

01 Beverly Hills Single Family

570 CHALETTE DR	Open	11-2	592G3	NEW
\$7,950,000	5+6	1sty-CONTEMP MED		



STUNNING TROUSDALE ESTATE!

Magnificent home in the coveted Trousdale Estates. High ceilings throughout, the house boasts spacious living and entertaining space with impeccable attention to detail. Chef's kitchen with Miele and Viking appliances. Oversized master bedroom has a sitting area that overlooks the beautifully manicured backyard. Outdoor spaces provide a private California oasis w/ grassy yard, outdoor loggia, pool, spa & fire pit. Stunning city light views enhance the elegance of this home!

MLS#15-894905	
Josh Flagg/Jeeb O'Reilly RODEO/ELLIMAN	310.720.3524
Dshwshr,Frzr,Hood Fan,Rng/Ovn,Fridg	

606 N OAKHURST DR	Open	11-2	592H7	red
\$5,350,000	4+4	TRADITIONAL		



FABULOUS NEW PRICE!

Wonderful two-story Traditional Estate located on a quiet street in the prime Beverly Hills Flats. Great potential, amazing opportunity! Classic details throughout including hardwood floors, moldings, paneling, & built-ins. Formal foyer, living room, elegant formal dining room, family room, & spacious updated kitchen with breakfast room. 2 family bedrooms & master suite upstairs, downstairs office & maid's suite. Lovely backyard with lawn, pool, spa, & guest room with bath off the 2-car garage.

MLS#15-883411	
Jade Mills COLDWELL BANKER RESI	310-285-7508
Blt-Ins,Dshwshr,Frzr,Grbg Disp,Rng/Ovn	

623 WALDEN DR	Open	11-2	632E2	rev
\$6,695,000	4+5	2sty-SPANISH		



A CLASSIC SPANISH HACIENDA MASTER PIECE

This charming Spanish Hacienda is located in a quite tree lined street in flats of Beverly Hills. Stunning resort like landscaped front courtyard and circular driveway. Main house has 4 BRs including a master suite with dual closets and baths, 1 BR maid suite with living room off the kitchen. 1 BR, 1 Bathroom guest house on top of a 2 car garage. Vaulted high ceilings and carved windows coverings in the formal living room with an adjoining office area with an access to the back yard and pool.

MLS#15-890177	
Fara Salamat COLDWELL BANKER BHS	310.281.3999
Maid's Qtr. Guest House, Pool, Appliance	

01 Beverly Hills Condo / Co-op

125 S OAKHURST DR, UNIT 302	Open	11-2	632 H2	NEW
\$1,095,000	2+2.5	CONTEMP MED		



GRACIOUS BEVERLY HILLS CONDO

This beautiful front corner unit in the Fleur De Lis has 2 BR 2.5 BA plus a family room and breakfast area. The spacious rooms have recessed lighting and plantation shutters. Bedrooms are separated and one is being used as an office/den. The spacious living room has a fireplace and large dining area. Plus a laundry room for sxs appliances, 2 balconies and side by side parking. Located just south of Wilshire.

MLS#15-890177	
Stephanie/Dick Franklin GIBSON INTERNATIONAL	310-418-9351
Built ins.	

01 Beverly Hills Lease

700 WALDEN DR	Lunch	11-2	632E1	NEW
\$45,000	5+8	3sty-ARCHITECTURAL		



EXTRAORDINARY LONG-TERM FURNISHED RENTAL!

LONG-TERM FURNISHED OPPORTUNITY! 5 YR NU 3STY ARCH MODERN MASTERWORK. COVETED WESTEND FLATS' CORNER. VOLUMINOUS; YET, INVITING SPACES. SUPER HI CLNGS, WD & TILE FLRS. SEAMLESS INTEGRATION OF FORM & FUNCTION. GLASS WALLS IN LIV & 'GREAT' RMS FULLY OPEN TO YARD W/PL/SPA/PATIO/CABANA/BA. ELEVATOR TO ALL FLRS. AMAZING CNTR-ISLE KITCH. 4 BD SUITES UP. MASTER RETREAT W/FP/OFFICE/HUGE WALK-INS. UPSTRS FAM RM (CONV 5TH BD). SEP DWNSTRS OFFICE. LOWER LVL W/BIG GYM/MEDIA RM/5TH BD SUITE/WINE RM/STORAGE.

MLS#15-894791	
MICHAEL J. LIBOW CB - BHS	310-285-7509
WWW.700WALDEN.COM	

1230 SHADOW HILL WAY	Open	11-2	592E5	NEW
\$30,000	2+3	CONTEMPORARY		



BEST VIEW IN BH!

Unobstructed panoramic views from downtown to the ocean. This gated contemporary home has two bedrooms, three bathrooms, and guest/maids quarters. Great open floor plan with views from every room! Kitchen comes equipped with state of the art stainless steel appliances. The backyard has a pool and spa with great space for entertaining. Perfectly furnished, all you will need is to bring your suitcase!

MLS#15-888793	
Jonathan Busby WEA	310-562-1508
Dryer,Phone Sys,Fridg,Wshr	

709 ROXBURY DR	Open	11-2	632E1	NEW
\$18,000	4+4	SPANISH		



BEAUTIFULLY UPDATED & RESTORED SPANISH MEDITERRANEAN

BEAUTIFULLY UPDATED & RESTORED SPANISH MEDITERRANEAN ON ONE OF THE BEST WEST-END STREETS IN THE FLATS. 3 BDRMS UPSTAIRS PLUS MAID'S RM DOWNSTAIRS. FORMAL LIVING RM W/ FIREPLACE & CUSTOM WINDOW TREATMENTS. DEN W/ FIREPLACE, WOOD PANELING & WET BAR. KITCHEN W/ CENTER ISLAND & NEWER APPLIANCES. FORMAL DINING RM + ADDITIONAL BREAKFAST RM. NATURAL LIGHT THROUGHOUT; HARDWOOD FLOORS & HIGH CEILINGS. PRIVATE REAR YARD W/ POOL & COVERED LOGGIA - ENTERTAINER'S DREAM. AVAILABLE FURNISHED OR UNFURNISHED.

MLS#15-881053	
J.Babajan/B.Downes RODEO REALTY - BH	310-623-8718

320 N ALMONT DR	Open	11-2	632H1	NEW
\$4,650	3+2	CAPE COD		



TOP FLR. NEW KIT & BTHRMS. 3+2+OFF DUPLEX SUPRA ON PROPERTY

OPEN HOUSE ENTRY WITH SUPRA-KEY ONLY. Top Floor, 3+2 Duplex Hme/Apt with a Small Office, Formal Dining Rm & lots of French Doors that open to Front & Rear Balconies. NEW A/C & Forced Air Heat + a Large Private Patio & a 3 Car Garage ALL located on a Tree Lined Str. There are Renovated Bathrms & a Kitchen with Stainless Steel Appls + a Washer & Dryer. Berber Carpets, High Ceilings with lots of Windows & a Large Private Rear Patio Deck complete the picture. Great neighborhood with GREAT Schools!

MLS#15-879795	
Craig A. Brick BEV. HILLS RLTY GRP	310-275-1908
Blt-Ins,Ref,Stv,Micrw,Dshwshr,W&D,A/C+FA	

REMINDER

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TUESDAY

02 Beverly Hills Post Office Single Family

9601 OAK PASS RD	Open	11-2	592C2	rev
\$23,000,000	6+10	MODERN		



3.5 ACRE ARCHITECTURAL COMPOUND

3.5 Acre Architectural compound on a gated street Ideal for the art collector with gallery and art walls. The living areas have floor to ceiling sliding doors overlooking the 75 foot infinity pool that cascades into the main pool. The kitchen features a disappearing wall of glass + a wood burning oven. The family room has a 920 bottle wine wall. The master is surrounded by oaks and has a private study and spa bath. Gym, screening room, apartment, music studio and a 2 bedroom 2nd residence.

MLS#15-880273	
Gary Gold	310.741.0505
HILTON & HYLAND Grbg Disp,Hood Fan,Intrcm,Micro	


9374 BEVERLY CREST DR	Open	12-2	592F5	rev
\$14,995,000	5+6	ARCHITECTURAL		



Absolutely stunning Architectural Contemporary with head on city and ocean views. Gated and private from the street, the spacious entry with walls of glass takes in the masterful 180 degree views. The master is on the first level with a terrace, fireplace and walls of 12ft. windows all open to the views. The master bath is huge and open with dual vanities once again bringing in the fabulous views.

MLS#15-890591	
Valerie Fitzgerald	310-285-7515
COLDWELL BANKER RESI Blf-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other	

10063 HILLGROVE DR	Open	11-2	592C6	rev
\$6,490,000	6+7	CONTEMP MED		



GATED & PRIVATE CONTEMPORARY MEDITERRANEAN ESTATE

Contemporary mediterranean estate, new design in 2009-2010. Quality throughout, great space/scale & open floor plan. 2-story entry opens to a formal living & dining room. Kitchen with island & top of the line appliances, media/family room & gym. Upstairs is an additional media/family room and office. The master bedroom w/ sitting area with fireplace. The master bath includes a tub, steam shower, his/her sinks & vanity area. Backyard has pool, large grassy area, BBQ area, and patio w/ fireplace.

