4242497162		Blt-Ins,Dshwshr,Dryer,Hood Fan,Micro
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<b>100 DELFERN DR</b>	Open	11-2	<b>rev</b>
\$12,950,000	6+4	TRADITIONAL	




**TRADITIONAL TENNIS COURT ESTATE ON 1.1 ACRES**

The Eva Gabor Estate. Only once in a lifetime does a property of this magnitude come to the market. Comprising apx 1.1 acres of land in coveted Holmby Hills, the tennis court estate stretches from Delfern Drive to Baroda Drive. Enter through the doors of this 6,414 square foot Paul Williams home and let your imagination run wild with the things you can do here! This is your chance to own one of the last homes of the Golden Age of Hollywood. Amazing development or owner user opportunity.

Jade Mills COLDWELL BANKER	310-285-7508		Frzr,Rng/Ovn,Fridg
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<b>1475 BEL AIR RD</b>	Open	11-2	<b>rev</b>
\$5,795,000	7+9	MODERN	



Located on one of the best East Gate streets in Bel Air with commanding city and oceanviews, this shovel ready site comes with plans and permits to build an over 12,000 sq.ft. modern home. Perfect for a developer or owner user.

H. Blair Chang THE AGENCY	310-16-971419		None
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<b>1225 CASIANO RD</b>	Open	11-2	<b>rev</b>
\$2,690,000	3+5	CONTEMPORARY	




**CONTEMPORARY IN LOWER BEL AIR**

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

Larry Young BERKSHIRE HATHAWAY	310-777-2879		<a href="http://www.1225Casiano.com">www.1225Casiano.com</a>
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**05 Westwood - Century City** Single Family

<b>436 LORING AVE</b>	Open	11-2	<b>NEW</b>
\$6,595,000	Prjct	3sty-TRADITIONAL	



Stately Georgian Revival renovated and restored down to the studs with all of the modern luxuries and conveniences. Prime 400 block of Loring in the heart of Little Holmby. 4 en suite bedrooms upstairs, 2 bedrooms and an office down stairs. Finished basement level with media room & wine storage. Beautiful private yard with outdoor dining area with built in bbq, gas pit, pool and spa.

Daniel Brown THE AGENCY	3109017405		Media room, Wine room, pool, spa
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TUESDAY

<b>X 725 WESTHOLME AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,495,000</b>	4+3.5	2sty-TRADITIONAL		



**VINTAGE TRADITIONAL IN PRESTIGIOUS LITTLE HOLMBY**

Very well-maintained by one family for decades, is this bright & uplifting 1930s Little Holmby two-story Traditional. Beautiful curb appeal. Much of the orig. detail intact, ready to be updated. Quintessential floor plan. Upstairs are 3 spacious bedrooms including an expansive master suite w/ a vintage, high-style bathroom & an elegant dressing area. An unusually large, grassy, mostly flat backyard has a covered entertaining pavilion as its rear backdrop; there is room for a pool. Warner School.

Larry Young 310.777.2879  
BERKSHIRE HATHAWAY

www.725Westholme.com

<b>10346 KESWICK AVE</b>		Open	11-2	<b>rev</b>
<b>\$3,150,000</b>	5+6	ARCHITECTURAL		



**SPECTACULAR NEW 2016 GROUND UP ARCHITECTURAL CONSTRUCTION.**

A very special one of a kind home; from the art gallery entrance filled with light and space to the roof top deck (with fire pit) overlooking Century City, the Wilshire corridor & the Santa Monica mountains. 5 bedrooms 5.5 baths. Perfectly located next to Century City & Fox studios. One of the last of the larger homes & cannot be built again. Dedicated media room, a 200 bottle refrigerated wine room, huge pantry, upstairs loft/lounge, built-in BBQ & pool sized pvt. yard.

MLS#16-108140  
Elston and Elston 310-704-3451  
TELES PROPERTIES

10346KeswickAvenue.com

<b>X 1330 WARNALL AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,195,000</b>	3+3	2sty-SPANISH		



**ROMANTIC COMSTOCK HILLS SPANISH**

Updated & romantic, vintage Spanish in Comstock Hills. Historic Spanish architectural characteristics, tile work, pavers, ironwork, fixtures, archways & more. Wonderfully welcoming front courtyard. Dramatic living room w/ vaulted, tall-beamed ceiling & fireplace. Sunny formal dining room. Updated kitchen w/ breakfast area. Dramatic staircase w/ library landing. Two spacious en suite BDs up including master w/ sitting area/balcony. 1 BD ste down. Den. Private backyd. Gated drive. Fairburn School.

Larry Young 310.777.2879  
BERKSHIRE HATHAWAY

www.1330Warnall.com

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

<b>10350 WILSHIRE #702</b>		Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	2+3	MODERN		



**FOR OPEN HOUSE PLEASE PARK ON STREET**

Crisp, modern and sophisticated corner condominium in The Diplomat, a highly desirable, full-service tower on the Wilshire Corridor, just blocks from Beverly Hills. Greet visitors in the formal entry, which leads to an open concept plan living/dining room with floor-to-ceiling glass offering stunning views, abundant daylight, modern marble fireplace, built-in bar with wine fridge, powder room and large balcony. The adjacent sleek kitchen features seamless finishes, custom cabinets...

MLS#16-113260  
T. Rustad P. Maurice 310-623-8825  
RODEO REALTY - BEVER

TheDiplomat702.com

<b>10479 WILKINS AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	7+4	2sty-TRADITIONAL		



**TRADITIONAL 2-STORY HOME IN WESTWOOD**

First time on the market in 60 years. Wonderful 7 bedroom plus office 2 story traditional home in the heart of Westwood. Over 3900 sq ft! Foyer opens to step down living room with fireplace and beamed ceiling. The kitchen has a breakfast bar that opens onto the formal dining room. The family room complete with wet bar and french doors that lead to the back yard enhanced with pool, spa and entertainers deck. Mastr suite has 2 walk-in closets and full bath with double sinks. 2 car detached garage.

MLS#16-112968  
Jennifer Pinckert (310)500-1141  
PARTNERS TRUST BRENT

Dshwshr,Dryer,Fridg,Wshr

<b>1821 FAIRBURN AVE, UNIT 203</b>		Refresh.	11-2	<b>NEW</b>
<b>\$995,000</b>	3+2.5	MEDITERRANEAN		



**BEAUTIFUL REAR FACING UNIT IN THE HEART OF THE CITY**

This beautiful light, bright quite rear facing unit features an open concept living and dining area complimented by a fireplace. Gorgeous hardwood floors leads to a spacious balcony with tree top views. Guests and friends will gather around the granite bar while the "chef" enjoys cooking in the all stainless steel large kitchen. The newly carpeted large master suite boasts a custom built in walk in closet. The spacious master bath offers a jetted tub, walk in shower and dual vanity.

Mona Cohen 310-466-6675  
RODEO REALTY-BRTW

Oven, Stove, Fridge, Mini Bar

<b>X 2030 FOX HILLS DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,688,500</b>	4+3	TRADITIONAL		



**BRITE AND SPACIOUS 3BEDRM AND A MAIDS OR OFFICE, IN ONE OF THE MOST DESIRABLE STREETS IN CENTURY CITY. WALKING DISTANCE TO THE NEW MALL WHICH WILL BE COMPLETE SOON.**

HUGE MASTER BEDROOM W/ NEWER HIS AND HERS BATH RMS. BREAKFAST AREA IN THE KITCHEN, FORMAL DINNING ROOM AND A LARGE LIVING RM WITH FIREPLACE COMPLETE THIS WONDERFUL HOUSE. FLAT BACK YARD W/ROOM FOR A POOL,

MLS#16-112450  
Mary Brill 310-748-8050  
JOHN AAROE GROUP

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

<b>X 10701 WILSHIRE BLV, UNIT 1606</b>		Lunch	1-2	632C3	<b>NEW</b>
<b>\$899,000</b>	2+2	CONTEMPORARY			




**SEE FULL PAGE AD ON PG 25 ~COME BY FOR LUNCH FROM 11-2PM**

2bed 2ba + DEN corner unit in the full service Crown Towers w/unobstructed views of the city & the mountains out of every rm. This beautiful condo features new paint & carpet, a lg living rm w/balcony, den w/amazing views, galley kitchen w/service entry & a master suite w/walk in closet. The building features, 24/7 doorman & reception, valet parking, pool, fitness center w/sauna & recreation rm w/ kitchen. All conveniently situated in Westwood, close to movies, places of worship, restaurants, Westwood Villag

Jonathan Sands 310.704.6612  
RODEO REALTY BH

www.10701wilshire1606.com

<b>10626 ASHTON AVE</b>		Open	11-2	<b>rev</b>
<b>\$4,595,000</b>	5+6	ARCHITECTURAL		



**FABULOUS NEW CONTEMPORARY HOME**

Built for the most discerning buyer. Fabulous entry with captivating water features. Comfortable and livable open floorplan with high ceilings complete with large kitchen with bar seating, dining room with sliding walls of glass to outdoor patio area, indoor and adjacent covered outdoor living room all flowing out to decked backyard with spectacular water features, in ground infinity edge pool, built-in BBQ area and multiple seating areas for a wonderful entertaining experience.

MLS#16-105872  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

BBQ,Blt-Ins,CIng Fan,Cent Vac,Dshwshr

<b>10312 ALMAYO AVE #1</b>		Open	11-2	<b>NEW</b>
<b>\$850,000</b>	3+3	TRADITIONAL		



**CALL ME A CONDO BUT I LIVE LIKE A HOME!**

Unique 3 bedroom and den 2 Story unit in small complex that lives like a home located adjacent to Century City. Plantation Shutters, crown moldings and wood floors in entry & living/dining area add to traditional charm. Eat in kitchen is highlighted by exquisite granite counters & mosaic back splash. Covered patio is perfect for BBQ & lounging. Oversize master suite with fp & ample closets plus 2 additional bedrooms & bath on light filled second floor. Central air & in unit stacked washer/dryer.

MLS#16-113082  
Karen Greensweig (310) 569-2427  
TELES PROPERTIES

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



TUESDAY

<b>10433 WILSHIRE BLVD #501</b>	Refresh.	11-2	<b>NEW</b>
<b>\$795,000</b>	2+2	CONTEMPORARY	




**FOR SALE OR LEASE AT WILSHIRE HOLMBY**

Perfect pied-a-terre with beautiful views of Century City and Downtown. One of the few condos in the building with an existing balcony. Updated kitchen and bath with new appliances, and good closet space. Building has concierge, valet parking, pool, spa, gym, banquet facilities, conference rm, guest rooms and more. Perfect Wilshire Corridor location near UCLA. Also for lease for \$5,500/month.

MLS#16-112166  
Shah Noorvash 310-709-7424  
COLDWELL BANKER RESI

Cbl,Grbg Disp,Rng/Ovn,Fridg

<b>865 COMSTOCK AVE #5D</b>	Open	11-2	<b>rev</b>
<b>\$850,000</b>	2+2	CONTEMPORARY	



**IMMACULATE CORNER UNIT IN WILSHIRE COMSTOCK**

LIGHT & BRIGHT 2BD + 2BA IN THE FULL SERVICE COMSTOCK BUILDINGS WITH ELEGANT RENOVATED LOBBIES & HALLWAYS PLUS 3 AVAILABLE LEVELS OF DSL. FORMAL ENTRY LEADS TO OPEN OVERSIZED LIVING ROOM/DINING ROOM WITH DRAMATIC SOUTH FACING VIEWS. EFFICIENT KITCHEN WITH STAINLESS STEEL APPLIANCES, GRANITE & IN UNIT LAUNDRY. THE ENCLOSED BALCONY MAKES A GREAT SUNNY OFFICE/RETREAT. LARGE MASTER SUITE & TRANQUIL SECOND BEDROOM. RECESSED LIGHTING, LAMINATE FLOORS, UPDATED THERMOSTATS + MORE. FEELS LIKE A HOME!

MLS#16-110968  
Heather Klein (310) 415-8553  
TELES PROPERTIES

Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan

<b>2102 CENTURY PARK LN #314</b>	Lunch	11-2	<b>NEW</b>
<b>\$769,000</b>	2+2	CONTEMPORARY	




**ULTIMATE LUXURY CONDO AT PARK PLACE**

Recently remodeled spacious 2-bed suite boasts walk-in closets, living room fireplace, plush Berber carpet, granite kitchen counter tops, in-unit washer/dryer, and lovely cabinetry. Perfect floor plan with bedroom separated by living room for privacy. Guard-gated community with on-site property management. Live in the heart of Century City! This luxurious condominium community boasts recreational amenities including 4 tennis courts, 3 swimming pools, fitness room/gym in each building.

MLS#16-113124  
Bryan Miyamoto 323-300-1188  
KW LOS FELIZ

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

<b>06 Brentwood</b>	Single Family		
<b>1642 MANDEVILLE CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$30,000,000</b>	9+13	RANCH	




**THE MOST IMPORTANT COMPOUND ON THE WEST SIDE**

A compound of 3 structures, swimming pool, & tennis crt on 2.63 acres of park-like land. Main house is approx. 8,000 sf (5bdr/6 ba +2 pwrdr) with soaring ceilings, hrdwd floors, FPs & more. Pool house with changing rm + bath, beamed ceilings & a LR/projection rm, bar & kitchen. "Guest" house of 3,500 sf (4 bdr/4ba) currently used as offices + a pool sized koi pond. A virtual arboretum of trees & Zen-like paths. Completely private & behind gates accommodating dozens of vehicles & 100s of guests.

MLS#16-110868  
Stephen Shapiro 310-860-8888  
WEA

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

<b>2276 S BEVERLY GLEN BLV, UNIT 13</b>	Open	11-2	<b>NEW</b>
<b>\$699,999</b>	2+1.75	TRADITIONAL	



**UPDATED 2 BED/1.75 BA W/ STUNNING CENTURY CITY VIEWS!**

Beautifully updated quiet backside unit w/ spacious floor plan. Formal entry opens to LR w/ fireplace & spacious balcony w/ city views. Totally remodeled kitchen w/ breakfast area. Master suite w/ sitting area, city views, large walk-in closet & updated tile-finished bthrm. & walk-in closet. 2nd bdrm w/ dual access through LR & hallway. Sparkling pool & spa, tandem 2-car parking w/ storage & updated lobby.

Chad Lund/Patty Best 310.801.2641  
TELES PROPERTIES

<b>39 OAKMONT DR</b>	Open	11-2	<b>NEW</b>
<b>\$15,950,000</b>	4+5	HACIENDA	



**GATED CLIFF MAY ESTATE ON PRESTIGIOUS OAKMONT DRIVE!**

Built in 1939 by famed architect Cliff May- Gated and located on desirable Oakmont Drive in Brentwood Park - this magnificent California Spanish Hacienda provides its residents w/ a seamless indoor-outdoor living experience. A magical property rich w/ Hollywood history, boasts 4 bds including a luxe master suite, 5 ba, oversized kitchen and dining room both flooded with natural light, and a bar/lounge which opens onto a patio overlooking its 1.45 acres of lush grounds w/ canyon and city views.