MLS#15-821393	
Joseph Babajian	310-623-8800
RODEO REALTY - BH www.10063HillgroveDrive.com	

1510 TOWER GROVE DR	Open	11-2	592C5	rev
\$4,999,999	5+7	NEW PROJECT		



Newly Constructed Home with Views from the City to the Ocean. A five minute drive from the Beverly Hills Hotel, this Masterwork of Luxury Composition boasts 5 bedrooms, 7 baths and a grand entry with winding staircase from top to bottom. With multiple double doors to the outside, the house provides abundant natural light and unbelievable views. Main floor with Spacious Living Room on one side and Dining Area, Kitchen, and Outside Area, ideal for dining, relaxation, and entertaining on the other.

MLS#15-877215	
Amir Nazarian	310-488-0167
KELLER WILLIAMS RLTY VALUE	

02 Beverly Hills Post Office Lease

14039 AUBREY RD	Open	12-2	562B6	NEW
\$27,500	6+8	CONTEMPORARY		



You won't believe your eyes when you see the total transformation of this gorgeous home in guard gated Mulholland Estates. Freshly remodeled w/ today's look. Beautiful Mediterranean w/ stunning entry, high ceilings, 2 story living rm,w/ FP huge windows,gorgeous grey oak stained hardwood floors. Library, office & formal dining rm to die for. Kitchen w/ huge center island, breakfast rm, wine refrigerator, all open to enormous family rm w/ FP movie theater & built ins. Also for Sale at \$7,800,000.

MLS#15-824685	
Valerie Fitzgerald	310-285-7515
COLDWELL BANKER RESI BBQ,Blf-Ins,Dshwshr,Dryer,Grbg Disp	

1510 TOWER GROVE DR	Open	11-2	592C5	NEW
\$19,900	5+7	NEW PROJECT		



Newly Constructed Home with Views from the City to the Ocean. A five minute drive from the Beverly Hills Hotel, this Masterwork of Luxury Composition boasts 5 bedrooms, 7 baths and a grand entry with winding staircase from top to bottom. With multiple double doors to the outside, the house provides abundant natural light and unbelievable views. Main floor with Spacious Living Room on one side and Dining Area, Kitchen, and Outside Area, ideal for dining, relaxation, and entertaining on the other.

MLS#15-878227	
Amir Nazarian	310-488-0167
KELLER WILLIAMS RLTY VALUE	

03 Sunset Strip - Hollywood Hills West Single Family

9133 ORIOLE WAY	Open	11-2	592H5	NEW
\$38,000,000	5+10	MODERN		




SEXY BIRD STREETS MASTERPIECE W/ 280° VIEWS

Sexy contemporary masterpiece perched atop the premier Bird Street. 280° views from DTLA to the ocean and an entertainer's dream. A 4-yr project that spared not a single expense, the home features the finest stone, marble, wood, & state of the art Crestron smart home technology. Gym, spa, theater, 2000sq.ft. master, wine cellar, oversized subterranean garage and offered fully furnished. Large grassy lawn, full outdoor kitchen, fire pits, & saltwater infinity pool against the LA skyline.

MLS#15-893035	
Williams/Bacal	310.691.5935
HILTON & HYLAND 9133OrioleWay.com	

8440 HAROLD WAY	Refresh.	11-2	593A5	NEW
\$6,200,000	4+5	SPANISH		



UNOBSTRUCTED PANORAMIC CITY VIEWS

Panoramic city views from the Observatory, downtown skyline and out to the ocean. Majestic 1926 Spanish Revival with original charm, impeccably restored in 2009. 2 story turret entry welcomes. French doors & large arched windows frame views in 3 directions in LR and MBR above. Marble master bath with steam shower and spa tub. Entertain under the stars on the spacious upper terrace while city lights dazzle. Casita/guest suite w/bath. Added salt water pool and spa. Art/music room beneath the pool

MLS#15-893693	
Ted Schmidt	realteda@yahoo.com
NELSON SHELTON & ASS	



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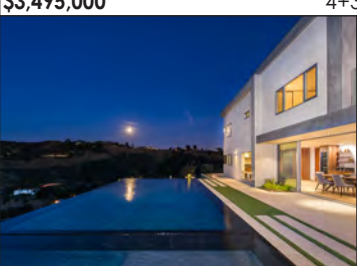
TUESDAY

1717 SUNSET PLAZA DR	Open 11-2	NEW
\$4,960,000	4+4.5 2sty-CONTEMPORARY	
	NEW LISTING! CONTEMPORARY HOME IN HOLLYWOOD HILLS	
Stunning contemporary home located in the star studded Hollywood hills just off of Sunset Plaza shops and restaurants. This architectural home features walls of glass, floor to ceiling Fleetwood sliders, commanding views to the Pacific Ocean and a relaxing gray bottom infinity pool. An entertainer's dream highlighting an oversized kitchen with imported Italian cabinetry, top of the line Mile Appliance and a smoked glass top island.		
B. Farrugia/A. Lascano HILTON & HYLAND	424.253.5489	

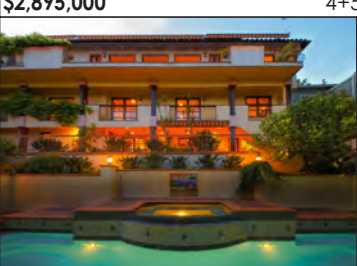
8990 CRESCENT DR	Refresh. 11-2 592H3	NEW
\$1,695,000	3+2 FRENCH NORMANDY	
	NEWLY REMODELED HOLLYWOOD HILLS RETREAT!	
Beautifully remodeled Hollywood Hills retreat using the finest quality finishes throughout. This 3 bedroom, 2 bathroom home offers tranquility set above the Hollywood Hills overlooking canyon and city views. Enjoy outdoor entertaining on the many terraces, patios, and spacious patios plus there is room to build a pool! Ready to move in, this is the turn-key home you've been looking for with character including vaulted ceilings, French Normandy in style blended with modern upgrades!		
MLS#15-893595 Parnes,Harris & Maritz THE AGENCY	3103438211	Blf-Ins,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

2439 CARMAN CREST DR	Open 11-2 593D2	NEW
\$4,395,000	4+5 ARCHITECTURAL	
	EXCITING ARCHITECTURAL ON PRIME VIEW LOT	
WELCOME TO "EDEN". YOU WILL BE IN TOTAL "AWE" OF THIS MAGNIFICENT ARCHITECTURAL PROPERTY ON THE MOST SOUGHT AFTER STREET IN THE OUTPOST ESTATES. GATED FOR PRIVACY, THIS CHIC AND DRAMATIC HOME FEATURES THE FOLLOWING: OPEN FLOOR PLAN WITH SPECTACULAR HEAD ON CITY VIEWS, HARDWOOD FLOORS THROUGHOUT, INFINITY POOL & A HUGE FLAT YARD IN AN EXOTIC SETTING. THE KITCHEN OPENS TO THE FAMILY ROOM AND MAKES A BOLD STATEMENT WITH TREMENDOUS VOLUME, CLEAN LINES AND THE HIGHEST QUALITY FINISHES AND AMENITIES.		
MLS#15-891807 Neal Baddin COLDWELL BANKER RESI	310-887-0208	Blf-Ins,Dshwshr,Frzr,Hood Fan,Rng/Ovn


7218 MULHOLLAND DR	Open 11-2 593C1	red
\$4,195,000	6+10 ARCHITECTURAL	
	COME INSIDE AND BE WOWED!	
PRIVACY. VIEWS. POOL. ENJOY CELEBRITY LUXURY AMENITIES COMPLIMENTED BY SPA COMFORTS. THIS VIEW RESIDENCE ENJOYS STRIKING VISTAS. ENTERTAINERS CHEFS KITCHEN. SIX BEDROOM EN SUITES. MASTER SUITE AS SANCTUARY ITSELF. ENJOY A DRAMATIC FULL STORY CASCADING WATERFALL! BEST OF ALL, DINE AL FRESCO AT HOME IN A COVERED OPEN AIR KITCHEN & BAR OVERLOOKING L.A.!		
MLS#14-813361 Todd Goddard JOHN AAROE GROUP	310-924-2484	A very special home and retreat.