MLS#16-113416  
Cindy Ambuehl (424) 321-4947  
THE AGENCY

Pool / Paddle Tennis Court

<b>10660 WILSHIRE #1803</b>	Open	11-2	<b>rev</b>
<b>\$2,199,000</b>	3+4.5	CONTEMPORARY	



**LUXURIOUS, CORNER PENTHOUSE WITH PANORAMIC CITY VIEWS**

Luxurious corner Penthouse on the Wilshire Corridor w/ panoramic city views in a full service building. Spacious open floor plan flows between the grand living room feat hardwood floors & limestone/granite fireplace, wet bar, dining area & separate family room or 3rd BD w/ custom built-ins. Large gourmet kitchen w/ center island, cherry wood cabinetry & granite countertops. Two master suites w/ one feat an oversized spa tub/shower & walk-in closets. Move-in ready or built for a designer's touch.

MLS#16-109732  
ST.JAMES + CANTER 310.291.1029  
BERKSHIRE HATHAWAY

WWW.10660WILSHIRE1803.COM

<b>1770 MANDEVILLE CANYON RD</b>	Open	11-2	631	<b>NEW</b>
<b>\$3,999,000</b>	4+6	2sty-TRADITIONAL		



**EXTRAORDINARY LOWER MANDEVILLE!**

Available for the 1st time in over 30 years, this magical property is over 17,000 sq. ft. all flat lot. This extraordinary property offers great privacy w/the feeling of being in the country yet you are in close proximity to all the amenities in Brentwood. The property fronts Mandeville Canyon starting from the corner of a private cul de sac street. This wonderful property represents a truly rare opportunity to remodel, expand or create a magnificent estate in one of the finest Westside locations.

MLS#16-112338  
Steven Durbin 310.612.9191  
GIBSON INTERNATIONAL

www.1770MANDEVILLE.COM

<b>10701 WILSHIRE #1406</b>	Open	11-2	<b>rev</b>
<b>\$1,199,000</b>	2+2	MODERN	



**2 BEDS 2 BATHS 1,492 SQFT**

Crown Towers features a classic style and sophisticated living environment for those looking to reside between Westwood and Beverly Hills. The property is located at the northwest corner of Wilshire Boulevard and Manning Avenue.

MLS#15-962651  
Rami Atherton 310 472.1300  
NOURMAND&ASSOCIATES

www.LuxuryRealEstatePreview.com

<b>974 TEAKWOOD RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+3.5	1sty-MID-CENTURY	



**SENSATIONAL SINGLE LEVEL MID CENTURY IN KENTER CANYON!**

Single Level Mid-Century Modern, located on a quiet cul de sac, in Brentwood's desirable Kenter Charter School district. The open floor plan brilliantly incorporates chic style and clean lines, with comfortable family living. Serene and private, this dream home boasts 4 bds, including a large master suite with walk-in closet, 3.5 ba, a spacious kitchen with Viking and Sub-Zero appliances, wood flooring, vaulted ceilings, Ann Sacks tiles & more. City, canyon and ocean views - a must see!


MLS#16-112338  
Cindy Ambuehl (424) 321-4947  
THE AGENCY

Saltwater Pool / BBQ



TUESDAY

<b>2107 STONEY HILL RD, UNIT 6</b>	Open	11-2	591E4	<b>NEW</b>
<b>\$2,750,000</b>	3+3.5	VILLA		




**IMPRESSIVE CANYON VIEW VILLA \* OVER 4600SQFT OF LUXURY**

**\*\* SEE TODAY'S FULL PAGE AD\*\* 24HR GUARD GATED SECURITY - MOUNTAINGATE\*\* MUST SEE THIS RARE AND INCREDIBLE ONE-OF-A KIND VILLA. HUGE EXPANSIVE FLOORPLAN WITH OVER 4600SQFT. GORGEOUS BACKYARD WITH 40FT LAP POOL+SPA WITH FULL PRIVACY. CANYON VIEWS WITH VISTA'S OUT TO THE OCEAN. HUGE KITCHEN W/FAMILY RM. ENTERTAINERS LIVING RM+ FORMAL DINING IDEAL FOR LARGE SCALED ENTERTAINING. MASTER WITH DUAL BATHS. HW FLOORS THROUGHOUT. PRISTINE CONDITION. A SPECIAL OPPORTUNITY TO OWN THIS LOVELY VILLA.**

Tania Ferris 3107138234  
COLDWELL BANKER www.2107StoneyHill.com

<b>13127 SHERRY LN</b>	Open	11-2	<b>rev</b>
<b>\$2,295,000</b>	5+3	OTHER	



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

MLS#16-101812  
Gavin Fleming 310-850-8053  
NORMAND & ASSOC Bit-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>11326 ISLETA ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,100,000</b>	4+4	TRADITIONAL	



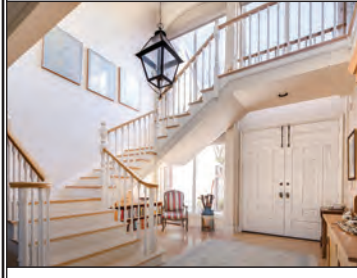
**SPACIOUS AND REDONE!!!!**

Beautifully redone Home in Brentwood Glen with wood floors throughout. Kitchen is state of the art including Sub-Zero refrigerator/freezer, Wolf range/hood and beautiful stone counters. Redone with taste and quality using exquisite fixtures and materials. The light filled Master Bath has an oversized walk in shower and large soaking tub. Master w/ walk-in closet & room for a sitting area. Newly constructed salt water swimmers pool. Backyard with mature landscape adds a private yet quaint setting

MLS#16-113316  
Lee Ziff 310-945-7752  
KELLER WILLIAMS BH Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

<b>06 Brentwood</b>	Condo / Co-op
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<b>2241 CANYONBACK RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	2+2.5		




**LOVELY TRADITIONAL WITH COUNTRY CLUB LIVING**

Please visit 2241CanyonBack.com for more information.

Andrew Cohen 310.892.8093  
HILTON & HYLAND www.hiltonhyland.com

<b>251 S MEDIO DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$6,495,000</b>	6+8	CAPE COD	



**BEAUTIFUL BRENTWOOD - NEW CONSTRUCTION**

Gorgeous Hamptons-style new construction in prime Brentwood. For those who love modern California living, but can't give up the graciousness of East Coast tradition & style, TriWest Development is proud to present 251 South Medio Drive. A wall of floor-to-ceiling glass doors fold open to a spectacular covered porch for al fresco dining, large lush lawn, pool & spa. Great location in one of Brentwood's loveliest neighborhoods.

MLS#16-111220  
Jerry Jaffe/ Eli Karon 310-403-4925  
TELES PROPERTIES Pool, Home Theatre, Game Rm, Den, Fam Rm

<b>11633 CHENAULT ST, UNIT 201</b>	Open	11-2	<b>NEW</b>
<b>\$949,000</b>	2+2.5	CONTEMP MED	



**LIKE NEW!**

Stunning newer built (2012!) front facing unit at the Brentwood Crest. Tremendous volume and natural light. Open concept living. Sensational master suite w/ large walk-in closet & master bath. Second bedroom is also en suite & generously sized. Guest bath off entry. Quality appointments throughout. NEST® smart home® thermostat. Controlled access building with gated parking. Quiet cul de sac, just blocks from shops, restaurants, park, Whole Foods and the very best Brentwood has to offer!

Anne Leeds (310) 487-0733  
GIBSON INTERNATIONAL

<b>440 N BUNDY DR</b>	Open	11-2	<b>rev</b>
<b>\$3,199,000</b>	4+3	TRADITIONAL	




**FANTASTIC OPPORTUNITY IN BRENTWOOD**

Set back on a spacious 14,242 sq ft flat lot sits this 2,695 Sq ft home. Perfect opportunity for builders, developers or someone who wants to remodel. There is plenty of room for a pool. Backyard is very private. Located in the heart of Brentwood just a few blocks from fabulous shopping, restaurants, schools, and more. A great value.

MLS#16-109898  
Anthony Marguleas 310-663-4606  
AMALFI ESTATES Rng/Ovn

<b>06 Brentwood</b>	Lease
---------------------	-------

<b>12224 FALKIRK LN</b>	Open	11-2	<b>NEW</b>
<b>\$15,000</b>	4+4	2sty-TRADITIONAL	




**CHIC TRADITIONAL FOR LEASE**

Stunning traditional for lease positioned on a quiet cul-de-sac in prime Brentwood location. This chic home offers 4 beds, 4 baths, lush grounds and a spacious pool. The main level features the updated kitchen, formal living & dining rooms, family room, and 3 bedrooms. The light-filled master suite is situated upstairs with plentiful closet space and an open loft area. The beautiful yard boasts a pool, multiple seating areas, and the converted garage which is perfect for a home office or gym.

MLS#16-113236  
Tracy Tutor Maltas 310.595.3885  
DOUGLAS ELLIMAN PRIME BRENTWOOD LOCATION

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



**EXTRAORDINARY GATED BRENTWOOD COTTAGE**

The kind of house that dreams are made of! Stunning stone clad cottage, artfully reinterpreted by renowned designer Kelly Harmon. Vaulted beamed ceilings, stone and hardwood floors, French doors leading from all rooms to a garden paradise. 3 lovely bedrooms, 3 baths, exquisite living room, country eat-in kitchen, unique laundry room and dramatic artist's studio with pitched beam ceiling. Private paths and secret seclusion in the heart of prime Brentwood.

MLS#16-983873  
Ron de Salvo 310-560-9388  
COLDWELL BANKER

**REMINDER**

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

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



TUESDAY

**07 West L.A.** *Single Family*

<b>2936 MILITARY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	5+4	SPANISH	



**FABULOUS RECENTLY REBUILT MEDITERRANEAN VILLA.**

Remodeled and massively enlarged 5 bedroom 3.5 bath. Spectacular pool/spa /outdoor ent.Gourmet kitchen with Viking appliances & huge center island/breakfast bar which opens to the pool & deck. Sumptuous master suite w sitting area & private balcony. 3.5 beautiful baths plus a separate office. Large informal family/dining rooms make this the perfect house for all occasions. 2 zone ultra deluxe A/C & heating, hand hewed hardwood floors.

MLS#16-112042  
Elston and Elston 310-704-3451  
TELES PROPERTIES 2936MilitaryAve.com

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

<b>2463 BARRY AVE #1</b>	Open	11-2	<b>NEW</b>
<b>\$815,000</b>	3+3	2sty-CONTEMPORARY	




**REMODELED 3 BED / 3 BATH TOWNHOUSE**

Gorgeous, remodeled bright & airy 3 bed / 3 bath townhouse in the heart of West L.A. offers quality upgrades and style. This spacious front unit boasts a wonderful layout & attention to detail throughout, with upgraded gourmet kitchen with quartz counter tops, mosaic glass tile back-splash glass and custom stainless steel appliances. Light & bright master bedroom offers high ceilings with a huge walk-in closet, breathtaking modernized master bath, custom vanity with double basin.

MLS#16-113150  
David Pinkham 310 435.8616  
PINKHAM ESTATES REAL Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other

<b>11525 OHIO AVE, UNIT 5</b>	Open	11-2	<b>NEW</b>
<b>\$729,000</b>	2+3	2sty-CONTEMPORARY	



Open 2-level townhome end-unit w/ hardwood floors, wood/gas fireplace & minutes to the thriving heart of Sawtelle/Japantown & phase 2 of the expo line that is opening on May 20th. Breakfast bar off open kitchen, french doors that lead to large balcony. Stainless steel chef's stove, dishwasher, & refrigerator. 2 large & private upstairs bdrms offer quiet serenity that comes from no common walls. Both bdrms have en-suite bthrms. Washer & dryer in unit. Recessed & contemporary lighting throughout.

WALKER/SPANIER GROUP 310-430-1513  
KW SANTA MONICA Scott Walker/Neil Spanier

<b>1611 GRANVILLE AVE #3</b>	Open	11-2	<b>NEW</b>
<b>\$650,000</b>	2+3	TRADITIONAL	




**COME SEE THIS GORGEOUS TOWNHOUSE**

Sunny, bright, warm, highly desired front townhouse opening up to a great street in a wonderful neighborhood. Lovely courtyard building. Large spacious vaulted ceilings in bedrooms, walk in closet, and extra storage. Large kitchen with breakfast area. Fireplace in living room. Full-size laundry inside this remarkable townhouse. Central heating and air-conditioning. Two tandem parking spaces in the community garage. This is a phenomenal opportunity! Come make this your new home!

MLS#16-110850  
Thomas Swanson 3107028559  
EXCLUSIVE REALTY INC Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,

**08 Cheviot Hills - Rancho Park** *Single Family*

<b>10452 LORENZO PL</b>	Open	11-2	<b>NEW</b>
<b>\$4,195,000</b>	5+7	TRADITIONAL	



Offering the most picture perfect golf course views in all of Cheviot Hills, no expense was spared in building this gorgeous 4,449 sq. ft. 5BD/7BA home. This Cape Cod masterpiece sits on a 7567 sq. ft. lot & is making its official debut. Open floor plan & abundance of windows allow light to stream through to each room. Further details include: formal living room & dining room, bright office, & swimming pool. A home of this magnitude comes around once in a lifetime & deserves to be seen today.

MLS#16-110456  
Benjamin S. Lee 3108585489  
COLDWELL BANKER RESI Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>2833 WIGTOWN RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,895,000</b>	5+5.5	3sty-MEDITERRANEAN	



**STATELY THREE-STORY MEDITERRANEAN!**

Perched atop a beautiful tree lined street in highly desired Old Cheviot. This breathtaking home boasts a perfect flowing floor plan with 5 spacious bedrooms, 5.5 baths, expansive formal living room, family room flooded with natural light which looks out to a lush green yard and entertainers patio, gourmet cooks kitchen, grand formal dining room, spectacular media room, gym and maids quarters with private entrance! A truly magnificent place, providing all you would ever need in a home!

Rory PosiniKristian Bonk 310-839-8500  
RE/MAX BEVERLY HILLS www.ResultsRealEstateGroup.com

<b>10274 CRESTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	3+2.5	2sty-TRADITIONAL	



**CHARMING TWO-STORY TRADITIONAL WITH AWE-INSPIRING VIEWS!**

Perfectly situated on an tremendous expansive lot, featuring an elegant living room with classic brick fireplace; formal dining room; gourmet kitchen with granite counter tops, s/s appliances & breakfast area. Sumptuous master suite, flooded with natural light, offers a master bath with marble counter tops, dual sinks & soaking tub w/separate glass shower. The multi-level outdoor living space showcases an expansive brick patio and gorgeous sparkling pool with breathtaking city and treetop views!

Rory PosiniKristian Bonk 310-839-8500  
RE/MAX BEVERLY HILLS www.ResultsRealEstateGroup.com

<b>10595 ESTHER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	3+2	TRADITIONAL	



**TURN KEY HOME IN OVERLAND ELEMENTARY DISTRICT**

Proudly boasting its 1930's façade yet recently remodeled and completely updated, this welcoming home in Rancho Park is family friendly and conveniently located. A wide, open floor plan includes a formal living room with cozy brick fireplace, a formal dining room through a dramatic archway and a spacious and brand new kitchen. A short stroll to the award winning Overland Avenue Elementary School, this delightful house is ready for you and your family to come home.

MLS#16-111446  
Benjamin S. Lee 310-858-5489  
COLDWELL BANKER RESI Atc Fan,Cbl,Dshwshr,Dryer,Grbg Disp

<b>3085 MOTOR AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,375,000</b>	3+2	TRADITIONAL	



**CHEVIOT TRADITIONAL HOME WITH GREAT BACKYARD**

Great opportunity to own a property in highly desirable neighborhood in Cheviot H. Minutes from Fox studios,Westside Pavilion mall,dwntwn Culver City,new Expo line & seconds from Griffin Club. Beautiful 1 story traditional home with hardwood floors,2 bedrooms & den/office/3rd bedroom with 2 bathrooms was recently painted.Generous living room with fireplace & master bedroom with 2 closets both open to a large backyard with plenty of room to expend or build a 2nd story.Great Overland elem.school!

MLS#16-111552  
Ziga Weissesen  
RE/MAX ESTATE PROPER Dryer,Wshr

**Why Advertise? Large Distribution Area**

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



TUESDAY

<b>10343 DUNLEER DR</b>	Open	11-2	<b>rev</b>
<b>\$3,675,000</b>	5+6	TRADITIONAL	



**CLASSIC TRADITIONAL IN "OLD CHEVIOT"**

This home is new from the ground up and was thoughtfully planned from the architectural stage. Elegant, yet chic and understated. Stepping into the home you will notice great attention to detail, and a welcoming open floor plan perfect for family and entertaining. Volume ceilings throughout with spacious rooms and plenty of natural light. Exceptional quality that is rarely found. Two-story massive grand staircase with skylights, 3 fireplaces, elegant oak floors and custom inlay shaker cabinets.

**MLS#16-110940**  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

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

<b>1138 S ELM DR</b>	Open	11-2	632G3	<b>rev</b>
<b>\$1,549,000</b>	3+3	1sty-TRADITIONAL		



**TURN-KEY 3BD/3BA HOME IN CANFIELD ELEMENTARY SCHOOL DISTRICT**

Tastefully remodeled 3 Bedroom / 3 Bath+Study a stone-throw from Beverly Hills! Bright home w/ open floorplan, gourmet eat-in kitchen, contemporary dining room, entertainer's living room & 2 en-suite baths. Spacious Master suite w/ sumptuous designer bathroom & walk-in-closet. 3 designer baths, new roof, new HVAC, new tankless water heater & new wood floors. Centrally located one block east of Beverly Drive north of Pico Blvd! Don't Wait- This Home Looks Great In Photos & Even Better In Person!

**MLS#16-970847**  
Joel Cooper 310-968-2401  
BERKSHIRE HATHAWAY

REMODELED HOME WITH DESIGNER FINISHES

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



**NEW CONSTRUCTION**

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

**MLS#16-969347**  
Hilary Stevens 310-281-3941  
COLDWELL BANKER RESI

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

<b>1827 S WOOSTER ST</b>	Open	11-2	<b>bom</b>
<b>\$1,269,000</b>	3+3	TRADITIONAL	



**SOPHISTICATED, STYLISH HOME**

This sophisticated, stylish home is tastefully remodeled with art deco details and meticulously maintained. Situated in the highly sought after Crestview neighborhd. Conveniently located, close to everything. Approach this wonderful spacious home through a cozy private wood and flagstone deck. There is a lovely L.R. with pretty stone fireplace and newer hardwood floors. This home is filled with natural light. Formal D.R. has a fabulous large curved window w French doors leading to deck.

**MLS#16-104710**  
Anne Austin (213) 718-1527  
COLDWELL BANKER HPS

Blt-Ins,Dshwshr,Dryer,Hood Fan,Micro

**09 Beverlywood Vicinity** *Single Family*

<b>1800 S CRESCENT HEIGHTS</b>	Refresh.	11-2	<b>NEW</b>
<b>\$989,000</b>	3+2.5	1sty-CALIFORNIA BUNGALOW	



**PREFECTION IN FAIRCREST HEIGHTS!**


QUALITY LIVING AWAITS YOU IN THIS CHARMING UPDATED TRADITIONAL HOME NESTLED INTO A CORNER LOT. ENTRY LEADS INTO A SPACIOUS LIGHT FILLED LIVING ROOM WITH BAY WINDOWS, A TILED FIREPLACE, AN ALCOVE, SEPARATE DINING ROOM FOR FAMILY GATHERINGS & AN UPDATED KITCHEN & BREAKFAST NOOK TO ENJOY YOUR MORNING COFFEE. FEATURES 3 BEDROOMS, 2 FULLY REMODELED BATHS & A HALF BATH, HARDWOOD FLOORS, RECESSED LIGHTING, & PRIVATE LANDSCAPED BACKYARD PERFECT FOR ENTERTAINING. DEFINITELY A MUST SEE!

**MLS#16-108086**  
Laura Anderson 323-646-6569  
KELLER WILLIAMS LARC

Dshwshr,Dryer,Grbg Disp,Satellite,Wshr

**09 Beverlywood Vicinity** *Condo / Co-op*

<b>1135 REXFORD DR #102</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2.5	1sty-MEDITERRANEAN	



**BEAUTIFUL 2BR NEWER COMPLEX CONDO IN PRIME LOCATION!**

Beautiful & spacious 2BR+2.5BA condo w/open floor plan in prime BH Adj. newer complex. This desirable unit features lrg open living rm w/fireplace & dining area, gourmet kitchen w/granite counters & breakfast bar & cozy prvt patio. Lrg bedrooms including master w/walk-in closet & luxurious ensuite bathroom. Features wood flrs, central HVAC & washer & dryer hookups. Controlled access building w/2 tandem parking spaces in secured garage. Conveniently close to BH, Century City & Pico/Beverly shops.

**MLS#16-112574**  
Jeremy Ives 3108581902  
TELES PROPERTIES

1135RexfordDrive102.com

**10 West Hollywood Vicinity** *Single Family*

<b>1661 S GARTH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$949,000</b>	2+2	1sty-SPANISH	



**STUNNING AND PRIVATE SPANISH HOME IN THE DESIRABLE CRESTVIEW**

This charming house has 2 bedrooms, 2 bathrooms & a den. Step down living room features a decorative fireplace, high ceilings & built-in bookcases. The cozy den has access to both the living & dining rooms. The elegant dining room is an entertainer's delight, & the remodeled kitchen is ideal for a gourmet chef, with a center island, Caesar stone counter-tops, stainless steel appliances, & a six-burner Thermador stove. The spacious Master bedroom features French doors opening to a private patio.

**MLS#16-112574**  
Bellet/Grakal Group 310-770-1124  
KELLER WILLIAMS BH

<b>323 HUNTLEY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,638,000</b>	2+2	1sty-SPANISH	



**A MOST ENCHANTING RESIDENCE**

Once you step behind the stately gated and privacy hedges into the lovely front yard, you will be transported by this magical renovated 2 BD & 2 BA home. Gorgeous LR w/ coved high ceiling & FP. Its French doors open up to an enclosed patio with a fountain. Modern kitchen opens up to DR that overlooks the patio. French doors from the Master Suite lead to an inviting backyard. Gorgeous dark hardwood floors. Located at the end of a cul-de-sac, walking distance to Melrose and Cedars hospital.

**MLS#16-112574**  
Magali Bergher 310.277.1478  
WEA

www.Huntley90048.com

<b>2325 DUXBURY CIR</b>	Open	11-2	<b>red</b>
<b>\$4,550,000</b>	6+6	TRADITIONAL	



**PRICE REDUCED: COMPLETELY RENOVATED TRADITIONAL MASTERPIECE**

One of the five largest lots on this most prestigious street in Beverlywood HOA. Enter this completely renovated traditional masterpiece featuring a voluminous entryway and soaring ceilings. Formal LR with wood-burning FP and stunning Santos Cherry wood floors. Entertainers backyard with built-in BBQ and eating area, fire pit w/sitting area, sports court, Koi pond, and pool table. This could be one of the best homes in the best location of Beverlywood.

**MLS#15-948145**  
Adi Werthman 310.598.0260  
HILTON & HYLAND

www.hiltonhyland.com

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TUESDAY

<b>9007 PHYLLIS AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,149,000</b>	2+1	SPANISH	




**ADORABLE SPANISH BUNGALOW**

Adorable Spanish Bungalow located in West West Hollywood, Norma Triangle. This Gem of a Home has Hardwood Floors Throughout, Great Sized Kitchen with Island, Open Living Room, Good Yard, and Lots of Light! Detached Garage. Move Right In!

MLS#15-950653  
Ladd Jackson 310.346.1744  
HILTON & HYLAND www.laddjackson.com

<b>1250 N HARPER AVE, UNIT 305</b>	Open	11-2	<b>NEW</b>
<b>\$985,000</b>	2+2	CONTEMPORARY	



**RARE WEST HOLLYWOOD TOWNHOME**

Centrally located on a quiet tree-lined street in the heart of West Hollywood, this is a stunning townhouse style unit at Harper WestHollywood, a contemporary 21st Century architectural gem. This unit remains bright and open featuring 2 BRs, 2 BAs, lg living room & kitch, wood flrs in main living areas, balcony off master and laundry in unit. Also including 2 tandem parking spaces and commanding city views. Suburb West Hollywood location built around the historic Ramona Court.

Tom Davila 310.432.6492  
KELLER WILLIAMS BH www.rarepropertiesinc.com

**10 West Hollywood Vicinity** Condo / Co-op

<b>825 N KINGS RD, UNIT 11</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	2+2	CONTEMPORARY	



**ARCHITECTURAL WEHO CONDO**

This is a rare opportunity to acquire one of the most coveted condominiums in a premiere West Hollywood location. This spacious 2bd/ 2ba unit is ideally situated away from the street in Lorcan O'Herlihy's award-winning 825 N. Kings Road building and overlooks the iconic open space and lush greenery surrounding the neighboring Schindler House. The interior is flooded with natural light from the floor to ceiling glass enclosed atrium terrace and over sized windows.

Sloane/Silver 310-809-4656  
SOTHEBY'S BH 825Kings11.com

<b>928 N CROFT AVE, UNIT 203</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	2+3	ARCHITECTURAL	



**NEW LISTING! ENTERTAINER'S MODERN SLEEK WEHO UNIT**

Sophisticated condo in a premier building. Open flr plan w/ prvt patio overlooking city & tree top views. Italian kitchen w/ Bosch appliances & Caesarstone counters. Master suite incl walk-in closet, spa bath w/ soaking tub, separate shower & 2-sink vanity. Walnut wood floors, custom cabinetry, high-end fixtures & designer touches. Secured entry w/ digital video surveillance, 2-car parking in gated subterranean garage w/ guest parking & storage. Gorgeous rooftop deck w/ explosive city views.

Josh & Matthew Altman 310.415.2653  
DOUGLAS ELLIMAN www.TheAltmanBrothers.com

<b>930 N DOHENY DR #317</b>	Open	11-2	<b>NEW</b>
<b>\$1,049,000</b>	2+3	CONTEMP MED	




**LUXURY DESIGNER 2+2.5 CONDO, CONCIERGE BUILDING, MUST SEE!**

Luxury & lasting style in the ultimate location. 2 bdrm suite condo renovated in full service concierge building. New kchn w/ quartz counters, Bosch appliances + built-in reverse osmosis alkaline water filter. Cat-6/RG-6 wiring for seamless data & entertainment experience. Ultra-matte walnut floors, walnut paneled DR, guest bath, built-in DSC alarm, NEST, custom closets, balcony, 2 side-by-side parking, add'l storage & view to Downtown LA. Guest parking, pool/spa, gym/sauna.

Armen Sarkissian 626-695-2808  
BERKSHIRE HATHAWAY H Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro,

<b>9041 KEITH AVE #8</b>	Open	11-2	<b>NEW</b>
<b>\$1,018,000</b>	2+3	3sty-CONTEMPORARY	



**NORMA TRIANGLE TREASURE! 2BR/2.5BA TOWNHOUSE BH ADJACENT!**

A luxury 3 level Norma Triangle townhouse on a quiet, tree lined street, 1/2 block from BH. Boasts a chic and airy living room with fireplace, dining area & parquet floor. A well appointed kitchen with granite countertops & SS appliances. Private, sunny patio. 2nd level master w/vaulted ceilings, walk in closet & en-suite BA with jet spa & separate shower. 2nd BR w/ balcony + great view of Hollywd Hills. 3rd level rooftop. 2 side-by-side parking, w/ direct access to the kitchen. Won't last long!

MLS#16-112820  
The Kostrey Collection 323-762-2567  
KW LARCHMONT Dshwshr,Dryer,Micro,Rng/Ovn,Fridg

<b>950 N KINGS RD #244</b>	Refresh.	11-2	593A6	<b>NEW</b>
<b>\$575,000</b>	2+2	2sty-CONTEMPORARY		

West Hollywood's most sought after resort style complex, this light & bright condo with an open floor plan, features 2 bed & 2 bath with 968/sf of living. It's a private corner-end unit on Sweetzer.

MLS#16-113114 Dshwshr,Grbg Disp,Micro,Fridg  
Victor T Spachuk (310)663-0981 SPACHUK RLTY & APPRA

**11 Venice** Single Family

<b>533 GRAND BLVD</b>	Open	12-3	<b>NEW</b>
<b>\$2,775,000</b>	2+1	RANCH	




**INCREDIBLE PRIME VENICE DEVELOPMENT OPPORTUNITY**

Remarkable value and tremendous versatility in one of Venice's most desirable areas. A comfortable 2 BD, 1 BA home boasts a functional kitchen, sumptuous fruit trees, and spacious patio in the back, ideal for backyard entertaining. Sitting atop a rare 60-foot wide lot, this home functions great as a move-in, but also provides tremendous potential for developers. Location is just minutes away from Abbot Kinney and the beach. This home is filled with opportunity no matter what way you look at it.

MLS#16-111988  
Tiffany Yi Hu 310.849.9547  
HILTON & HYLAND www.hiltonhyland.com

**12 Marina Del Rey** Condo / Co-op

<b>13600 MARINA POINTE DR, UNIT 312</b>	Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	2+2.5	ARCHITECTURAL	



**BEAUTIFULLY REIMAGINED MARINA POINTE CONDO**

Beautifully appointed, great location, open plan two bedroom unit in full service high rise just minutes from the beach. Recently re-imagined by noted designer, this unit has two bedroom suites on opposite sides, & an unusually large patio w/ ample room for entertaining. Kitchen w/ breakfast bar. Wide plank oak flooring throughout. Master suite w/ walk-in closet, sitting area, & spa bath. Second bedroom suite w/ large closet, sitting area, & full bath. Powder room & laundry room off the kitchen.