7551 HERMES DR	Refresh. 11-2	NEW
\$3,495,000	4+3.5	
	ARCHITECTURAL VIEW HOME - SEE FULL PAGE AD	
Architectural modern 4 bedroom, 3.5 bath home with glorious city and canyon views. Two stunning master suites, one with a large lounge balcony overlooking the sun drenched pool. Amazing attention to detail including disappearing walls of glass to make the most of indoor/outdoor entertaining. Huge zero gravity pool with swim up bar, 10 person built in spa, and Baja shelf for sun bathing.		
Kenneth (KJ) Marmon HILTON & HYLAND	310.749.4995	

7126 MACAPA DR	Open 11-2 593D2	red
\$1,895,000	3+3 MID-CENTURY	
	NEW PRICE \$1,895,000!	
This stunning mid-century jewel is nestled in the Hollywood Hills with explosive views from Downtown to the ocean. Located near Runyon Canyon, studios, and Hollywood, the 3 bedroom 3 bath home features an open floor plan with walls of glass, hardwood floors, and two en suite master bedrooms. Gourmet kitchen includes Wolf range and Sub Zero fridge. This home is an entertainer's dream and a fantastic opportunity to live in one of Hollywood Hills' most sought after enclave.		
MLS#15-878331 Aren Afsharian HILTON & HYLAND	310.200.9323	Dshwshr,Rng/Ovn,Fridg

6640 WHITLEY TER	Refresh. 11-2:30 593/E3	NEW
\$2,895,000	4+5.5 3sty-MEDITERRANEAN	
	MEDITERRANEAN WITH EXPLOSIVE CITY VIEWS AND PRIVATE POOL	
Mediterranean with breathtaking, explosive city views from iconic Capitol Records to downtown to the ocean. Premium quality. Custom mahogany doors & windows, hardware & tiles all handcrafted in Italy. Subzero & Thermador appliances, media room, office, 4 bedrooms, 5.5 baths. Steam sauna, 800+ bottle wine room. Private saltwater pool, spa, & sky-lit pool house. Music throughout. Gated, cameras, smart phone security system. Amazing privacy yet close to all the action of the city.		
Julie Jones SOTHEBY'S REALTY	323-481-2061	Gated, music, security, cameras.

1540 N CURSON AVE	Open 11-2 593C4	rev
\$3,459,000	5+6 2sty-NEW PROJECT	
	STUNNING BRAND NEW CONSTRUCTION!	
New construction, designer home w/ 5 beds & 5.5 baths, 3 fireplaces & 2 car attached garage. Edison bulbs, zero-edge pool & spa, rooftop deck with audio/video system and firepit & view of the surrounding hills and cityscape. Gourmet kitchen that is outfitted with Thermador appliances. Wood accents bring an original warmth. Luxuriate in your master suite, including a master bath featuring a massive multi-head shower. Outfitted with Crestron smart home systems.		
MLS#15-882097 The Sunset Team KW HOLLYWOOD HILLS	310-623-1345	www.1540Curson.com

7072 MACAPA DR	Open 11-2 593D2	NEW
\$2,295,000	3+3 MODERN	
	ENTERTAINERS DREAM!	
Amazing view home (ocean to Catalina and Downtown LA), just off of Mullholland and Nichols Canyon. This custom home offers fantastic flow and views from all the main rooms. A huge patio truly allows for an indoor/outdoor life style. The cooks kitchen has been remodeled with high end stainless steel appliances and Ceasarstone counter tops. The master bedroom and bath are set off their own private hallway and are truly luxurious. Chocolate hardwood floors (uhm chocolate) throughout.		
MLS#15-895107 Aaron Leider KELLER WILLIAMS RLTY	310-595-4663	Vaulted ceilings, motorized blinds

1565 HASLAM TER	Open 11-1 592J4	rev
\$3,195,000	4+5 NEW PROJECT	
	DEVELOPMENT OPPORTUNITY	
Located just above the Sunset Strip and the noted Sunset Plaza this amazing development opportunity awaits the discerning buyer. An amazing view site, situated at the end of a cul de sac includes vistas of the Hollywood hills, city skyline, and the ocean sea scape beyond. Conceptual plans call for a one of a kind, exceptionally well designed and thoughtful four bedroom three bath contemporary home that could rival any of the best designed modern homes of today.		
MLS#14-811929 A Comora/P Lester THE AGENCY	310-569-7950	

TUESDAY

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

X 1601 N FULLER AVE, UNIT 101		Lunch	11-2	593	NEW
\$739,000	2+3	7sty-CONTEMPORARY			



IMPRESSIVELY SPACIOUS, RARE & PRICED TO SELL

This is an impressively spacious, 1833 square foot, rare and expansive 2 bedroom + DEN, 3 bath unit with FULL SIZE side by side washer & dryer inside unit. Located in prime Hollywood Hills providing convenient location to everything in LA, plus ROOFTOP POOL & jacuzzi, low HOA dues, wrap around balconies, guest parking and more. Easy to show! Master bedroom with walk in closet, double sink, separate shower and bathtub, and pride of ownership. Unit located above street level, and PRICED TO SELL

Mercedeh Javid 310-486-2286
KW HOLLYWOOD HILLS

W & D, fridge, range, stove, dishwsher

03 Sunset Strip - Hollywood Hills West Land

9100 CRESCENT DR		Open	11-2	592H3	NEW
\$3,800,000	Land				



9100 CRESCENT DRIVE!

Exceptional development opportunity! Approx. One Acre of exquisite land ready for you to build your showcase estate. Situated prominently above Marcheeta Place, over the world famous Bird Streets. Architectural renderings exist for a stunning contemporary showcase home by Ameen Ayoub Design Studio, featuring walls of glass showcasing the breathtaking views, an infinity pool and substantial outdoor space.

MLS#15-885839
Tom Scrocco/Randy Isaacs 310-887-0255
COLDWELL BANKER - SS

www.9100CrescentDrive.com

03 Sunset Strip - Hollywood Hills West Lease

2135 RIDGEMONT DR		Open	11-2	NEW
\$7,700	2+3	MID-CENTURY		



BEAUTIFULLY FURNISHED MID-CENTURY POST & BEAM LEASE

Beautifully furnished this Mid-century Post & Beam is stylishly decorated, offering the best in contemporary Italian design. Spacious, w/ an open floor plan, enjoy panoramic canyon views through walls of glass. Remodeled w/ the finest finishes, this house has Carrera counter tops, French oak hardwood floors, made-in-Italy custom built in closets, Miele appliances, Fleetwood doors & windows & designer furniture. Balconies & patios surrounding, & a 1300sf deck w/ fire pit.

Nina Chinn 310.600.8768
JOHN AAROE GROUP

04 Bel Air - Holmby Hills Single Family

10640 TARANTO WAY		Open	11-2	592A5	red
\$6,690,000	5+9	2sty-CONTEMPORARY			



REDUCED! SECURE, GATED, PRIVATE SECRET GARDEN ESTATE

Secure, Private Secret Garden gated estate at end of a quiet cul-de-sac off Stone Canyon. Gated enormous 1 acre plus lot w/ lush pro landscaped garden pathways & total privacy around house, pool & spa. Numerous park like areas both front & back. Large motor ct. + 3 car garage & completely updated & modern house. A wonderful blend of formal floor plan & contemporary styling. Dbl story Foyer w/ sweeping staircase. 3FPs; 700+ sq ft master suite w/ dual walk in closets & pvt south facing terrace.

MLS#15-884957
Ron Holliman 310-777-6216
COLDWELL BANKER BH

Stone Canyon North of Sunset

233 BENTLEY CIR		Open	11-2	631J1	rev
\$6,995,000	5+7	2sty-TRADITIONAL			




LOWER BEL AIR ESTATE WITH PANORAMIC VIEWS!

Beautiful Hamptons Colonial expanded & rebuilt in 2004, retaining design integrity of the 1942 original. Exquisite attention to detail throughout this masterpiece will appeal to your most discriminating clients. Gracious, covered front porch beckons you to sit and enjoy the views. Elegant entry hall with circular, sweeping staircase, coffered-ceiling living room, paneled library, wine cellar with tasting area, billiard room and wet bar are only a few of the gorgeous features. This is a MUST SEE!

MLS#15-879537
J. Woodward IV | M. Noah 310/729-7372
KW | SOTHEBY'S

Beautiful Traditional! Great City Views!

2171 STRATFORD CIR		Open	12-2	591G3	rev
\$6,995,000	6+8	MEDITERRANEAN			



Beautiful Mediterranean home in prestigious 24hour guard gated Bel Air Crest. Custom built and very private. Huge entry with double curving staircase and stone floors. Formal living room with antique carved wood fireplace, library with built in cabinets, fantastic center of the house with koi pond and large Buddha. This home has a really great "vibe". Also for lease furnished \$35,000/month.

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

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

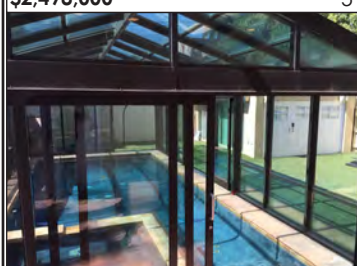
1475 BEL AIR RD		Open	11-2	592A5	rev
\$4,449,000	5+5	CONTEMPORARY			

Glamorous prime Bel Air, East Gate location. Amazing view to the ocean property with nearly 40,000 square feet of land. 5BD, 4 .5BA, enormous beamed living room, wet bar, dining area and sunroom.