Lewis & Kitching 3109020221  
PARTNERS TRUST

<b>1 IRONSIDES ST #8</b>	Open	11-2	<b>red</b>
<b>\$2,350,000</b>	2+2	UNKNOWN	



**MAJOR PRICE REDUCTION! WONDERFUL BEACH LOCATION**

Wonderful opportunity to own right on the beach. White water ocean views from this tri-level 2 bedroom 2 bath with soaring ceilings. Beautiful unobstructed ocean views from the living area and loft with floor to ceiling windows. Loft area opens to a private balcony. There is also a unique landing area that can be used as a den. The HOA just finished an extensive exterior renovation, with all new windows and railings giving it a terrific upgraded look. Close to restaurants and shops.

MLS#16-104202  
Nancy Eisenstadt 310-259-7244  
PARTNERS TRUST BRENT

**OPEN HOUSE STATUS**


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

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



TUESDAY

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



**CLOSE TO BEACH LOW IN PRICE**

This spacious 3 bed 3 bath condo in Marina Peninsula presents cool, coastal living just steps away from the beach. Large living room flows seamlessly to dining room and kitchen, creating a stylish, graceful environment. Close to the Lighthouse Bridge, bike path and walking trails. HOA dues include earthquake insurance. All this, plus the lowest price per sf on the Peninsula, combine to give you an exceptional value.

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

Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg

<b>3314 S BENTLEY AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,298,000</b>	3+2	TRADITIONAL	



**QUIET PRIVATE CUL-DE-SAC**

Traditional style home with contemporary features throughout! Living Room with fireplace and sliding doors leading to the large outdoor covered Patio. Large open plan Dining area and Kitchen. Two back bedrooms have generous closets, plantation shutters, and sliding doors to back yard. Freshly painted inside and out, new sewer line, 5 year old roof, recessed lighting throughout, Central AC and Heat, and the highly sought after 10 rated Clover Elementary School makes this home a Must See!

**MLS#16-113180**  
Michael Springer 310-745-8569  
**THE BIZZY BLONDES**

Appetizers served

<b>4600 VIA DOLCE #109</b>	Open	11-2	<b>rev</b>
<b>\$825,000</b>	2+2	CONTEMPORARY	




**WWW.4600VIADOLCE109.COM**

This gorgeous home has hardwood floors throughout, fireplace in living room, and an expansive balcony overlooking the pool. Kitchen with new stainless steel appliances, separate dining area. The master suite is completely remodeled, with dual sinks, travertine tile, a custom glass-enclosed shower and separate soaking tub. Guest bedroom opens to private atrium. 2nd bath with marble vanity, glass shower & ceramic tile floor. Central air/heat, 2-car parking. HOA dues include earthquake insurance.

**MLS#16-979159**  
Regina Vannicola 310-625-2061  
**KELLER WILLIAMS-SM**

Dshwshr,Dryer,Elvtr,Frzr,Micro,Other

<b>4340 ALLA RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,245,000</b>	3+3	ARCHITECTURAL	



**SOPHISTICATED TWO-STORY ARCHITECTURAL!**

Sophisticated, elegant, & refined defines this modern residence minutes to the beach! Completed w/ sleek, warm details, this home offers comfort and functionality at its finest. Enjoy your open living space surrounded by glass windows & sliders that infuses the space with natural light, gleaming ceramic tile floors, exposed beam ceilings and a gourmet kitchen completed with beautiful cabinetry, ample storage and built in high-end stainless steel appliances.

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

**12 Marina Del Rey** Lease

<b>4616 GLENCOE AVE #3</b>	Open	11-1	<b>NEW</b>
<b>\$4,350</b>	2+3	TRADITIONAL	



**JUST LISTED FOR LEASE - MDR TOWNHOME**

Enjoy resort style living in MDR, across from Alla Park & close to shopping, restaurants, & the beach! This spacious 2 bdrm, 2.5 bath townhome offers an open, airy feeling w/ liv. rm. w/frpl. opening to a private garden patio, din. rm. w/ wet bar; large kitchen w/built-ins & separate laundry rm. + powdr. rm. Upstairs you'll find a mstr. ste. w/large closets, mstr. ba. w/dual sinks & luxurious soaking tub. The 2nd bdrm suite includes a walk-in closet & 3/4 ba. Priv. 2 car gar. w/direct entry.

**MLS#16-112658**  
Stacy Blair Young 424.202.3254  
**TELES PROPERTIES**

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

<b>3133 MIDVALE AVE</b>	Open	11-2	632D6	<b>NEW</b>
<b>\$1,199,000</b>	4+3	2sty-CONTEMPORARY		



**CALIFORNIA CONTEMPORARY IN WESTSIDE VILLAGE W/ GUEST HOUSE**


Hardwood floors throughout main level. 2story vaulted ceiling living room w/ architectural focal points. Gallery kitchen opens to breakfast room and formal dining room. Downstairs bedroom was used as an office, with full bath. Architectural staircase ascends to second floor mezzanine family room. Two upstairs bedrooms join rooftop deck. Upstairs laundry. Separate master suite with huge walk-in closet double vanity and major tub/ shower. Separate 1+1 Guest House. Located in Clover Elementary.

**JORY BURTON 310-860-4515**  
**SOTHEBY'S BH**

www.3133Midvale.com

**13 Palms - Mar Vista** Single Family

<b>12107 PALMS BLVD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+2	TRADITIONAL	



**COFFEE CART 11-2, WINE & CHEESE 5:30 - 7PM**

Surrounded by lush English gardens is this beautiful Mar Vista jewel. The bright foyer leads into the welcoming open floor plan. Large kitchen boasts state-of-the-art appliances & painted tiles. Many original details and a 2-car garage. The backyard landscaping complements the property perfectly with the addition of a waterfall fountain & koi pond. This home is located in the coveted Mar Vista school district.

**MLS#16-113022**  
Marny Maslon 424.202.3298  
**TELES PROPERTIES**

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>10817 CHARNOCK RD</b>	Open	11-2	<b>NEW</b>
<b>\$949,000</b>	4+2		



**EXPANSIVE AND NEAT**

This tidy home with a lovely front yard has hardwood floors throughout. Great space for a larger family offering four bedrooms and two full bathrooms. The bright and cheery kitchen opens up to a formal dining area. Enjoy a gated backyard that is also private and pristine. A bonus room off of the garage would be a fantastic office or play room. A two-car finished garage allows for plenty of storage.

**Sherri Noel 310-994-8721**  
**KELLER WILLIAMS - SM**

<b>3219 MALCOLM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$940,000</b>	2+1	1sty-TRADITIONAL	




**WESTSIDE VILLAGE**

Cottage style traditional home situated in one of the most desirable streets of Westside Village. Great opportunity ! Pretty setting above street level offers nice curb appeal to this well maintained home with tree top views and large fenced yard. This spacious lot offers expansion or remodel options or the joy of this home as a cozy and sweet place to live. Lovely condition, sunny exposure with beautiful hardwood floors plus new heating and A/C system provides enjoyment from day one!

**MLS#16-111250**  
Rita Nickels 3104180323  
**GIBSON INTERNATIONAL**

Twilight Open 5-7 pm



**Property Website & Virtual Tour**

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



TUESDAY

**13 Palms - Mar Vista** Lease

<b>3832 MCLAUGHLIN AVE</b>	Open	11-2	<b>NEW</b>
\$5,600	4+3		



**SPACIOUS & TASTEFUL**

This home has an excellent open floor plan perfect for entertaining. Featuring 4 beds & 3 baths, it's been wonderfully upgraded & move in ready. Enter into the spacious living room w/wood floors that leads into the formal dining area. An oversized master suite offers a walk-in-closet & French doors leading out to the patio. The spa like master bath has double sinks & a hi-tech steam shower/tub. The patio is a wonderful for entertaining & enjoying the breezes.

Sherri Noel KELLER WILLIAMS - SM	310-994-8721	Washer, Dryer, Fridge, Dishwasher
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**14 Santa Monica** Single Family

<b>333 22ND ST</b>	Open	11-2	<b>NEW</b>
\$5,499,000	5+4	VILLA	



**REMODELED 5 BEDROOM, N OF MONTANA W/ PRIVACY**

Remod 5 BR,N of Montana w/over 5,500 sq ft. Grand step down liv rm w/frpl, gourm kit w Viking appl, lrg cntr island that opens to lrg fam area w skylights, frpl, wet bar, high ceil, butler's pntry, Din rm w food prep-area and it's own service entrance. Mstr ste w/vaulted ceil, step up sitting area, frpl, dual walk-in closets. Mstr ba w free standing tub. Lower level has one bdrm w bath and media/game that could be used as xtra Bdrm. Bckyd w Jacuzzi, cabana, grass yrd, BBQ, rm for pool, priv.

Connie De Groot NOURMAND&ASSOCIATES	310 913-1184	
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<b>2341 20TH ST</b>	Open	11-2	<b>NEW</b>
\$1,395,000	2+1	TRADITIONAL	



**CHARMING TRADITIONAL SINGLE STORY HOME IN SUNSET PARK**

Home offers a large living room with wood burning fireplace, office area, spacious kitchen, two large bedrooms, hardwood floors throughout and washer/dryer. Additional features include, two car garage, extra storage area, grassy backyard. Property is on an R2 lot. Bring your developers or owner users!

Steve Sawai COLDWELL BANKER RESI	310-899-3584	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg
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<b>3007 3RD ST</b>	Open	11-2	<b>NEW</b>
\$999,000	2+2	COTTAGE	



**OCEAN VIEW BEACH COTTAGE**

An incredible opportunity to buy into a TIC at the beach. How else can you afford an ocean view cottage four blocks from the sand? This high style 2+2 home is the most updated of the four homes on the lot. It has an open floor plan, which floods the property with light and allows you to gaze out at the ocean from almost every room. There is extensive use of Carrera marble throughout, teak floors & solid teak doors. There's even a spa like bathroom with aquatic serenity tub & waterworks faucets.

Sherri Noel KELLER WILLIAMS - SM	310-994-8721	
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<b>528 MARGUERITA AVE</b>	Open	11-2	<b>red</b>
\$5,595,000	5749000	5+3 2sty-MID-CENTURY	



**FANTASTIC PRICE REDUCTION IN PRIME SANTA MONICA**

Mid-Century Traditional on a large lot West of 7th. This 5bed,3 bath home has an open floor plan w/great indoor/outdoor flow & private courtyard. Main floor features living, family, dining room, one bed/bath, kitchen w/granite counters & breakfast area that opens onto a covered porch & grassy yard. Upstairs there is a spacious master suite w/balcony and three bedrooms. One bed/one bath guesthouse w/living room, kitchen, private patio, 2 car garage, & bonus studio. Enjoy beach living at its best!

Emil Schneeman BERKSHIRE HATHAWAY	310-230-3731	stove, fridge, dishwasher
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**14 Santa Monica** Condo / Co-op

<b>1040 4TH ST #402</b>	Open	11-2	<b>NEW</b>
\$2,699,000	2+3	ARCHITECTURAL	



**SPECTACULAR 2 STORY PENTHOUSE HOME W/PRVT ROOF DECK & VIEWS**

This unique property feat. ~2,000SF of light-flooded living space on the main level plus loft (>300SF) leading to an enchanting private roof deck (by luxe landscapers Leaf & Petal) w/city & ocean views. Remodeled. Open LR & DR w/19' ceilings, eat-in gourmet kitchen. Spacious Master & 2nd BD, both ensuite. Plenty of storage (interior & separate). Three side-by-side parking. Highly desirable bldg w/pool, spa, sauna, gym, FT onsite super, EQ, low HOAs. Minutes to Promenade, new Expo line, & beach.

Lisa Peier COMPASS	310-804-2485	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
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<b>833 17TH ST #4</b>	Open	11-2	<b>NEW</b>
\$1,998,000	3+2.5	3sty-MODERN	



**ARCHITECTURAL FRONT FACING TOWN HOME**

Large (2500 sq ft), front-facing town home. Half a block from Montana-sweeping, unobstructed views of the ocean and mountains from rooftop deck. Garden entrance opens to the soaring, light-filled living/dining area with 17-foot ceiling. Remodeled kitchen w/charming side patio. Spacious loft w/balcony. Master suite w/ fireplace & balcony. There are two more sunlit bedrooms & another full bath with tiled shower/tub, new vanity. A direct entry, three-car private garage,separate laundry room.

Susan M Irving JOHN AAROE GROUP	310-429-29390	Dshwshr,Dryer,Hood Fan,Micro,Fridg,Other
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<b>1528 PRINCETON ST #3</b>	Open	11-2	<b>NEW</b>
\$1,199,000	3+3	CONTEMP MED	




**NEWER SANTA MONICA TOWNHOUSE**

Secure/gated 8-unit bldg. Open floor plan w/ large kitchen, SS appliances, caesarstone countertops & breakfast bar. 3 bedrooms upstairs. Main level - kitchen, dining, living/family rooms & powder w/ office/den. Secluded patio to dine outside. Direct entrance 2-car garage. Rooftop deck & large master suite, walk-in closets & deck. Steps to the all-new Santa Monica Light Rail station at Bergamot Station, shopping, restaurants, schools, parks, beach, bike path & centrally located to the Westside.

David Kelmenson PARTNERS TRUST BRENT	310-500-1430	www.1528Princeton3.com
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<b>847 5TH ST, UNIT 207</b>	Open	11-2	<b>NEW</b>
\$889,000	2+2	CONTEMPORARY	



**LOCATION AND MOVE IN READY - AN UNBEATABLE COMBINATION!**

Tastefully remodeled rear corner unit w/broad, bright 'great-living-dining' space with solid hardwd flrs and sliding doors to patio-balcony plus a refurbished open kitchen - complete with s/s appliances, stone counters, & custom cabinetry. The unit includes a large master - ensuite with walk-in closet and full bath w/custom fixtures- spa bath and designer tile. Spacious 2nd bedrm w/generous wall of closets. 2nd full bath w/custom appointments doubles as a powder. 2 car tandem parking + storage.

Joan Caplis COLDWELL BANKER BW	310.748.2208	www.847fifth207.com
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**REMINDER**

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


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




**14 Santa Monica** Income

<b>2315 2ND ST,SANTA MONICA 90405</b>		Open	11-2	bom
<b>\$3,200,000</b>		2sty-VICTORIAN		
Fabulous Victorian style, well maintained Santa Monica income property on a large lot. Two buildings with balconies, detached garage and a beautiful lush courtyard steps to the beach . Great cash flow.				
MLS#16-104090		Cbl		
Marc Chorin/ Matt OKeefe	310-995-6344	GIBSON INTERNATIONAL		


**15 Pacific Palisades** Single Family

<b>915 AMALFI DR</b>		Lunch	11-2	NEW
<b>\$12,000,000</b>		6+7	2sty-TUDOR	
<b>THE GRANDE DAME OF THE PALISADES RIVIERA</b>				
Presenting spectacular opportunity to own original Paul Williams Tudor on massive property. Lot is approx 200x200, just under acre, flat. Orig built in '37, it is ultimate address. 6 bedrooms, 6.5 baths, approx. 6200 sqft w hrdwd flrs & 3 firepls. Upstairs has lrg master suite w ocean vu peeks, 2 bedrm suites, a sun/reading rm and guest suite above 3 car garage. The sprawling rear yard includes sculptured boxwd rose garden & vus to canyon & beyond. Enjoy the majestic beauty of another era!				
				