MLS#15-892577
Bl-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan
Kay Pick 310 777 6379
COLDWELL BANKER BHN

05 Westwood - Century City Single Family

10521 ALMAYO AVE		Refresh.	11-2	632-D5	NEW
\$2,498,000	5+3	2sty-MEDITERRANEAN			




NEWLY BUILT MEDITERANIAN W A UNIQUE INDOOR/OUTDOOR POOL

Gorgeous 2 Story Mediterranean,custom built in 2011 perfect for entertainment.Front stone ground courtyard leads to an incredible living, dining & den with High Ceilings. Open floor plan, Lime stone flooring,LED recessed lighting, built in speakers & skylights throughout.Huge 450 sqf Sun room on the top with beautiful view. Gourmet kitchen with 2 dishwashers, 2 sinks, & top of the line appliances. Resort type backyard w/ indoor outdoor swimming pool & spa to enjoy all year round.This is the house

Linda Moreh 310-490-2626
NELSON SHELTON & ASS

2 Zone A/C, 2 dishwashers, 2 sink, pool

1689 COMSTOCK AVE		Open	11-2	NEW
\$2,349,000	3+3	TRADITIONAL		



ROMANTIC EAST COAST TRADITIONAL

This updated Comstock Hills home retains all of its classic charm and detail work. Features include covered front porch, spacious formal living room, cozy den with fireplace, gracious formal dining room, eat-in gourmet kitchen with AGA stove, direct access two car garage, three bedrooms up with superlative master suite comprised of cozy sitting room, bedroom with fireplace and a sumptuous bath, and a verdant terraced garden, with private lower patio, upper pool, and detached office/guest house

James Bremner 310-622-7445
GIBSON INTL

www.1689comstock.com



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TUESDAY

215 DENSLOW AVE	Open	11-2	631J1	rev
\$3,995,000	5+6	CAPE COD		



BEST VALUE ON THE MARKET!

This turn-key home has a versatile floor plan for a large family or for those who need large work-at-home space. A lower level guest suite w/outside entrance could be maids, office or gym. A huge, permitted bonus room off the master could be nursery, artist studio, more closets space or.... 4 more bedrooms & baths, plus upstairs office. This house has enormous public rooms for entertaining. The best house on the market for price, size, condition, and location. Furniture can be included.

MLS#14-798521
Yves Mieszala 310-550-8088
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Hood Fan, Rng/Ovn

10110 EMPYREAN WAY #301	Open	11-2	632F4	NEW
\$1,295,000	2+3	FRENCH		



SELLER SAYS SELL !!!

Open, bright and airy... Immaculate European Penthouse flat with soaring 12 foot ceilings is well-sited in serene pastoral setting. Voluminous living / dining spaces opening to two sizable Parisian influenced terraces. Pleasant attributes include well-proportioned master suite plus second bedroom suite or den, large eat-in kitchen, wet bar, etched glass details, and mod powder room. Enjoy Le Parc's bucolic environs with pools, walkways, fountains and more. 24 hour guard-gated security.

MLS#15-892315
Sally Aminoff 310 409 8900
COLDWELL BANKER RESI

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

229 TAVISTOCK AVE	Open	11-2	631J1	rev
\$2,150,000	3+3	TRADITIONAL		



New Look! Stylish and Charming 3-bedroom, 3-bath traditional home with hardwood floors, wainscoting and classic detail. Deck off master bedroom overlooks lovely yard with views of the Getty. Great Bonus room with bath is perfect for large office or rec room. Two Patios; Walk to UCLA; Desirable Warner Avenue School District.

MLS#15-823023
Linda Janger 310-273-8383
PACE PROPERTIES

10560 WILSHIRE #903	Open	11-2	632C3	NEW
\$1,100,000	2+3	Isty-CONTEMPORARY		



LUXURIOUS HIGH-RISE LIVING

Stunningly sophisticated high rise luxurious residence located in one of the Wilshire Corridor's most prestigious buildings. This is an astonishingly beautiful 1935 sq ft w/ 2 Master suites, 2.5 baths PLUS Den. Gorgeous balcony that provides unobstructed city, mountain and ocean views facing northwest. Hardwood floors throughout the unit, Master bedroom w lovely sitting area. Full service concierge, 24 hour Security, fitness center, pool, sauna, & valet. DON'T MISS OUT!!!!

MLS#15-893673
Simin Fahim 310-985-9500
KELLER WILLIAMS BEVE

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

1855 BENECIA AVE	Open	11-2	632D3	rev
\$1,249,000	3+3	TRADITIONAL		




WESTWOOD TRADITIONAL HOME

Originally 3 bedrooms, 2.5 baths. This home is easily reconverted to a single family home however it is currently a 2 bed/1.5 bath with a one bedroom one bath apartment below. Additionally there are other improvements you will see coming in. The house can easily accommodate a family or is the perfect couple home with an extra unit, whichever you prefer. The location is outstanding! Close to Century City and convenient to everything. Updated kitchen, hardwood floors, fireplace, 2 car garage.

MLS#15-892775
Ron Wynn 310-963-9944
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Wshr

2175 S BEVERLY GLEN #408	Open	11-2	632D4	NEW
\$1,079,000	3+3	CONTEMPORARY		



TWO-STORY, 3+3 BUILDERS LOFT-UNIT PENTHOUSE IN THE MONTECITO

Rear facing, corner unit with private patio and expansive rooftop deck with views of Century City, Wilshire Corridor and the Hollywood Hills. Light and bright with high, 18-foot ceilings and over 2,300 sq. ft., The Montecito amenities include a pool, sun deck, jacuzzi, sauna and recreational room while the property itself also affords two large storage units and side-by-side parking.

MLS#15-894073
Kyle Eisenhart 310-461-0400
RODEO REALTY INC.

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

05 Westwood - Century City Condo / Co-op

10375 WILSHIRE #14B	Open	11-2	632C2	NEW
\$2,295,000	3+4	MID-CENTURY		



AN URBAN OASIS AWAITS YOU!

Live elegantly on the prestigious Wilshire Corridor with Ocean Views & Ocean Breezes. Some of the features include Recessed Lighting, Luxurious flooring surfaces of Travertine, Hardwood & Carpet and Slate on your New York style Terrace. Amenities include 24 hour full service. This 3BD/4BA top floor corner unit has Sweeping Ocean & Mountain facing views with a master suite that envelopes you with the peace & the tranquility you've always wanted to call home. Check website below for photo tour.

MLS#15-892855
Tom Marvich 310-702-9015
BERKSHIRE HATHAWAY

wilshireterrace.com

1807 S BEVERLY GLEN BLVD. #302	Open	11-2	632D3	NEW
\$1,075,000	2+3	CONTEMPORARY		



LAST HOMES AT LEGENDARY CENTURY CITY

Welcome to Legendary Century City, a new standard for modern living in the center of it all. Perfectly placed between Westwood and Beverly Hills, steps from all the best Century City has to offer, LCC is a boutique living experience never before offered in this location. Finally, a high-end contemporary condo building with low HOA dues in the neighborhood you've been looking to call home!

MLS#15-892009
Reichling | Moya | Hobgood (310) 305 7653
SOTHEBY'S

www.LegendaryCenturyCity.com

10116 EMPYREAN WAY #102	Open	11-2	632F4	NEW
\$1,395,000	2+3	FRENCH		



PEACEFUL / RELAXING / SERENE

Subtle tones and peaceful surroundings invoke a sense of home. Well proportioned living spaces through out boasting hardwood floors, stunning fireplace all opening to an amazing over-sized terrace. Kitchen w newer appliances, rustic tile floors also opens to lush terrace. Master suite w beautiful bath and double walk-in closets, tub and separate shower. Move in condition. This coupled w all Le Parc has to offer -- pools, ponds, waterfalls, walk paths, tennis and fountains. 24 hr guard gated.

MLS#15-894023
Sally Aminoff 310 409 8900
COLDWELL BANKER RESI

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

1824 PANDORA AVE #4	Open	11-2	632D3	NEW
\$895,000	2+3	SPANISH		



STUNNING SKYLINE VIEW JUST MINUTES FROM CENTURY CITY

Chic town home short walk to shops/restaurants.Kitchen w/ stainless steel app.,granite counter tops/breakfast bars.City views from LR, DR, & BR. FP & plantation shutters in LR. MBR w/ plantation shutters,ceiling fans,walk in closet & BA w/ marble double sinks. Wood floors throughout.Amazing roof top garden deck w/ gorgeous city views large enough to host a sit down dinner party among the garden and city lights makes this a perfect home.

MLS#15-895057
Doris Littman 310 503 3434
NELSON SHELTON

BBQ,Blt-Ins,CIng Fan,Dshwshr,Frzr,Other

TUESDAY

10550 WILSHIRE BLVD #1101	Open	11-2	632C3	NEW
\$799,000	2+3	CONTEMPORARY		



GREAT WESTWOOD LOCATION

Light bright unit w/great views of city & surrounding areas. Single story unit w/formal entry opens to a large open living room/dining room for entertaining. Living room includes fireplace & is framed by floor to ceiling windows & sliding doors. Spacious kitchen w/breakfast bar and pantry. Master bedroom has built-ins with an en suite Master bath that includes tub & shower. Second bedroom is on the opposite side of living room/dining room that is en suite as well. Full Service Building.

MLS#15-894259
David / Anna Solomon 424.400.5905
THE AGENCY

10550Wilshire1101.com

10727 WILSHIRE #602	Open	11-2	632B3	rev
\$2,650,000	3+4	TRADITIONAL		



A BLANK CANVAS, COME CREATE YOUR OWN MASTERPIECE! LET'S SELL

This is a customized 2 bedroom for anyone coming out of a large home, downsizing. The largest sq. ft with best price per sq. ft, on the premiere Northwest Corner, with serene tranquil tree top views of Bel Air and beyond. Custom built-in linen closet, walk-in closet, entertainment center, dropped ceiling, recess lighting. Crown and Base. We need someone's great vision to call their own. On the quiet side of the Boulevard; something this size at this price won't last. Make it yours

MLS#15-822341
Mia Shin 310-717-7111
ENGEL & VÖLKERS WV

Subzero, washer dryer, HVAC

10626 HOLMAN AVE #3B	Open	11-2	632C4	NEW
\$766,000	2+2	CONTEMPORARY		




WESTWOOD PENTHOUSE

Rare rear-facing Penthouse condominium w/private rooftop sundeck, prime Westwood. This 2 bd/2ba + loft features an open living/dining rm w/2-story ceilings, and sliding glass doors leading to balcony. Original kit features new stainless steel appliances, granite counter tops, & ample counter space. Mstr bd offers high ceilings, large walk-in closet, and in-suite ba w/double sinks and Jacuzzi tub. The private rooftop deck is exclusive to the unit and features expansive city views.

MLS#15-894733
Scudder, Rustad, Maurice 310.923.6400
RODEO REALTY - BH

Holman3B.com

10450 WILSHIRE #10A	Open	11-1	632C2	rev
\$1,400,000	3+3	TRADITIONAL		




THE CHURCHILL BUILDING ON THE WILSHIRE CORRIDOR

REDUCED! Exquisite 3bd, 2.5ba end unit with breathtaking views in every direction, oversize living room opens to dining room. French garden on the spacious patio with ocean views. Every room has been designed with elegance using the most beautiful wallpaper and fabrics throughout. The Churchill's amenities include a 24-hour concierge, doorman, valet parking, heated swimming pool & spa, gym, on-site manager & much more.

MLS#13-700509
Greenberg/Weinstock 310.968.0605
BERKSHIRE HATHAWAY

www.10450wilshire10a.com

2304 S BEVERLY GLEN #502	Open	11-2	632D5	NEW
\$629,000	2+2	TRADITIONAL		



SOPHISTICATED 2 BED/1.75 BATH CENTURY CITY ADJACENT

Sophisticated & stylish 2 bed/1.75 bath Century City Adjacent Penthouse corner unit w/ incredible open treetop & sunset views. Filled with natural light throughout the unit w/ expansive window line providing a feeling of openness. Formal entry leads to living & dining rms w/ maple hardwood flooring & fireplace. Spacious breakfast rm opens to white-tiled kitchen w/ stainless steel appliances incldg gas range/oven & built-in microwave. Ideal spacious counters, cabinets & pantry.

MLS#15-893861
Chad Lund / Patty Best 310-801-2641
TELES PROPERTIES, IN

Dshwshr, Micro, Rng/ Ovn

875 COMSTOCK AVE #4D	Open	11-2	632D2	rev
\$1,299,000	3+3	CONTEMPORARY		



FABULOUS AND COMPLETELY REMODELED

Fabulous and completely remodeled, this Southwest contemporary unit is located on the prestigious Wilshire Corridor and boasts panoramic city views overlooking Century City and the Wilshire High Rises. This home has a great layout of 3 bedrooms and 3 full baths all together, and features beautiful white marble flooring throughout, chef's kitchen, complete laundry unit, pantry, linen closet, breakfast area, full bar with wine refrigerator, and a large dining room.

MLS#14-769433
Adi Werthman 310.598.0260
HILTON & HYLAND

Cing Fan, Dshwshr, Dryer, Grbg Disp, Micro

10312 ALMAYO AVE, UNIT 2	Open	11-1	632/E4	NEW
\$450,000	1+1	Isty-TRADITIONAL		



CHARMING CENTURY CITY 1BR 1BA

Charming 1 bed/1 bath condo in small 6 unit complex in great Westwood location close to Century City, Westside Pavilion and Rancho Golf Course. Dining area and kitchen with range, oven, dishwasher/refrig. incld. Low HOA.

Julie Prewitt 310-927-0360
GIBSON BRENTWOOD

10727 WILSHIRE #202	Open	11-2	632B3	bom
\$1,150,000	2+3	Isty-CONTEMPORARY		



BACK ON THE MARKET; LEAST EXPENSIVE IN "A" 5 STAR LUXURY

Lowest floor, but on the quiet side next to Wine Cellar, A perfect "Pied A Terre;" to call home in the best building on Wilshire, The Remington Private Estates. Large kitchen with breakfast counter, large open living room, view of common area, listen to the sound of fountain, Zen like experience. Come be pampered by White gloved doorman, and staff. Full service includes, valet 24/7, wine storage, state of the art gym and heated pool, party room, library. Lobby being updated now.

MLS#15-818711
Mia Shin 310-717-7111
ENGEL & VÖLKERS WV

AC/ Miele Dishwasher Subzero Washer/Dryer


05 Westwood - Century City Income

1333 S BEVERLY GLEN BLVD #905	Open	11-2	632D2	red
\$1,199,000	2+3	CONTEMPORARY		

Stunning Ninth Floor Apartment with verdant tree-top and sparkly city lights views. 2BD, 2.5BA w over 2,000 sq ft of space. Light wood flrs, tall ceilings, brick fireplace. Full service building!!

MLS#15-890483
Kay Pick 310 777 6379
Bit-Ins, Cbl, Dshwshr, Grbg Disp, Hood Fan
COLDWELL BANKER BHN

1840 S SEPULVEDA	Open	11-2	632B5	NEW
\$7,650,000				



INCREDIBLE OPPORTUNITY TO ENJOY A LIVE/WORK ENVIRONMENT

Incredible unique opportunity to enjoy a live/work environment that includes 2 parcels, a 2-level retail/office space (approx 3,080sf interior built in 1948) & exceptional custom built 2-story 3 bed/3.5 bath French Provencal residence (approx. 5,584sf built in 1999) with high-end finishes & details throughout in prime Westwood location. Completely private gated compound w/ Incredible grounds including gardens, patio & parking w/ 3 access points with ample parking.

MLS#15-893703
Chad Lund 310-801-2641
TELES PROPERTIES, IN

Dshwshr, Rng/ Ovn

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

06 Brentwood Single Family

534 CRESTLINE DR	Open 11-2	NEW
\$16,650,000	7+11 3sty-CONTEMPORARY	



HUGE PRICE REDUCTION

Extensively rebuilt in 2014, this contemporary tri-level compound presents a rare blend of architectural excellence, modern luxury and functionality. The gated estate encompasses three separate structures: the main house, full guest house, and an elevated "flex" space. Fluid transitional spaces blend indoor and outdoor living opportunities allowing the surrounding resort-like grounds to be fully embraced and enjoyed. The pool offers a private oasis with unobstructed ocean and city views.

Arana/Shram THE AGENCY	424-231-2400
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1737 MANDEVILLE LN	Refresh. 11-2 631E2	NEW
\$7,888,000	5+6 2sty-VILLA	



GOURMET COFFEE BAR

Privately situated in a cul-de-sac in prestigious Brentwood this beautiful 2-story 5+7 Italian villa exudes elegance at every turn. Boasting exquisite finishes thru out, the open flr plan allows an easy flow encompassing the indoor/outdoor CA living. The fabulous DR & grand gourmet chef's kit is perfect for entertaining. The romantic mstr has a sitting area, frpic, mstr ba w/lrg shower, dual closets & balc. Enjoy the lush resort like backyard, pl & spa or revel in the state-of-the-art Theater

David Kramer HILTON & HYLAND	310-691-2400
Co-listed with B. Farrugia 310.998.7175	

265 N KENTER AVE	Open 11-2 631F3	NEW
\$5,499,000	6+7 MEDITERRANEAN	

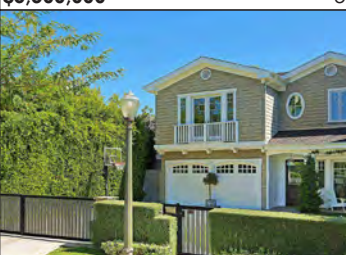


MOTIVATED SELLER!