MLS#16-111386		WWW.RANDYFREEMAN4REALESTATE.COM		
Randy Freeman	310-420-9242	BERKSHIRE HATHAWAY		

<b>408 OCAMPO DR</b>		Open	11-2	NEW
<b>\$7,095,000</b>		6+6	2sty-TRADITIONAL	
<b>THE TRADITION OF THE HUNTINGTON</b>				
The perfect Huntington package. Sparkling elegance of design meets California great room. Plus second floor family room designed by Mark Appleton. Spacious grounds are a lovely combination of double patios, lawns, & slate-framed pool. Gracious living room and large formal dining room. The more casual kitchen/great room faces the resort-like backyard. Wood paneled office/study. Exceptional style, comfort & luxury in one of the Palisades' loveliest neighborhoods.				
				
B. Boyle/J. Sather		310.255.5403		
SOTHEBY'S INT REALTY				


<b>807 NAPOLI DR</b>		Open	11-2	NEW
<b>\$6,795,000</b>		5+6	CONTEMPORARY	
<b>PALISADES RIVIERA COMTEPORARY</b>				
Situating atop a hill sits a beautiful and warm Contemporary with spectacular canyon and tree top vistas. Soaring two story ceilings, angular floating walls and two story floor to ceiling windows blend the indoor and outdoor spaces. The finely appointed interiors convey open spaces and warmth with its crafted premium materials of steel, wood, glass and limestone and a unique design. French doors lead to a private lushly landscaped yard with pool/spa. Entertainers dream.				
				
Barbara Marcus		310.466.5676		
BERKSHIRE HATHAWAY		www.807napoli.com		

<b>16100 ANOKA DR</b>		Refresh.	11-2	NEW
<b>\$5,600,000</b>		4+6	MODERN	
<b>SINGLE STORY PALISADES MODERN</b>				
This gorgeous new single level contemporary masterpiece exudes quality and style. Crowning a large 21,643 SF lot, this architectural statement offers pristine Queen's Necklace and city light views. With 4,319 SF of livable space, this ultra-modern home is designed to maximize the elegantly sculptured landscape and vistas of the Pacific Ocean and L.A city lights.				
				
MLS#16-112146				
Eric Knight	310-230-3743	Blt-Ins,Dshwshr,Grbg Disp,Hood Fan		
BERKSHIRE HATHAWAY H				

<b>545 CATALONIA AVE</b>		Open	11-2	NEW
<b>\$2,995,000</b>		4+5	2sty-MODERN	
<b>PALISADES MODERN RANCH WITH MESMERIZING OCEAN AND CITY VIEWS</b>				
Updated home, perched on a promontory above the street on a 16,000 ft. lot w/ abundant natural light & bright, open spaces. Enter into an open living, dining, & music room, which leads seamlessly to the grassy backyard area w/ pool. Sleek & simple modern kitchen w/ breakfast nook. 2 bed suites & a den downstairs, all opening to the lovely outdoors. Upstairs is a breathtaking master suite w/ open loft style walls w/ oversized windows & sweeping ocean, city & canyon views. Additional bed suite upstairs.				
				
Richard Stearns		310.850.9284		
PARTNERS TRUST BW		Built-ins, oven, dishwasher, refrigerator		

<b>961 GLENHAVEN DR</b>		Open	11-2	NEW
<b>\$2,995,000</b>		3+3	MID-CENTURY	
<b>SPECTACULAR OCEAN VIEWS IN PRIME PALISADES!</b>				
Mid-century modern single-level home with spectacular unobstructed ocean views on an approx 15,000sf lot. Premier location on a quiet cul-de-sac in the Marquee Knolls. Remodeled with the finest materials: Amish wide plank white oak flooring, Fleetwood doors and sliders, Moooi & Flos lighting. High-end kitchen with Caesarstone, Quakermaid cabinets, dual Miele dishwashers, high end Miele built-in fridge. Open floor plan ensconced in natural light and well suited for entertaining.				
				
MLS#16-113336				
Simon Salloom	310-749-8039	Antna, BBQ, Cbl, CIng Fan, Dshwshr, Other		
COLDWELL BANKER BHN				

<b>15867 SEABEC CIR</b>		Lunch	11-2	NEW
<b>\$2,899,000</b>		4+3	CONTEMPORARY	
<b>CHARMING HOME ON EXP</b>				
Situating on a cul-de-sac steps from Pacific Ocean in El Medio Bluffs, this charming 2,825 sq ft home sits on 7,714 sq ft lot overlooking Temescal Canyon. 4 bed, 3 bath plus a detached studio. Enter the home into light and bright living room with wood burning fireplace, built in bookshelves and sliding doors to patio and grassy back yard. Hardwood floors throughout and kitchen and baths have been remodeled. The backyard has views and large patio and detached studio. This home is a must see!				
				
Anthony Marguleas		310-663-4606		

<b>656 HAVERFORD AVE</b>		Open	11-2	NEW
<b>\$2,695,000</b>		3+2.5	2sty-SPANISH	
<b>BLUFFS &amp; VILLAGE PROXIMITY</b>				
1920's charm and detail meets updated with modern features and finishes. Just blocks to the heart of the Village and Via bluffs. Lovely multi-tiered lot enjoys lushly landscaped gardens, 3 flat lawn areas and 2 romantic patios. An expansive gourmet kitchen connects the living and dining/family rooms. Two bedrooms, 1.5 baths on main level. Entire upper level boasts a luxurious master suite with large sitting area, custom wall-to-wall built-ins, and private balcony.				
				
Michael Edlen		310-230-7373		
CB-PAC PAL		Refrigerator, dishwasher, range/oven		

<b>611 N MARQUETTE ST</b>		Open	11-2	NEW
<b>\$2,410,000</b>		4+3	2sty-CONTEMPORARY	
<b>NEWLY REBUILT AND MOVE-IN READY</b>				
Completely remodeled contemporary, 4 Br, 3 Ba, approx. 2,200 sq. ft. on a private tree lined cul-de-sac canyon setting. Separate master suite w/walk-in closet and private patios overlooking the canyon. New amenities include French oak floors throughout, chef's kitchen with Viking appliances, new roof, new electrical, new HVAC, custom surround sound, wrap-around lpe deck with outdoor BBQ. 2-car garage, baths with beautifully finished marble and designer faucets. Truly a turnkey home.				
				
MLS#16-112728				
Holly Davis	310.230.7377	BBQ, Blt-Ins, Dshwshr, Grbg Disp, Micro		
COLDWELL BANKER-PAC.				

TUESDAY



TUESDAY

<b>17039 AVENIDA DE SANTA YNEZ</b>	Open	11-2	631	<b>NEW</b>
<b>\$1,895,000</b>	4+3	2sty-TRADITIONAL		




**PALISADES HIGHLANDS GEM**

Recently & comprehensively updated gem on desirable rim location w/quiet setting & beautiful mtn/cyn views. Tasteful updates inc. kitchen, baths, windows, doors, HVAC, moldings & custom cabinetry. Great light enhanced by large windows & high ceilings. Exclnt. floor plan & abundant storage. Incl. membership in Rec Center with large pool, playground, tennis, gym, spa, & children's activities. Check: www.17039SantaYnez.com.

Laurie Hudson 310-890-2160  
BERKSHIRE HATHAWAY

<b>1220 EL HITO CIR</b>	Open	11-2	630H3	<b>rev</b>
<b>\$2,865,000</b>	3+2.5	2sty-CONTEMPORARY		



**OCEAN+MOUNTAIN+VINEYARD VIEWS FROM NEARLY EVERY ROOM!**

Casual chic contemporary ranch design in harmony w/nature +views+yard+patio+gardens! Gourmet top-of-line kitchen, master retreat w/ocean view sitting +office+view deck w hot tub. 2 other bedrooms each have balconies. 2 staircases privatize work space. Native gardens provide year round blooms. Light-filled private sanctuary resting above street on quiet El Hito Circle, close to Village.

MLS#16-110486  
Betty-Jo Tilley 3104299833  
BERKSHIRE HATHAWAY H

Blt-Ins,Cbl,Dshwsr,GDisp,Hood Fan,Other

<b>16133 ALCIMA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+3	TRADITIONAL	




**ENDLESS POSSIBILITIES WITH OCEAN VIEW**

Situated in the heart of the Palisades, this fantastic 3 bedroom, 3 bathroom, 1,923 sq ft home on a 6,886 sq ft lot is the ideal opportunity to truly make something your own. Move in and remodel or start from scratch on this ocean view property. The home is light and bright throughout with gorgeous wood floors, wood burning fireplace, built-in shelving, and recessed lighting. Fantastic value and location, this home is a must see!

Anthony Marguleas 310-663-4606

**15 Pacific Palisades** *Condo / Co-op*

<b>1704 PALISADES DR</b>	Open	11-2	<b>NEW</b>
<b>\$925,000</b>	3+3	TRADITIONAL	



**BEAUTIFUL HIGHLANDS 3 BED/2.5 BATH + FAMILY ROOM TOWNHOUSE.**

Inviting step-down living rm w/ fireplace opens to spacious formal dining rm. Updated kitchen w/ tiled countertops & backsplash, stainless steel appliances & breakfast area overlooking scenic treetop & mountain views. Upstairs large master ste w/ vaulted ceiling, covered balcony w/ views, 2 closets including custom built walk-in. Remodeled master bath w/ carrera marble finished double sinks & soaking tub. Lower level 2nd bdrm, full bath & large family rm w/ sliding dr to sunny paver-tiled patio.

MLS#16-112892  
Mason Merrins/Chad Lund 310.394.0816  
TELES PROPERTIES

1704PalisadesDrive.com

<b>1271 RIMMER AVE</b>	Open	11-2	<b>red</b>
<b>\$6,295,000</b>	5+6	SPANISH	



**NEW PRICE! OPEN 11-2**


This exquisitely crafted villa rests above the Palisades Vlg w/views of ocean, canyon & mountains. A courtyard entry welcomes you to this Montecito style retreat. Entry level w/ open LR & DR w/French drs to view balcony, a guest suite, den w/full bath & gourmet kitchen. Upstairs has a luxurious Master Ste, 2 family BR w/shared bath & a play room. Lower level w/bath can be used as a gym, rec. room or private getaway. The magical grounds have a myriad of spaces for entertaining or contemplation.

MLS#16-977225  
Ellen McCormick 3102303707  
BERKSHIRE HATHAWAY

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

**15 Pacific Palisades** *Lease*

<b>18440 COASTLINE DR</b>	Open	11-2	<b>NEW</b>
<b>\$19,999</b>	4+3	CONTEMPORARY	



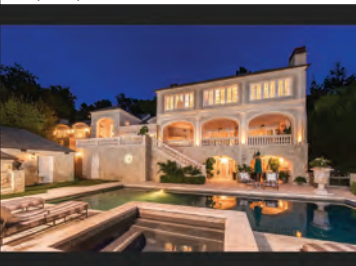
**MILLION DOLLAR VIEWS**

Furnished 4-bed/3-bath home Sunset Mesa, large living room high ceilings w/fireplace, adjacent to the dining room overlooking the ocean. The kitchen contains stainless steel appliances w/granite counter tops. Large master bedroom has a private patio. Unobstructed white water views, huge deck w/custom built 42" BBQ gas grill w/granite counter top. Access to the Getty Villa, this home is great for adventuring cultural enthusiasts. Available for long-term or short-term, call for short-term rates.

MLS#16-967819  
Sylvia Dunbar 310-766-6000  
SOTHEBY'S INTERNATIO

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

<b>14215 W EVANS RD</b>	Open	11-2	631C4	<b>rev</b>
<b>\$13,250,000</b>	8+12	VILLA		



**FRENCH COUNTRY VILLA**

Beneath the oaks and sycamores of Pacific Palisades resides a home with the utmost seclusion and privacy, one of only 13 that enjoys the country beauty of Evans Road. Sitting at just over an acre, the French Chateau-style home features 10,848 sq. ft. of sophisticated interiors by esteemed California architect Steve Giannetti, as well as distinguished outdoor areas incorporating a tennis court and resort-like pool.

MLS#15-907731  
Sigoloff / Arana 424-231-0754  
THE AGENCY

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

**16 Mid Los Angeles** *Single Family*

<b>1607 WELLINGTON RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,100,000</b>	3+2	2sty-ARCHITECTURAL	



**TWO-STORY MODERNE - ART DECO STYLE HOUSE IN LAFAYETTE SQUARE**

Charming 3 bedroom, 2 bath home in coveted Lafayette Square. This gem has hardwood floors, a spacious living room, a formal dining room, a breakfast room, a family room, a landing with a small sitting area, a large rear yard, fruit trees, and a detached 2 car garage. Lovely little surprises everywhere, like coved ceilings, arched doorways, and interesting little features throughout.

Rhonda 213-503-5282  
RODEO - SUNSET

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



**FABULOUS OPPORTUNITY! GREAT RIVIERA BUY!**

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

MLS#15-945265  
Paul Pekar 310-496-5955  
GIBSON INTERNATIONAL

www.1460AMALFI.COM




**The Source Of Real Time Real Estate™**



TUESDAY

<b>1715 S RIDGELEY DR</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	3+2	1sty-SPANISH	



**ENERGY EFFICIENT SMART HOME IN MID CITY**

Newly remodeled energy efficient Smart Home with 3B/2B on a cul-de-sac in Mid City. Open living area with picture window; stylish fixtures and recessed lighting throughout the home. Large Kit w/Blue Goddess marble counters & SS appli. Master with ensuite bath w/designer tile; and French drs to back porch. 2 addl beds with main bath. Backyard w/ mature citrus & avocado trees & finished 2 car garage w/ raised garden planter.

Morgan Pasco 310.606.3887  
MORGAN REAL ESTATE

STOVE, DISHWASHER, HVAC

<b>265 S ROSSMORE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$5,280,000</b>	5+4.5	MEDITERRANEAN	



**GRAND & MAGNIFICENT HOME IN HANCOCK PARK**

Once owned by royalty, this grand and magnificent striking home is located on diplomatic row near Wilshire Country Club in Hancock Park. The home features generous grounds w/ a big swimming pool suited for large gatherings. The main house has 5BD & 4½ BAs. Gourmet kitchen opens up to the breakfast rm which leads to formal dining rm. Enter the huge open patio deck from the family rm. Living rm has fpl. As per Appraisal Report: Main house 4,956 sft. & Guest House 600 sft. total sft approx 5,556.