Magnificent Brentwood residence showcases custom architectural details, elegant & superb modern amenities. Dramatic 2-story cathedral entrance w/romantic spiral staircase & rotunda. Spacious LR & elegant DR for formal entertaining. Open kitchen w/SS appliances, artisan cabinetry, bfast area & large family room. Master suite w/wet bar, walk-in closets & dual vanities. French doors lead out to Romeo & Juliet balconies overlooking garden oasis w/pool & spa. Additional 3 upstairs en-suite bedrooms

Josh & Matthew Altman DOUGLAS ELLIMAN	310.699.6590
www.TheAltmanBrothers.com	

224 S MEDIO DR	Refresh. 11-2 631F4	NEW
\$5,300,000	5+6 CAPE COD	




SPACIOUS SOPHISTICATED TIMELESS

This 5b + 5.5b home boasts a center hall floor plan, abundance of natural light, dramatic great rm opening to eat-in gourmet cook's kitchen w center island, multiple fireplaces, 2 levels of outdoor living spaces & private yard. Master suite includes deck access & a luxuriously bathroom w dual vanities & steam shower plus 3 additional en-suite bedrooms & family lounge rm. The first-floor also features a full guest suite to comfortably accommodate visitors, along w a living rm & formal dining rm.

Simon Beardmore SOTHEY'S INTERNATIO	310 481 4345
BBQ,Blf-Ins,Cent Vac,Dshwshr,Dryer,Other	

480 NORTH BUNDY DR	Open 11-2 631G2	NEW
\$3,099,000	6+5 2sty-TRADITIONAL	




WONDERFUL, COMFORTABLE HOME. ONLY OPEN HOUSE IS THIS CARAVAN!

Beautiful, charming, traditional home. Light and spacious with gorgeous hardwood floors throughout, recently remodeled kitchen with wine refrigerator, storage and new appliances. The gracious living room, dining, den, family room, powder room and maid's complete the first level. Upstairs is the master and 4 additional bedrooms. Backyard has a waterfall, swing set, terraced garden, flat play area and a tree house. All the systems have been updated. MUST SEE!

Mimi and Jon Torp GIBSON INTERNATIONAL	310.622.7496
480Bundy.com	

1978 WESTRIDGE RD	Open 11-2 631-D1	NEW
\$2,999,000	4+5 ARCHITECTURAL	



OPEN TUESDAY 11-2PM!

Fabulous view property! Perfect for Entertaining! The best value north of Sunset. Bordering lower Mandeville and Sullivan Canyon. Quiet and Private sanctuary with panoramic city lights and mountain views from almost every room. Three levels of terraces, roof-top deck, pool, high ceilings, Meile kitchen, granite and hardwood floors. Media/entertainment room with bar, fireplace and 650 bottle wine storage. Truly an entertainers' dream home.

Carolyn LoBuglio COLDWELL BANKER - BW	310-780-1529
BBQ,Blf-Ins,Dshwshr,Dryer,Hood Fan,Other	

601 HANLEY WAY	Open 11-2 631F2	NEW
\$2,695,000	3+3.5 1sty-TRADITIONAL	




PRIVATE WITH CITY AND CANYON VIEWS

Best location on cul de sac. PRIVATE private private. City and Canyon views. Bring your contractor and create a paradise. 3 bedrooms. 3.5 baths. Original condition. NO repairs or credits. Seller selects services. Kenter Canyon. Fantastic Opportunity.

The Woodwards KELLER WILLIAMS LARC	323.422.0888
Best cul-de-sac location	

16557 PARK LANE CIR	Lunch 11-2	NEW
\$2,475,000	5+5	



MID-CENTURY MODERNIST RETREAT | LUNCH SERVED

Bold & stylish Mid-Century Modern in a quiet family neighborhood. Thoughtfully redesigned & meticulously restored to maintain the era's classic architecture, yet updated w/today's modern amenities.

Zach Goldsmith HILTON & HYLAND	310.908.6860
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968 N NORMAN PL	Open 11-2 591G7	NEW
\$1,850,000	3+2 TRADITIONAL	



PRIVATE RETREAT IN BRENTWOOD

Gated traditional set off of the street in a very lush and secluded setting. This 3BD/2BA home is very open and airy with tons of windows and French doors. Crown moldings, plantation shutters, recessed lighting and hardwood floors are just some of the upgrades to this home. Garage converted to a family/media room w/ French doors to the front courtyard. The home is perfect for entertaining. There is a built-in BBQ, fireplace and a spa in the backyard, which has been professionally landscaped.

Wheeler Coberly PARTNERS TRUST BW	310.351.6234
BBQ,Dshwshr,Dryer,Grbg Disp,Rng/Ovn	

505 MORENO AVE	Open 11-2 631F5	red
\$4,195,000	4+4 CONTEMP MED	




JUST REDUCED

Gated Contemporary Mediterranean home located in prime Brentwood. Four bedrooms + 4 baths. Spacious Living room with fireplace and dining room. Fabulous gourmet kitchen with state of the art appliances and large dining area/ breakfast room. Open floor plan with hardwood floors, high ceilings. Sumptuous master suite with Juliette balconies and views. 2 car attached garage. Move in condition!

Myra N & Nicole C NOURMAND&ASSOCIATES	310.888.3333
BBQ,Cbl,Cing Fan,Dshwshr,Dryer,Other	

TUESDAY

317 OCEANO DR	Open	11-2	631G3	rev
\$4,900,000	6+5	TRADITIONAL		




OPEN TUESDAY 11-2PM!

Custom designed 2 story traditional newly built in 2006. Located on a quiet, coveted cul-de-sac. The house boasts of all large rooms with high ceilings and hardwood floors throughout. The formal dining room has access from the living room, kitchen, and hallway. The kitchen looks out over the patio and garden area. There is a Great Room off kitchen, all wood paneled office, an elevator and great storage space.

MLS#15-892747
Chrys Stamatidis 310-571-1323
COLDWELL BANKER - BW

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

351 N KENTER AVE	Open	11-2	631F2	rev
\$4,195,000	5+5	MEDITERRANEAN		



PRIVATE & GATED MEDITERRANEAN

2-story remodeled 5 bedroom, 5 bath home in lovely North of Sunset Brentwood location. Open floor plan, and family room/kitchen combo open to grassy backyard. Formal dining room, Gourmet kitchen with center island and breakfast area. Sumptuous master suite & master bath opens to patio. Two additional bedroom suites and 2 additional bedrooms down. Three car garage and motor court.

MLS#15-885571
Myra N/Josh G 310.888.3333
NOURMAND&ASSOCIATES

www.351Kenter.com

06 Brentwood Condo / Co-op

621 S BARRINGTON AVE #202	Open	11-2	631H3	NEW
\$795,000	2+2	CONTEMPORARY		



2 BD/2 BA REMODELED BRENTWOOD GEM

Features include formal foyer entry, rich hardwood floors, classic marble fireplace, and a large patio. Kitchen boasts sleek quartz countertops and opens to generous dining room. Sunny master bedroom suite includes travertine bathroom with separate tub and shower. Second bedroom/office has large walk-in closet. Laundry inside unit. Sparkling pool and spa. Welcome home to Le Provencal. PARK IN UNGATED GUEST SECTION OF GARAGE ON BARRINGTON.

MLS#15-894413
Naomi Selick 213.280.9120
TELES PROPERTIES, IN

Dshwshr,Elvtr,Rng/Ovn

11755 MONTANA AVE #106	Open	11-2	631H4	NEW
\$795,000	2+2	SPANISH		



Two bedrooms plus two baths. Wonderful open floor plan. Living room and bedrooms lead to a large private outdoor patio. Wood floors. Lots of closet space. Nice Spanish building. 2 car tandem parking plus lots of guest spots. Elevator brings you to the building's rooftop deck. Just around the corner from Whole Foods and your choice of coffee shops.

MLS#15-894813
Paul Figueiredo
TELES PROPERTIES, IN

11838 KIOWA AVE #202	Refresh.	11-2	631H5	NEW
\$725,000	2+3	2sty-CONTEMP MED		



LIGHT AND BRIGHT AND CLOSEBY TO THE BEST OF BRENTWOOD

WONDERFUL, SUNNY 2 BED/2 1/2 BATH CONDO, NORTH OF WILSHIRE. THE OPEN LIVING & DINING AREA IS GREAT FOR ENTERTAINING & THE HONEY COLORED WOOD FLOOR CREATES A LIGHT & AIRY FEELING. THE UPDATED KITCHEN HAS CAESARSTONE COUNTERTOPS. THE LARGE SIZED MASTER BEDROOM HAS A ROMANTIC FIREPLACE & A WALK-IN CLOSET WITH AN EN-SUITE BATHROOM CONTAINING A LARGE SPA TUB & SEPARATE SHOWER. THE SECOND BEDROOM HAS ITS OWN PRIVATE BATHROOM & IS ON THE OTHER SIDE OF THE UNIT. BUILDING HAS EARTHQUAKE INSURANCE.

MLS#15-893585
Andrea Schall-Hammer 310-729-2591
FERRARO & ASSOC.

Dshwshr,Dryer,Elvtr,Grbg Disp,Other

11648 MAYFIELD AVE, UNIT 201	Lunch	1-2	631/H4	NEW
\$639,000	2+2.5	1sty-CONTEMP MED		



LIGHT & BRIGHT IN BEST BW LOCATION !!