MLS#16-112008  
June Ahn (323) 855-5558  
COLDWELL BANKER HPS

Open Saturday & Sunday 2-5

<b>5716 AIRDROME ST</b>	Open	11-2	<b>red</b>
<b>\$799,000</b>	4+2	SPANISH	



**CHARMING + SPACIOUS PICFAIR VILLAGE SPANISH CONTEMPORARY**

Rebuilt & expanded from the ground up in 2005, this well thought out home includes updated plumbing, electrical, windows, recessed lighting, stucco, upgraded insulation, roof, bathrooms & kitchen. The home features 2 bedrooms & 1 large bathroom with spa tub on the ground floor & 2 bedrooms & 1 bathroom upstairs plus office/possible 5th bedroom that define the space. The generous master bedroom opens to a 2nd floor veranda with city views. A perfect spot to entertain, relax or play.

MLS#16-976579  
Carrabba Group 323-899-2900  
KELLER WILLIAMS RLTY

www.PicfairVillageHome.com

<b>816 N JUNE ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,525,000</b>	3+3.5	3sty-SPANISH	



**INTRODUCING THE JUNE STREET COLLECTION**


The June Street Collection - 10 single family homes w/ private roof decks available, hot tub ready w/built-in BBQ's, outdoor fridge & wet bar w/views. Approx. 10 ft. ceilings, cook's kitchen w/Bertazzoni range, wine fridge, waterfall island & custom cabinetry. La Cantina doors disappear to covered patios. Gated, private street w/2 car garage. Integrated security w/controlled access + separate heating & AC controls on every level. Quite possibly the finest new homes in the City.

Grant Linscott 323-333-6222  
KELLER WILLIAMS RLTY

stove, micro, fridge, dishwasher

**16 Mid Los Angeles** Income

<b>2108 HAUSER BLVD</b>	Lunch	11-1	<b>NEW</b>
<b>\$799,000</b>	2sty-CONTEMPORARY		



**THE DUPLEX YOU'VE BEEN WAITING FOR!**

Situated in an up and coming neighborhood!. Live in one and rent the other one. Front unit features living room/dining room area. Kitchen with breakfast nook. 2 bedrooms 1.75 bath. Center hall and large family room with a 3/4 bath that could be converted into a Master Bedroom with separate entrance. Rear unit is a two story home with Living Room/ Dining area, Powder room, Kitchen with eating area on the first floor. Second story features 2 bedrooms and 1 bath. Both units will be delivered vacant.

MLS#16-103866  
Maria Gomez (213) 705-1603  
COLDWELL BANKER HPN

Email: mcgmcg@sbcglobal.net

<b>637 S LUCERNE</b>	Open	11-2	<b>rev</b>
<b>\$4,495,000</b>	8+5	VICTORIAN	



**RARE OPPORTUNITY TO ACQUIRE PROMINENT LA LANDMARK HOME**


Historic Cultural Monument #403 John C. Austin, Architect, LA City Hall, Griffith Observatory, Shrine Auditorium. Features 3 Floors, 7 fireplaces, extraordinarily high ceilings, massive public rooms, exquisite wood working, grand stairway to upstairs center hall, updated kitchen, enormous living room, frml dining, library, screening room, 2 guest houses. Gated. Large motor court. Recently Updated.

MLS#16-970641  
B Chandler, T Glabman 310.614.3434  
HILTON & HYLAND

www.hiltonhyland.com

**18 Hancock Park-Wilshire** Single Family

<b>357 LORRAINE BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$8,195,000</b>	12+8.5	3sty-VICTORIAN	



**MAGNIFICENT 3-STORY VICTORIAN BUILT IN 1890'S**

One of Windsor Square's grandest-12,500 sq ft on a nearly 27,000 lot! 12bedrms +8.5 baths. 3 floors of glorious, priceless craftsmanship. Grand entry which is a sitting room; the library, the dining room w/ linen-fold paneling & leaded, stained glass windows; the hidden bar room with hand carved walls and secret door to outside; Magnificent "French ballroom" ; butlers pantry; large eat-in classic kitchen; maids+bath plus powder. This one-of-a-kind estate is breathtaking!

MLS#16-112230  
Lisa Hutchins 323-460-7626  
COLDWELL BANKER

Dshwshr,

<b>101 S LARCHMONT</b>	Open	11-2	<b>rev</b>
<b>\$2,495,000</b>	3+4	2sty-MEDITERRANEAN	



**SOPHISTICATED 1922 MEDITERRANEAN VILLA**

1922 Mediterranean Villa w/ permitted guest house/cabana completely transformed into extremely private resort like setting w/ modern high end aesthetic. 2 level main house w/ large gourmet Viking kit, FDR, formal LR w/ fpl, den w/ fireplace. Separate office & powder rm round out main level. Upstairs, master suite w/ luxurious bathrm & walk in closet. Additional en suite bdrm, bathrm. Sitting rm b/w the 2 bedrms. Separate guest house w/ bathroom & kitchenette. Tropical grounds w/ pool/spa..

MLS#16-106674  
Pete Buonocore 323-762-2560  
KW - LARCHMONT

www.COREGROUPLA.COM

<b>449 S ORANGE DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,749,000</b>	3+3	CONTEMPORARY	



**STYLISH AND HIP RENOVATED HOME ON A TREE LINED STREET**

This home is influenced by a mid-century modern aesthetic. Open floorplan, high pitched ceilings and skylight create a gallery feeling. The gorgeous kitchen and great room open and flow out to the patio and grassy yard. Great for entertaining. Luxurious Master suite also flows out to the back yard. Spacious master bath. Your own spa retreat! Beautiful space to call home! Fabulous central location off hip La Brea, close to Museums, and The Grove. This is a unique special property!

MLS#16-110428  
Steven Aaron 310.432.6589  
KW BEVERLY HILLS

Blt-Ins,Dshwshr,Micro,Rng/Ovn,Fridge

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

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



TUESDAY

**18 Hancock Park-Wilshire** *Condo / Co-op*

<b>646 WILCOX AVE #1</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	3+2.5	2sty-CONTEMPORARY	



**AMAZING TOWNHOME**

Turn key townhouse. This amazing updated unit offers a larger living room w/ gas fireplace & front patio. Formal dining area, 1/2 bath & designer done kitchen w/ S/S appliances & eat in area. Off the kitchen is a rear private patio. Upstairs offers 2 generous bedrooms, full bathroom, & washer & dryer area. Spacious master bed w/ balcony. Master bathroom has been fully renovated. The complex offers a pool & rec room. Very close in proximity to many local destinations & restaurants.

**MLS#16-113194**  
Benjamin Shapiro 323-762-2508  
KW LARCHMONT

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

<b>5037 ROSEWOOD AVE, UNIT 213</b>	Open	11-2	<b>NEW</b>
<b>\$659,000</b>	2+2	1sty-SPANISH	



**STUNNING ROSEWOOD VILLAS CONDO**

Beautifully maintained and impeccably furnished, this lovely two bedrm, two bathrm unit is a what every buyer is waiting for. Located in the popular Rosewood Villas complex, this unit boasts a spacious living area w/fireplace, a formal dining area, a roomy kitchen with custom built cabinets, granite kitchen countertops, stainless steel appliances including built-in microwave and dishwasher. This unit has maple engineered hardwood floors including designer lighting and plumbing fixtures.

**MLS#16-976619**  
Claudia J. Hipolito 323-697-2360  
COLDWELL BANKER LF

Refrigerator, Stove, Dishwasher, W&D

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

<b>6246 DREXEL AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,495,000</b>	4+4.5	CONTEMPORARY	



**CUSTOM DESIGNED NEW CONSTRUCTION CONTEMPORARY!**

A spacious, architectural modern retreat, 6246 Drexel is privately situated on a serene tree-lined street. The newly constructed residence features a thoughtfully designed open concept by Beverly Hills-based design and build firm, Noesis Group. More than 4,000 sq. ft., the contemporary home is purposefully curated; from the floor-to-ceiling Fleetwood vanishing doors which allow for seamless indoor/outdoor living, to the latest smart-home technology system, Control4.

**MLS#16-108666**  
Tom Scrocco/Randy Isaacs 310-281-4343  
COLDWELL BANKER BHS

www.TomAndRandyProperties.com

<b>445 N EDINBURGH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,349,000</b>	4+3	1sty-SPANISH	



**STUNNING SPANISH**

Stunning Spanish located in the Beverly Grove. This classical home features 4 bedrooms, 3 bathrooms, immaculate finishes, and a gourmet kitchen with Viking appliances. Remark at the vaulted ceilings with exposed beams, hand-painted tiles in the bathrooms, and french doors leading to the front porch. This Spanish oasis boasts plenty of outdoor space, including a deck for dining al fresco.

**MLS#16-981867**  
The Sunset Team 310.274.3900  
KW HOLLYWOOD HILLS

www.445Edinburgh.com

<b>6661 W 5TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	4+2	SPANISH	



**STYLISH AND SPACIOUS SPANISH WITH GUESTHOUSE**

This beautifully remodeled, stylish home features a large foyer opening to a formal dining room, a step-down living room with barrel ceiling, fireplace and picture window and a front bedroom/den with its own bathroom. An updated kitchen with stainless steel appliances and separate breakfast room opens to one of two large patios. The master bedroom has French doors leading to a trellised patio overlooking a private yard. The garage has been converted to a guesthouse with kitchen and bathroom.

**MLS#16-112846**  
Allison Schwarz 310-433-0056  
COMPASS

www.5thStreetHouse.com

<b>616 N POINSETTIA PL</b>	Lunch	11-2	<b>red</b>
<b>\$2,995,000</b>	5+6.5	2sty-SPANISH	



**STUNNING SPANISH NEW CONSTRUCTION**  
[WWW.616POINSETTIA.COM](http://WWW.616POINSETTIA.COM)

Rarely does a property come along which blends the stunning details of classic Spanish architecture with all the modern amenities & attention to detail such as you'll discover in this walled & gated compound just minutes from all city services, renowned restaurants, every possible entertainment venue & world class designer shops. This home features over 4100 sq ft, 5 bedrooms, 6.5 baths PLUS a separate finished cabana ideal for future guest house or home office. Must see designer perfection!

**MLS#16-976619**  
Omega Group-Todd Michaud 310.429.8191  
KELLER WILLIAMS

www.OmegaGroup.LA

<b>147 S FULLER AVE</b>	Open	11-2	<b>red</b>
<b>\$1,779,000</b>	1875000	3+3	



**GREAT NEW PRICE!**

Authentic and beautifully remodeled Spanish home full of original charm and character! It features a lofty living room with fireplace, light filled dining room, luxurious chef's kitchen with top of the line appliances, center island and custom made cabinets, and 3 spacious bedrooms/3 baths. Serene and private yard offers a sparkling pool & spa, as well as ample room for play. Garage has been converted into an outdoor cabana, making it a perfect spot for entertaining or relaxing. HPOZ.

**MLS#16-108666**  
N. Hartman / L. Brenner 323-860-4259  
COLDWELL BANKER

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

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



**NEW CONSTRUCTION**

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

**MLS#16-983943**  
Ambra Bisconti 310-498-2151  
HILTON & HYLAND

www.ambrabisconti.com

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

<b>749 S CLOVERDALE AVE #PH2</b>	Open	11-2	<b>NEW</b>
<b>\$1,025,000</b>	2+3	ARCHITECTURAL	



**AWARD-WINNING LORCAN O'HERLIHY 2BD+2.5BA PENTHOUSE**

Spacious 1808 SF, 2 bed + 2.5 bath penthouse at the boutique 6 unit Cloverdale749 building recently built in 2013. This modern 2 story condo has an amazing open floor plan that seamlessly connects the kitchen featuring dark wood/white lacquer cabinetry and quartz stone countertops. 2 master bedroom suites have designer bathrooms and large walk-in closets. Spectacular private rooftop deck with 360 degree city views. In unit laundry, 2 secure parking spaces, and low HOA dues.

**MLS#16-112526**  
ST.JAMES + CANTER 310.291.1029  
BERKSHIRE HATHAWAY

WWW.749CLOVERDALEPH2.COM

**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

**19 Beverly Center-Miracle Mile** Lease

<b>121 S MARTEL AVE</b>	Open	11-2	<b>rev</b>
<b>\$9,500</b>	4+4	SPANISH	



**IMPECCABLE UPDATED. SUPERIOR KITCHEN & MASTER. GUEST HOUSE**

Charming courtyard entry. Recently updated gourmet Kitchen with Thermador fridge and prof range w/six burners and griddle, built-in wine refrigerator and GE Profile microwave. Main house has three Bedrooms two with en-suite baths plus powder room. Mstr has superior spa bath with dual shower heads, soaking tub and extraordinary fixtures. Marble and tile and the finest of all materials. GH is separate from the house with French doors to the tile patio. Available for lease effective June 15, 2016.

MLS#16-108548  
Paul Kellogg 310-777-6307  
COLDWELL BANKER BHN

www.121SMartel.com

**7320 HAWTHORN AVE, UNIT 112** Open 11-2

<b>\$482,000</b>	1+1	1sty-ARCHITECTURAL	<b>NEW</b>
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**LOCATION, LOCATION, LOCATION! BRIGHT AND SPACIOUS 1+1**

Hollywood Regis! Open concept layout with extra large balcony. Kitchen features granite counters, under-mount sink, pull out sprayer faucet & newer s/s appliances. Walk in closet and in-unit laundry. 2 tandem parking spaces included. Recent renovation to entire pool area with cabanas, hot tub & gym. Condo is not at ground or first floor level as complex is elevated above garage. Runyon Canyon literally out your door along with fine dining & shopping and all the modern conveniences needed.


Sara Deskins 3104679927  
COLDWELL BANKER

Refrigerator, Stove, Microwave

**20 Hollywood** Single Family

**1400 N FULLER AVE, UNIT 13** Open 11-2

<b>\$1,399,000</b>	3+4	MODERN	<b>NEW</b>
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**WWW.1400FULLER13.COM**

Situated just steps to Sunset Blvd, a few blocks to West Hollywood and walking distance to Runyon Canyon, this 4-story rowhouse is an impeccable choice for modern, designer living. Finished to the 9s, this 2BR + den / 4 bath home is the largest in the development at over 2200 square feet. The large open kitchen features custom zebra wood cabinets, European stainless steel appliances and an impressive Calcutta marble backsplash.

Regina Vannicola 310-625-2061  
KW-SANTA MONICA

W/D, Central HVAC

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

**2358 SILVER RIDGE AVE** Open 11-2

<b>\$1,550,000</b>	4+4	ARCHITECTURAL	<b>NEW</b>
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**SEAN BRISKI, ARCHITECT :: BUILDING ON THE EDGE**

Here on one of the most distinctive architectural streets, this home by architect Sean Briski continues a history of architectural experimentation. With poured-in-place concrete, exposed structural steel, & orthogonal volumes, the painter turned architect used the project as a laboratory for alt. materials: shredded tire tread curtains, glass panels filled w/ foam packing peanuts, & basketball hoops as room dividers. Spectacular views, hardwood floors, custom cabinets, stainless appliances.

MLS#16-112724  
Scott King 323-828-2049  
DEASY/PENNER

thevalueofarchitecture.com

**816 N JUNE ST** Open 11-2

<b>\$1,295,000</b>	3+2.5	NEW PROJECT	<b>NEW</b>
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**10 NEW HOMES IN HOLLYWOOD - THE JUNE ST. COLLECTION!**

The June Street Collection - 10 single family homes w/ private roof decks available, hot tub ready w/built-in BBQ's, outdoor fridge & wet bar w/views. Approx. 10 ft. ceilings, cook's kitchen w/Bertazzoni range, wine fridge, waterfall island & custom cabinetry. La Cantina doors disappear to covered patios. Gated, private street w/2 car garage. Integrated security w/controlled access + separate heating & AC controls on every level. Quite possibly the finest new homes in the City.

Grant Linscott 323-333-6222  
KELLER WILLIAMS RLTY

stove, fridge, microwave, dishwasher

**1767 FANNING ST** Open 11-2

<b>\$1,495,000</b>	3+3.5	CONTEMPORARY	<b>NEW</b>
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**SPLendor IN THE TREES—WITH VIEWS & STYLISH INTERIORS**

Nestled in the hills, this modern home boasts breathtaking views of mountains and canyon as well as chic interiors. Beyond the zen-like entryway lies an inviting and spacious retreat for both entertaining and relaxation. Bamboo wood flooring, custom cut stone designer baths, wrap-around terrace and a superb master suite round out this unique 3 level home offering every sophistication you are looking for to create the ultimate eastside living experience. Coffee will be served!

MLS#16-112810  
Ernie C./ Shannon M. 310-345-7500  
TELES PROPERTIES

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

**20 Hollywood** Condo / Co-op

**6250 HOLLYWOOD BLV, UNIT 4D** Lunch 11-2

<b>\$969,000</b>	1+2	CONTEMPORARY	<b>NEW</b>
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**JOIN US FOR LUNCH!**


The Residences at the W, Hollywood's most sophisticated building offers: 24-hour valet and concierge services. This chic unit offers landmark views. The kitchen boasts top of the line appliances, wine cooler and a large island. The master bedroom boasts a large walk-in closet, master bath with dual sinks, soaking tub and separate walk-in shower. Floor to ceiling sliding doors in the master bedroom lead to an entertaining terrace running the length of the residence, with open air above.

Brian Courville (310) 622-0312  
JOHN AAROE GROUP

www.6250hollywood4d.com

**2168 LYRIC AVE** Refresh. 11-2

<b>\$1,399,000</b>	3+3	MODERN	<b>NEW</b>
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**SILVER LAKE CONTEMPORARY NEW CONSTRUCTION**

Perched in Silver Lake's Franklin Hills is 1800+ sq ft of ultra modern, energy efficient elegance. This 3bd/3ba home has been newly constructed with meticulous attention to detail. French Oak floors, high ceilings, & walls of glass create warmth & breath. Marble countertops, custom cabinetry & built-ins, Clè tile, & wall paper by Sidonie Studio all contribute to the home's versatile yet unique aesthetic. Breathtaking views & plenty of flat, irrigated outdoor space for gardening & entertaining.

MLS#16-113382  
Stephen Clark 626-788-3013  
KELLER WILLIAMS PASA

Ref,Dshwshr,Dryer,Grbg Disp,Hood, Nest

**Why Advertise? Large Distribution Area**

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






TUESDAY

**22 Los Feliz** Single Family

<b>2647 CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>	3+2	CONTEMPORARY	



**3 BR UPDATED HOME NEAR BRONSON STATE PARK**

This 3 BR 2 BA contemporary home has been tastefully remodeled with the utmost quality and care. The open floor plan is ideal for entertaining. Flow through the living and dining area into the beautiful kitchen which boasts SS appliances and granite countertops. On warm evenings, enjoy dinner in the meticulously landscaped backyard. For those cooler evenings, light a wood burning fire in the great room. Just 2 blocks from Bronson State Park. You will home for years to come!

Tab Howard	3103463500	
SOTHEBY'S INTERNATIO		

<b>2465 LYRIC AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+2	TRADITIONAL	



**OASIS IN THE MIDST OF TRENDY LOS FELIZ**

This private & comfortable oasis in the midst of trendy Los Feliz is available in the Franklin Hills! Immaculately maintained & upgraded 3bd/2ba split-level home w/ gorgeous views from almost every room in the house. The terraced gardens above lead to a pétanque/bocce ball court & sitting area w/ magnificent mountain & city views.

MLS#16-112936	424.253.5489	
B Farrugia, A Lascano HILTON & HYLAND		
www.alphonsobjorn.com		

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

<b>4455 LOS FELIZ BLV, UNIT 801</b>	Lunch	11-2	<b>NEW</b>
<b>\$849,800</b>	1+2	MID-CENTURY	



**INCREDIBLE VIEWS OF DOWNTOWN LA SKYLINE AND CATALINA ISLAND**

Manhattan style living in the heart of Los Feliz. This large southeast corner one bedroom/one bathroom unit is located in the Los Feliz Towers. Open floor plan for entertaining hosting city views of Downtown LA and Catalina Island. Nine foot walls of expansive floor to ceiling windows allowing amazing natural light. Extremely large living room opens up into the large balcony, extending the outdoor space with the indoor space.

Rafik Ghazaran	323-371-1511	
BERKSHIRE HATHAWAY		
Stove, refridgerator & garbage disposal		

<b>4321 LOS FELIZ #202</b>	Lunch	11-2	<b>NEW</b>
<b>\$590,000</b>	2+2	CONTEMPORARY	




**CLEAN, UPDATED AND QUIET!**

Fresh, clean, well-maintained, quiet, rear, corner unit with private balcony off living room. Leafy view; fireplace and wet bar in living room; updated kitchen with bar opens to living room; 2 good-sized bedrooms each with bath; move-in condition. Small, mid-rise building with \$330/month HOA dues. 2 tandem parking spaces in subterranean garage. In-unit laundry; elevator; security bldg. Handy location near shops, restaurants, Griffith Park trails, public transportation and freeways.

MLS#16-109230	213 300-4567	
Richard Stanley COLDWELL BANKER		
www.4321lofeliz202.com		

**28 Culver City** Single Family

<b>4239 JASMINE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,299,000</b>	5+2.5	TRADITIONAL	



**SINGLE FAMILY + A ONE BEDROOM UNIT OR A DUPLEX? YOUR CHOICE!**

Carlson Park Duplex with \$6000 projected total rent OR easily turn to a charming Single Family with a mother in law suite or large Single Family Home. Your choice! Newly remodeled in 2013. Charming 3 bed plus a private/separate family room or 4th bedroom with large closet and with wood-burning fireplace. Newer central air and heat, full-house air filtration system, newer electrical, newer roof, newer floors, newer bathrooms, newer stainless kitchen appliances, newer washer/dryer, extra closets.

MLS#16-113066	310430-2018	
Monte Hartman/Brad Cole RE/MAX		
Join Us For Lunch!		

<b>4126 LINCOLN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+4	CONTEMP MED	



**GORGEOUS TOWNHOME IN DOWNTOWN CULVER CITY**

Gorgeous 3-story home in downtown Culver City! Living room with hardwood floors, crown molding & picture window looking out to the gated front deck & quiet tree lined street. Gourmet kitchen with granite counters, custom wood cabinets, pantry & center island. Formal dining with double-sided fireplace, built-in custom cabinets & wet bar with wine fridge. Wrap-around balcony great for barbequing & outdoor dining. Prestigious Park East neighborhood near shops & restaurants in downtown Culver City!

MLS#16-112684	310-560-2999	
Todd Miller KELLER WILLIAMS-SANT		
Cent Vac, Dshwshr, Dryer, Intrcm, Micro, Othr		

**30 Hollywood Hills East** Single Family

<b>11813 LINDBLADE ST</b>	Lunch	11-2	672 E5	<b>NEW</b>
<b>\$917,000</b>	3+2	MID-CENTURY		



**FABULOUS MID-CENTURY MODERN. OPEN FLOOR PLAN. LOTS OF LIGHT.**

Spacious airy floor plan. Vaulted open beam ceilings. Large skylights fill home w/natural light. Updated remodeled master bath. Newer dual-paned Magic windows. Family room + living room. Spacious bedrms. On quiet, low-traffic street. Beautifully landscaped w/drought tolerant pollinator friendly plants, succulents. Mature fruit trees include pomegranate, nectarine, orange, grapefruit, lemon, etc. Private backyard w/drip-irrigated raised garden beds. Near Ballona Creek bike path. Ready to move in!!

MLS#16-110762	310-398-1024	
Donald White REALTY MINDED		
Kitchen opens to family room & living rm		

<b>3486 WONDER VIEW PL</b>	Open	12-2	<b>NEW</b>
<b>\$2,359,000</b>	4+3	ARCHITECTURAL	




Architectural w/city/mountain views. Fam rm opens directly to pool. Private pool/private, quiet. Modern European-style kitchen features Sub-Zero fridge and Meile appliances, large walk-in pantry. Master suite w/ fireplace, elegant walk-in closet. Bath features glass tile and large tub. built in Sound sys, security system, large 2 car garage. Convenient to studios, downtown & walking trails. Also offered for lease \$14K per mo. or lease purchase.

MLS#16-980311	310-398-1024	
Geri Berger RODEO REALTY INC.		
Bit-Ins, Cbl, Dshwshr, Dryer, Grbg Disp,		



Property Website & Virtual Tour


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





TUESDAY

<b>3336 PRIMERA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	3+3	2sty-MEDITERRANEAN	



**MEDITERRANEAN VILLA**

Gorgeous Mediterranean Villa offers sophisticated designer finishes throughout featuring grand public rooms w/box beamed ceilings and perfect flow to private patios and gardens to enjoy. Beautiful canyon views from almost every window! A true Chef's kitchen offers ample cabinetry, cement tile floors, stainless steel appliances. Spectacular Master suite offers vaulted beamed ceiling, fireplace, terrace, and spa quality bath. A large library/den could double as a 4th bedroom. 2 car gar.

Karen Lower 323 804 8043  
COLDWELL BANKER

<b>2575 N BEACHWOOD DR</b>	Lunch	11-2	593	<b>NEW</b>
<b>\$1,395,000</b>	3+2	1sty-CAPE COD		



**BEACHWOOD CANYON COMPOUND**

Gorgeous Cape Cod house + guest house in the heart of Beachwood Cyn. Main house was redone in 2010 and features 2 beds/2 baths. Open concept kitchen with caesarstone counters, top-of-the-line custom cabinetry and stainless appliances. French doors open to a lrg flat grassy yard & tons of privacy. Charming 1 bed/1 bath guest house above garage, built from the ground up in 2010 and approved by city. Perfect opportunity for a Buyer in need of a home office, studio or guest quarters. Welcome home.

Daniel and Judie Carson (213) 507-3030  
SOTHEBYS LOS FELIZ

www.2575beachwooddrive.com

<b>2145 WHITLEY AVE</b>	Refresh.	11-2	593E3	<b>NEW</b>
<b>\$999,999</b>	2+3	MEDITERRANEAN		



**WHITLEY HEIGHTS CHARMER LOOKING FOR LOVE!**

Dramatic, Mediterranean Villa needs work but oozes tons of 1920's quality, character and glamour. Fabulous opportunity to restore a 1924 home in historic Whitley Heights. Formal dining room, breakfast room/den, modernized kitchen, spacious living room with high beamed ceilings, high arched windows, fireplace. Balcony off master bedroom. Views. Lower level bonus/creative space, includes 3/4 bath, kitchenette and private entrance. Trust property to be sold AS IS. No credits, no warranties, no repairs.

Denise Katz 310-500-9724  
BERKSHIRE HATHAWAY H

MLS#16-110826  
Fridg Laundry Range Dishwasher

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



**VIEWS... VIEWS... VIEWS...**

Spacious & Private Mid-Century w/spectacular views. Wrap around deck & concrete patio surround a black-bottom, heated pool w/an enclosed garden below. Open floor plan features living & dining rooms w/wood floors, wood-burning fpl & French doors that open to deck & pool/patio areas. Kitchen has granite counters, breakfast banquette & SS appls. Master suite w/walk-in closet & bath w/spa tub. Central HVAC, security camera system & leased solar system. Beautifully maintained.

Rose Ware 213-369-9171  
BHHS-BH

MLS#15-963091  
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

**31 Playa Del Rey** Condo / Co-op

<b>8300 MANITOBA ST, UNIT 102</b>	Open	11-2	<b>NEW</b>
<b>\$539,000</b>	2+1		



**BEAUTIFULLY UPGRADED CONDO IN PACIFIC COVE COMMUNITY**


Located in the highly sought after Pacific Cove community, this beautifully upgraded 2 bed/1bath condo is move-in ready. The open floor plan ties the kitchen into the spacious dining and living room area. The kitchen features granite counter tops, stainless steel appliances, with brand new refrigerator, and tile floors. In addition has covered tandem parking and extra storage. Minutes to the beach, Playa Vista, and local restaurants and shops make this a must see.

Justin Paul Huchel 310.617.4824  
HILTON & HYLAND

www.justinhuchel.com

<b>33 Malibu</b>	Single Family	
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<b>6162 RAMIREZ CANYON RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$6,295,000</b>	0+0		



**NEW LISTING IN RAMIREZ CANYON MALIBU**

Set in the heart of Ramirez Canyon is this magnificently detailed Malibu Retreat. This classic Spanish home features 3 bedrooms + 4.5 bathrooms, office, family room, kitchen with imported, hand-painted tiles and cantera stone fireplaces throughout. An entertainers dream, complete with a pool & spa, the home is set against perfectly landscaped grounds on approx. 1 acre.

Rochelle M, Gayle W 3109688828  
NOURMAND

www.6162ramirezcanon.com

<b>54 Winnetka</b>	Single Family	
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<b>19817 STAGG</b>	Open	11-2	<b>NEW</b>
<b>\$729,000</b>	4+4	TRADITIONAL	



**BRAND NEW CONSTRUCTION! ONE OF TWO MAGNIFICENT CUSTOM HOMES.**

High ceilings and an open floor plan provide a spacious environment - great entertainment flow. Huge cook's kitchen, featuring beautiful local made white cabinetry, quartz countertops and island, adjacent to family room with open hearth fireplace. French doors open to a massive yard. Dining & living room with dramatic ceiling. A total of 4 bedrooms, 2 en suite with walk in closets. Enjoy the 3 c's of new construction: Convenience, Comfort and Conservation.

Barbara Fain 310-704-1705  
TELES PROPERTIES

MLS#16-109604  
www.19817Stagg.com

<b>19821 STAGG</b>	Open	2-5	<b>NEW</b>
<b>\$729,000</b>	4+4	CONTEMP MED	



**BRAND NEW CONSTRUCTION! ONE OF TWO MAGNIFICENT CUSTOM HOMES**

Enjoy the 3 c's of new construction: Convenience, Comfort and Conservation. Each floor has a separate American Standard A/C system combined with today's stringent construction and insulation standards throughout the home to provide efficient cooling and heating on the most demanding days. Recessed LED lighting throughout. Drip irrigation and drought tolerant landscape minimize water consumption. Rain collection retains water on site. The list goes on - there is nothing like a new home!