Choose ease & comfort for your Brentwood lifestyle! Daytime brings fast commuting to 405 or Westside business centers, for evenings you are so close to Brentwood's best in shopping & dining! This unit is tidy & bright. Small building of only 9 units. Find it all here at a terrific price !

Joan Sather 310-740-0302
SOTHEBYS PALISADES

Wood floors

06 Brentwood Lease

1340 BECKWITH AVE	Open	11-2	631E4	NEW
\$8,495	4+4	1sty-RANCH		



OUTSTANDING LEASE HOME IN HIGHLY COVETED OLD POLO FIELDS!

Immaculate & updated 4 bedroom + 4 bath Ranch style home in highly coveted Old Polo Fields available immediately for long-term lease. (2 years or longer!) Laminate flooring in public rooms & bedrooms. Tile floors in kitchen & bathrooms. Granite counter tops in kitchen w/Maple cabinets, electric oven, cook top & dishwasher. Generous sized LR w/open wood beamed ceiling & gas fireplace. Open DR over looking the beautifully landscaped backyard. FR & Breakfast nook. 2 car garage w/direct access.

MLS#15-893661
Mark Handler & Sharon (310) 922-0817
RODEO REALTY- BW

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

07 West L.A. Single Family

2578 MIDVALE AVE	Open	11-2	632D6	NEW
\$799,000	3+1	TRADITIONAL		



ORIGINAL WESTWOOD HOME

Original 3 bed/1 bath Westwood Gardens home with fireplace and hardwood floors. Located between Pico and Exposition. Convenient location, easy access to Westside Pavilion. Nice backyard. Detached studio, ideal for artist or play area. Double garage with access from the alley.

MLS#15-895051
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Rng/Ovn

07 West L.A. Condo / Co-op

1831 BARRY AVE #4	Open	11-2	632A6	NEW
\$489,000	2+2	UNKNOWN		



TERRIFIC UNIT W/ NICE UPDATES IN HEART OF WEST LA

Terrific unit with Nice Updates in the heart of West LA Stroll to the trendy shops and restaurants on Sawtelle and bike to the beach when you move into this turn-key condo. There is a lovely garden view from the front and the bedrooms also have treetop views. Flooded with light and nicely updated with hardwood floors, a granite kitchen and bathrooms. You will feel lucky to be in such a nice unit so close to it all.

MLS#15-894441
Sherri Noel 310-994-8721
KELLER WILLIAMS-SM

Dshwshr,Rng/Ovn,Fridg

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

08 Cheviot Hills - Rancho Park Single Family

2861 MOTOR AVE	Open 11-2 632F6	NEW
\$2,495,000	4+4 TRADITIONAL	
GORGEOUS TRADITIONAL - STUNNING FROM THE OUTSIDE - IN!		
<p>Beautiful curb appeal makes way for the tastefully updated interior, blending classic details, w /modern style. The traditional fir plan flows from the step down living room to the formal dining room, updated kitchen & family room/den + large bonus rm. 4 bdrms + 3.5 baths incl. the master suite w/ built-in storage, walk-in closet, & a spa-like bath. The pvt. grassy yard is beautifully manicured w/ multiple patio areas for entertaining. A true gem & in Overland Avenue School District!</p>		
		
<p>MLS#15-893873 Sally Forster Jones 310-691-7888 JOHN AAROE GROUP www.2861motor.com</p>		


3227 SHELBY DR	Open 11-2 632G7	NEW
\$2,177,000	4+4.5 UNKNOWN	
SUBSTANTIALLY BUILT HOME WITH VIEWS & LARGE FLAT LOT		
<p>If you've been looking for a well constructed home on an estate like lot, then look no further. Enter to find voluminous rooms filled w/ light. Enjoy city views from the front of this home & create an oasis from the city in the oversized backyard. There's various fruit trees & room for a pool or additional structure. In need of some cosmetic updating but solidly built. There's even an oversized garage w/ hobby room.</p>		
		
<p>MLS#15-877307 Benjamin S. Lee 310-858-5489 COLDWELL BANKER Blt-Ins,Clng Fan,Dishwasher, Range/Oven</p>		

09 Beverlywood Vicinity Single Family

1537 EDRIS DR	Open 11-2 632G4	NEW
\$2,749,000	6+5 MEDITERRANEAN	
BEAUTIFUL MEDITERRANEAN WITH VIEWS		
<p>Built in 2008, this house is a must see with a beautiful layout and gorgeous views of Century City. This family home is located on a cul-de-sac street and includes 6 bedrooms and 4.5 bathrooms. Main level includes a gracious dining room, beautiful living room and a chef's kitchen with a custom built center island. The bottom level includes a guest suite and a game room with doors that open out into a manicured backyard.</p>		
		
<p>MLS#15-894823 Meir Kroll 310-341-4393 THE AGENCY Blt-Ins, Fan,Dishwasher,Frzr,Grbg Disp</p>		

1727 S CANFIELD AVE	Open 11-2 632/H4	NEW
\$1,299,000	3+1.75 1sty-TRADITIONAL	
OPPORTUNITY KNOCKS!		
<p>Re-design, re-build, or touch up and move in to this 3 bedrm 1.75 bath traditional home on one of Bev'wood's best streets. Conveniently located and beautifully tree lined, Canfield Ave has only a few smaller homes left offering possibilities for future expansion, or rebuilding. This sunny home has charm, and an amazing, professionally landscaped entertainer's backyard with firepit, barbeque, spa, and a lovely pergola at the rear. Prestigious Canfield Elementary School is a short walk away.</p>		
		
<p>MLS#15-892869 Lori Poref 310 210-5154 COLDWELL BANKER BBQ,Clng Fan,Dshwshr,Dryer,Washer, Spa</p>		

1968 S CRESCENT HEIGHTS	Open 11-2 632J6	NEW
\$889,000	3+2 1sty-TRADITIONAL	
VIBRANT TRADITIONAL HM! - DESIRABLE WESTSIDE NEIGHBORHOOD!		
<p>Amazing Home in desirable Faircrest Heights! Large elegant Foyer, fabulous Living Rm features original fireplace & bay window, Formal Dining Rm w/beautiful wainscoting, upgraded Kitchen well lit w/natural light, 2 brightly-tiled deco Bathrms w/arched showers & 1 step-up tub, 3 spacious Bedrooms, Master w/dual closets, 2 rooms w/access to covered patio & spacious yard w/ fruit tree - great for entertaining. Hardwood floors, French doors, crown & floor molding & numerous lovely details thruout!</p>		
		
<p>MLS#15-893959 Deborah Justice 310-901-6062 JUSTICE RAY REALTY Stove,Dshwshr,2 Car Garage + Add'l Pkng</p>		

9600 BOLTON RD	Open 11-2 632G5	bom
\$1,749,000	3+3 TRADITIONAL	
SPACIOUS BEVERLYWOOD TRADITIONAL. BACK ON MARKET!!		
<p>This 3 BR/2.5 BA home offers many features iconic to homes of this era including crowned moldings, hardwood floors, marble fireplace and beautiful views. The bedrooms and baths are spacious with built in closets including custom closets in the master. French doors connect the master to the private backyard, ideal for entertaining. A spacious room downstairs can be used for a number of purposes. With central air/heat, a two-car garage and living room surround sound this comfortable family house.</p>		
		
<p>MLS#15-877307 Benjamin S. Lee 310-858-5489 COLDWELL BANKER Blt-Ins,Clng Fan,Dishwasher, Range/Oven</p>		

09 Beverlywood Vicinity Condo / Co-op

9165 ALCOTT ST, UNIT 206	Open 11-2 632/H4	NEW
\$479,000	1+1.5 2sty-CONTEMPORARY	
SPACIOUS TOP FLOOR CORNER UNIT TOWNHOUSE WITH DOWNTOWN VIEWS		
<p>Ideally located on the northeast rear corner of the building with only one common wall, this unit is a must see. First level includes the kitchen with newer tile flooring, living room with a wet bar & private balcony, dining area and a newly remodeled power room. Upstairs is the enormous master bedroom suite with a walk-in closet, private balcony and a redone bathroom with double sinks, soaking tub and separate shower. High ceilings, laundry inside, 2 parking spaces and HOA dues of only \$250.</p>		
		
<p>MLS#15-894823 J. Emory Donelson 310-801-4023 RE/MAX ESTATE PROP. www.JohnEmory.com</p>		

10 West Hollywood Vicinity Single Family

8920 CYNTHIA ST	Open 11-2 592/H6	NEW
\$2,248,000	3+3.5 ARCHITECTURAL	
WEST HOLLYWOOD MINI-COMPLEX		
<p>This mini-compound is furnished, gated & private! This recent remodel offers a 2+2.5 main house w/custom finishes, sleek kitchen, vaulted ceilings, fireplace, & formal dining room overlooking the koi water garden entry...but wait, there's more...a separate 1+1 guest house w/kitchen opens up to an oasis style pool w/spa, outdoor entertainment cabana complete w/ fireplace & salt water fish aquarium! Close to all the action, shops & restaurants, but tucked away enough to feel removed from it all.</p>		
		
<p>MLS#15-892869 M.Hildebrand/D.Sheffell 818-300-7873 PARTNERS TRUST Cbl,Dshwshr,Frzr,Grbg Disp,Hood Fan</p>		



Property Website & Virtual Tour

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



TUESDAY

953 N ORANGE GROVE AVE	Open	11-2	593B6	NEW
\$1,450,000	3+3	CONTEMPORARY		



STUNNING CONTEMPORARY

Neatly tucked away and enclosed by manicured foliage rests this approximately 2,000 sf contemporary in the most sought after location in Los Angeles. Floor to ceiling windows and skylights throughout that allows sun to effortlessly flow from room to room. Over-sized master bedroom offers French doors that open out to the patio and grassy yard. Runyon Canyon, Whole Foods, The Farmers Market, The Grove, and trendy bars, shops and restaurants are all walking distance. Gated. Secure. Unmatched.