Barbara Fain 310-704-1705  
TELES PROPERTIES

MLS#16-109874  
www.19821Stagg.com

**62 Encino** Single Family

<b>16688 ASHLEY OAKS</b>	Open	11-2	<b>NEW</b>
<b>\$2,795,000</b>	6+6	CONTEMPORARY	



**STUNNING REMODEL OPEN TUESDAY 11-2PM**

Stunning remodel-perfectly updated with soaring high ceilings, exquisite designer finishes & modern floor plan. Great Master Suite. Expansive entertainer's backyard, all on one of Encino's best cul-de-sac streets south of Ventura Blvd. A sophisticated Formal Dining Room, and the "great room," which has the Family Room and Kitchen seamlessly flows together. Southern light exposure ensures that the sparkling pool is sun-drenched all day long. Huge flat grassy yard

J. Hirsch & C. Knizek 310-413-7414  
THE AGENCY

MLS#16-106960

<b>3757 HAYVENHURST AVE</b>	Open	11-2	<b>red</b>
<b>\$1,650,000</b>	5+5	1sty-MEDITERRANEAN	



**REDUCED! BEAUTIFUL GATED MEDITERRANEAN ESTATE**

PRICE REDUCED-PRICED TO SELL! 7+5, apx 3,687sf on 16,818sf lot. Privately set high above street level in the Lanai School District. Original Corazon hardwood floors, graceful archways, French doors & windows throughout. Formal dining room off chef's kitchen. Family room w/ in/outdoor access that includes built-in sun room & fp. 5 downstairs bedrooms w/spacious master suite, stone fireplace, walk-in closet, & pvt patio. 2 bd upstairs. Sun drenched heated swimming pool w/professional landscaping.


Keith Scaduto 310-850-7992  
COLDWELL BANKER BHN

MLS#16-982173  
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other



TUESDAY

<b>5218 SHOSHONE AVE</b>		Refresh.	11-1	<b>rev</b>
<b>\$2,995,000</b>	6+6.5	COUNTRY FRENCH		
 <p><b>\$200,000 PX REDUCTN! AMESTOY TRADITIONAL ON ALMOST 1/2 ACRE!</b></p> <p>Rich, custom woodwork abounds on the walls, floors &amp; coffered ceilings of this 6,500-plus sf home. 2-story great room. Den/family room w/ large bar. Office w/ vaulted ceiling. French doors to yard w/ pool, gazebo &amp; BBQ area. Dining room seats 18. French Country kitchen. 1st floor master w/ 2 bathrooms &amp; custom closets. 3 remote-controlled fireplaces. Comprehensive sound system in home &amp; yard. Retractable movie screen w/ projector in great rm. Wonderful indoor/outdoor flow-an entertainer's dream!</p>				
MLS#16-103536		BBQ,Blt-Ins,Cbl,3 Remote-Controlled F/Ps		
J. Gershon & T. Herald    310-804-4607 CB BH SO & SOTHEBY'S				


<b>11616 LAURELWOOD DR</b>		Refresh.	11-2	<b>bom</b>
<b>\$995,000</b>	2+2	TRADITIONAL		
 <p><b>BACK ON THE MARKET!</b> Come quickly! This is a most unusual and stunning property on over a quarter of an acre in Hills of Studio City, South of Ventura Bl. The house is filled with warmth &amp; charm hand painted wall paper in the beautiful open dining room to the hardwood floors throughout romantic decorative fireplace in the living room with windows embracing the City views. Has new roof. The amazing gardens, Koi pond &amp; fruit trees, were all featured on HDTV and designed as a "Landscapers Challenge."</p>				
MLS#16-105794		Dshwshr,Dryer,Grbg Disp,Wshr		
Carole Gillie    310 6212699 RODEO REALTY INC.				

<b>16033 SABANA LN</b>		Open	11-2	<b>rev</b>
<b>\$2,795,000</b>	4+4	MODERN		
 <p><b>MID-CENTURY MODERN WITH BREATHTAKING VIEWS</b></p> <p>High up in the Encino Hills, on a quiet cul-de-sac, breathtaking views await you. Mid-Century Modern captures the ever-changing 180 degree views of the mountains and valley. Open plan living/dining, with high ceilings leads to a large patio deck, pool and expansive views. All thoughtfully appointed in serene colors, textures and finishes that will satisfy the most demanding aesthetic. Close to shopping and Valley restaurants. Lanai School District. Experience the vibe.</p>				
MLS#16-110576		www.hiltonhyland.com		
Thomas Glabman    310.614.7345 HILTON & HYLAND				


**73 Studio City** *Condo / Co-op*

<b>12837 MOORPARK ST #105</b>		Open	11-2	<b>NEW</b>
<b>\$725,000</b>	2+3	CONTEMPORARY		
 <p><b>BRIGHT &amp; SEXY MODERN LOFT CONDO</b></p> <p>Bright, sexy, modern and quiet rear-facing 2 bedroom, 3 bathroom loft-style home with 18 ft ceilings &amp; open floor plan. Fresh, high-quality design includes sleek modern structure w/ dark hardwood floors, Caesarstone counters, ss appliances, open kitchen w/ center island &amp; custom built-ins. Main living space has open floor plan, great volume/ceiling height, sliding glass doors to outdoor space. Private master suite, upstairs loft-style 2nd bedroom w/ bathroom, get powder rm, inside laundry.</p>				
MLS#16-111986		12837moorpark.aaroe.site		
Scott Cort    310.612.2939 JOHN AAROE GROUP				

**62 Encino** *Condo / Co-op*

<b>17800 BURBANK BLV, UNIT 303</b>		Open	11-2	<b>NEW</b>
<b>\$375,000</b>	2+2	MODERN		
 <p><b>SPACIOUS TOP FLOOR UNIT W/ PATIO &amp; VIEWS</b></p> <p>This rare, top-floor, front-facing end unit is in a highly sought after area of Encino. This 2 bedroom, 2 bathroom unit holds only one common wall and beautiful views ranging from treetop, to city and mountain vistas! The redone kitchen opens to a spacious living room with fireplace and balcony. Featuring high ceilings throughout, this unit offers laundry in-unit, 2-side-by-side parking spaces and extra storage in the garage. The building houses a community heated pool and spa.</p>				
Adam & Ally Jaret    (310) 562-4073 TELES PROPERTIES		modernbeachproperties.com		

**74 Toluca Lake** *Single Family*

<b>4415 CLYBOURN AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	2+2	TRADITIONAL		
 <p><b>RARE PRIME LOCATION IN THE HEART OF TOLUCA LAKE</b></p> <p>Prime location in the heart of Toluca Lake! This updated 2 bedroom +DEN and 2 bathroom home offers an ideal layout and is light filled throughout. The spacious backyard offers brick hard scape and grass which makes the backyard the perfect spot for entertaining or adding a pool! Adorable curb appeal, and great walk-ability to the amazing shops and restaurants that Toluca Lake has to offer. Hard to find a property this move-in ready at this price point in proper Toluca Lake!</p>				
MLS#16-111898		www.hiltonhyland.com		
Danelle Lavin    310.367.7533 HILTON & HYLAND				


**72 Sherman Oaks** *Single Family*

<b>4092 DEERVALE DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,190,000</b>	2+2	TRADITIONAL		
Spectacular, rare, gated and private, corner view house. The 14,000 sf lot is mostly flat and elevated with panoramic views looking out to the hills. Move right in or build your private dream home.				
MLS#16-110074	Blt-Ins,Cbl,Cing Fan,Dshwshr,Frzr,Other		GIBSON INTERNATIONAL	
Michelle Bolotin	310-463-7278			

**93 Eagle Rock** *Single Family*

<b>1325 SAGINAW ST</b>		Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	5+3	2sty-CRAFTSMAN		
 <p><b>CHIC &amp; MODERN CRAFTSMAN IN EAGLE ROCK</b></p> <p>Situated on 4 parcels with breathtaking views of the San Rafael Hills, this magnificent estate, originally built in 1911 has been reinvisioned by the current owner who while maintaining the architectural integrity has brought this gorgeous home into the forefront of today with it's high glamour, style and chic design!</p>				
C.Blankenship & J.Crane    310-994-6451 DOUGLAS ELLIMAN		2,490 sq. ft   33,981 sq. ft. lot		

**73 Studio City** *Single Family*

<b>12419 SARAH ST</b>		Open	11-2	<b>NEW</b>
<b>\$1,350,000</b>	3+3	TRADITIONAL		
 <p><b>TURN-KEY TRADITIONAL</b></p> <p>Situated on a quaint tree lined street, sits this updated 3 bed, 3 bath turn-key traditional home. Oozing with charm and quality finishes, this home offers all modern day amenities. The backyard is great for entertaining with ample room for a pool and play area. This chic home is flooded with natural light. Close to Beeman Park and Studio City Library. Truly a fantastic home in a great neighborhood!</p>				
MLS#16-112874		www.alphonsobjorn.com		
B Farrugia, A Lascano    424.253.5489 HILTON & HYLAND				

**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



<b>4886 HARTWICK STREET STREET</b>	Open	11-2	<b>NEW</b>
<b>\$989,000</b>	3+3	CONTEMPORARY	



**BEAUTIFUL EAGLE ROCK CONTEMPORARY**

Striking 3b/3ba contemporary perched hillside on top of a steel frame sits flushed with California native plants. A reimagined floor plan maneuvered by clerestory windows and lustrous Turkish limestone expand sunlight to create balance and space. The steel frame supports the trellis to carry mobile sun screens that provide shade & privacy or open to enjoy spectacular views and California sunsets. A pocket garden opens to the sky creating a thermal chimney for natural cooling. Don't miss this!

**MLS#316003006it**  
Leslie Marquez 626-429-0494  
JOHN AAROE GROUP

**95 Mount Washington** *Single Family*

<b>1153 ONEONTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$549,000</b>	1+1	MID-CENTURY	



**MT. WASHINGTON RETREAT**

Architectural oasis in one of the hottest, hippest neighborhoods in LA! Light & airy loft-like home in a beautiful setting w/verdant treetop & mountain views. Maple floors, limestone finishes, custom kitchen cabinetry & stainless appliances including gas cooking.Stone finished patio is perfect for al fresco dining & welcomes you to meandering paths & an amazing zen hilltop garden & sitting area. Sharp tiled bath w/ separate tub&shower. Fall in love&feel as though you are on a permanent retreat!

**Kris M./ Debra Z. TELES PROPERTIES** 310-714-8401  
1153Oneonta.com

**1284 Highland Park** *Single Family*

<b>529 MARIE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$689,000</b>	3+2	2sty-MID-CENTURY	



**HIGHLAND PARK MID-CENTURY W/ DTLA VIEWS!**


c.1962 Mid-Century tucked up in the hills away from it all. Downtown L.A. views, and beyond. Upstairs, the open living and dining areas, while below, three beds and full bath. Wide open deck perfect for your get togethers. Close to it all!

**DEIRDRE SALOMONE** 323.788.1674  
**KELLER WILLIAMS LF**

**WEDNESDAY OPEN HOUSES**

**454 Duarte** *Single Family*

<b>3452 TANNENCREST DR</b>	Refresh.	10-2	<b>NEW</b>
<b>\$639,000</b>	3+2	TRADITIONAL	



**UPDATED TRADITIONAL 3+2 IN DUARTE**

3452 Tannencrest Dr sits on a spacious corner lot at the base of the San Gabriels. This 3bd/2ba home has been updated w/ a modern sensibility while maintaining all of its classic charm. Recently remodeled kitchen & baths feature stainless steel appliances & fixtures, subway tile, & marble countertops. Enjoy a formal dining area w/ wainscoting & a casual dining area that leads out to a covered patio. A large, flat backyard w/ built-in benches & mature citrus trees offers serene mountain views.

**MLS#16-113428**  
Stephen Clark 626-788-3013  
**KELLER WILLIAMS PASA**  
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

**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

**THURSDAY OPEN HOUSES**

**04 Bel Air - Holmby Hills** *Single Family*

<b>2868 BOTTLEBRUSH DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+2.5	1sty-CONTEMPORARY	



**BEL AIR RIDGE CONTEMPORARY**

Superb setting on park like grounds with Zen feeling. Pristinely kept 3+3 contemporary home with mid-century details. Living room w/ sliders out to the yard opens to formal dining area. Updated kitchen w/ granite counters. Family room with double sided fireplace and wet bar has beamed vaulted ceilings.Master suite has walk-in closet and view of garden. Private backyard you feel transported to an exclusive vacation spot - here is your own private pool, spa, generous patio, grassy garden.

**Nanette Basin & Karin M. COLDWELL BANKER** 323.394.4298

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

<b>2168 LYRIC AVE</b>	Refresh.	6:30-8:30	<b>NEW</b>
<b>\$1,399,000</b>	3+3	MODERN	



**SILVER LAKE CONTEMPORARY NEW CONSTRUCTION - TWILIGHT OPEN**

Perched in Silver Lake's Franklin Hills is 1800+ sq ft of ultra modern, energy efficient elegance. This 3bd/3ba home has been newly constructed with meticulous attention to detail. French Oak floors, high ceilings, & walls of glass create warmth & breath. Marble countertops, custom cabinetry & built-ins, Clè tile, & wall paper by Sidonie Studio all contribute to the home's versatile yet unique aesthetic. Breathtaking views & plenty of flat, irrigated outdoor space for gardening & entertaining.

**MLS#16-113382**  
Stephen Clark 626-788-3013  
**KELLER WILLIAMS PASA**  
Ref, Dshwshr,Dryer,Grbg Disp,Hood, Nest

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

<b>4321 LOS FELIZ #202</b>	Lunch	12-3	<b>NEW</b>
<b>\$590,000</b>	2+2	CONTEMPORARY	




**CLEAN, UPDATED AND QUIET!**

Clean, well-maintained, quiet, rear, corner unit with private balcony off living room. Leafy view; fireplace and wet bar in living room; updated kitchen bar opens to living room; 2 good-sized bedrooms each with bath. Fresh, move-in condition. Small, mid-rise building with \$330/month HOA dues. 2 tandem parking spaces in subterranean garage. In-unit laundry; elevator; security bldg. Handy location near shops, restaurants, Griffith Park trails, public transportation and freeways.

**MLS#16-109230**  
Richard Stanley 213 300-4567  
**COLDWELL BANKER**  
www.4321losfeliz202.com

**32 Malibu Beach** *Single Family*

<b>26814 MALIBU COVE COLONY DR</b>	Lunch	10-1	<b>NEW</b>
<b>\$13,495,000</b>	5+6	ARCHITECTURAL	



**SPACIOUS CONTEMPORARY BEACH HOUSE ON APX 50 FT OF BEACH**

With the best coastline views in Malibu. Located at the end of Malibu Cove Colony Dr. this 24 hr. guard gated cul de sac offers the utmost in privacy and security. Sumptuous master suite, gourmet kitchen, open living room, and dining room offers several options for guest suites. Walk to Paradise Cove and beyond at low tide and a few hundred yards from the surf. One of the most gorgeous homes on the street.

**MLS#16-110638**  
Myra N & Nicole C 310.888.3333  
**NOURMAND&ASSOCIATES**  
Breakfast Served