MLS#15-893643
John Williams 310-779-1391
COLDWELL BANKER BHN

www.953northorangegrove.com

9024 CYNTHIA ST, UNIT 101	Refresh.	11-2	NEW
\$1,195,000	2+3		



CENTRALLY LOCATED WEHO LIVING

Light filled and huge, this ground floor apartment is the perfect solution for someone who wants to live in ample space but without the maintenance and upkeep of a home. At almost 3000 square feet, the home offers a formal living room and dining room, kitchen and two bedrooms with ensuite bathrooms.

Juliette Hohnen 323.422.7147
HILTON & HYLAND

1216 GREENACRE AVE	Lunch	11-2	593C5	NEW
\$1,395,000	2+2	TRADITIONAL		



JOIN US FOR LUNCH!

Away from the hustle and bustle on a peaceful cul-de-sac you will arrive at this sophisticated and beautifully renovated home. Enter through a lovely front yard and modern entry into the expansive living room with a view of your private back yard. The fabulous kitchen, a cook's delight, which has all the top appliances, is open to the living room. Located off the kitchen is a convenient pantry and laundry area. Each bedroom has a walk in closet and its own luxurious bathroom.

MLS#15-889807
Ingrid Kern 310-300-3378
NOURMAND & ASSOC.

Dishwasher, Dryer, Wine cooler, Micro, Stove

1140 N FORMOSA AVE #1	Open	11-2	593D5	NEW
\$949,000	2+4	ARCHITECTURAL		



LORCAN O'HERLIHY, AIA: AWARD-WINNING ARCHITECTURE

Extraordinary 1-Of-A-Kind Modern Townhouse By Lorcan O'Herlihy In Award-Winning 11 Unit Architectural West Hollywood Building Set Alongside It's Own Urban Park. Hidden Behind A Dynamic Mondrian-Esque Red Metal Façade That Frames Iconic City Views, Discover The Architect's Ultimate Signature 2 Bed, 4 Bath Condo Comprising of the entire front of the Building! Unparalleled Dramatic Loft-Like Environment W/ 40'-0"+- High Colossal Ceilings & Escher-Like Floating Staircase.

MLS#15-890081
Markus Canter 310-704-4248
BERKSHIRE HATHAWAY H

Dshwshr, Dryer, Grbg Disp, Hood Fan, Micro

802 N SPAULDING AVE	Open	11-2	593B6	NEW
\$1,385,000	3+2.5	2sty-SPANISH		



MAGICAL SPANISH OASIS GATED AND HEDGED

This Spanish home is located on corner lot, North of Melrose. Front gardens are reminiscent of South of France - over 20 different fruit trees. Living room has wood beamed ceiling and Batchelor fireplace, hardwood floors - Dining room has french doors to garden. Bright Spanish tiled kitchen w/eat-in area. 1 bed and office/den/1.5 baths down and 2 beds/1 bath up. Addition completed in 2006. Access to rooftop w/grt vus. Garage converted to office. Central A/C, copper plumb, plus more. Enchanting!

Babbitt/Heller 310-804-6027
COLDWELL BANKER/BHS

Refrigerator, Dishwasher, Washer, Dryer

1011 N ORANGE GROVE AVE, UNIT 2	Open	11-2	NEW
\$875,000	1+2	3sty-MODERN	




AWESOME LIVE/WORK LOFT IN PRIME WEHO

Pugh-Scarpa, AIA, 2004 award winning project. Unit 2 likely best located unit within the 5 unit live/work loft complex. The interior locale lends to minimal street noise. West facing sun drenched interiors & huge open floor plan. Modern flexible main flr living space, soaring 17' ceiling, concrete flrs, 3/4 ba, open Kitch & indust frosted glass garage door open onto pvt outdoor patio, embracing in/outdoor SoCal lifestyle. Concrete flrs, steel stairs, frosted glass create dramatic unique oasis.

Louvet/Wight 310 968-2322
KELLER WILLIAMS - BH

www.TheLouvetGroup.com

750 N CURSON AVE	Lunch	1-2	593 C6	NEW
\$899,000	2+2	1sty-SPANISH		




DELIGHTFUL CHARMING CASITA

Behind the privacy of hedges is a welcoming Spanish casita with 2 bedrooms and 2 baths. Lush front yard with a pergola covered patio plus a dining area are ideal for our Southern California lifestyle. Enter into a spacious living room with decorative fireplace and thru the arch into the formal dining room. The side yard with fruit trees provides greenery out the eat-in the cook's kitchen windows. Second bedroom, used as office, has French doors open to the patio.

Lyn Bradford 323.533.5053
JOHN AAROE GROUP

839 LARRABEE ST #5	Open	11-2	592H6	NEW
\$825,000	2+3	2sty-CONTEMPORARY		



NEWLY PRICED! MAGNIFICENT 2BD/2½BA HOME

Price Reduced! Magnificent 2 bedroom, 2½ bath masterpiece with 2 fireplaces, balcony & recently remodeled kitchen and wet bar. Brand new HVAC. exceptionally high ceilings and plenty of closet and storage space. The unit has 2 side-by-side parking spots and is perfectly located in the heart of West Hollywood near nightlife, shops, library and parks.

MLS#15-818069
Michael Mandekic 213-703-7300
BERKSHIRE HATHAWAY H

Bfl-Ins,Cbl,Dshwshr,Dryer,Hood Fan,Other

10 West Hollywood Vicinity Condo / Co-op

8788 SHOREHAM DR #23	Open	11-2	592H5	NEW
\$1,395,000	2+3	CONTEMPORARY		




UBER-LUXURIOUS CONDO ABOVE THE LEGENDARY SUNSET STRIP

Luxury 2Bd+Den+2.5Ba+2290SF Condo In Private Celebrity Building Above Legendary Sunset Strip. Elevator To Your Own Private Entry. Massive Kitchen-Family Room W/ Modern Italian Design. Open Living-Dining Room W/ Fireplace, High Ceilings, & Brazilian Wood Floors. Large Master Suite Boasts City Views, Big Walk-In Closet, Huge Spa-Bath. Junior Suite Has Walk-In Closet. 3 Balconies. Side x Side Parking. In-Unit Laundry Room. Windows On 3 Sides, Feels Like A Home! Close To Chic Shopping & Restaurants.

MLS#15-890089
Markus Canter 310-704-4248
BERKSHIRE HATHAWAY H

Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

1275 N HARPER AVE, UNIT 11	Open	11-2	NEW
\$599,000	2+2	2sty-COUNTRY ENGLISH	



CHARMING/ VINTAGE TOP FLOOR 2 BEDROOM CENTRAL AIR AND WASHER/DRYER

Pamela Rich 310 666 7424
HILTON & HYLAND

TUESDAY


750 N KINGS RD, UNIT 118	Open 11-2 593/A6	NEW
\$449,000	1+1 1sty-CONTEMPORARY	
	WEHO WINNER!	
<p>Fabulously redone 1st floor condo in best WeHo location! Recently painted rooms w cottage cheese removed from ceilings. 800 sf condo has spacious living rm w frplc, dining rm & updated kitch incl newer counters & S.S. appliances. The living area & bedroom opens out to a prvt 270 sf plant filled terrace perf for entertaining or al fresco dining. Updated bathroom w newly installed closet organizational syst. Building has rooftop sun deck w BBQ & amazing views. FHA approved. Perfect pied-a-terre!</p>		
Jeffrey Sachs COLDWELL BANKER BHN	310-777-6361	SEND CLIENTS!

1046 OAKWOOD AVE	Refresh. 11-2 671H5	NEW
\$1,499,000	3+2 CALIFORNIA BUNGALOW	
	SUNNY VENICE BUNGALOW / NEAR ABBOT KINNEY	
<p>Looking for a sunny modern bungalow in the heart of Venice? This welcoming home has a nifty open floor plan w/abundant windows, skylites & sea breezes. From the street, it appears to be just another bungalow but step inside & it feels like a loft. You'll feel a great Venice vibe - fun, laid-back, beachy & bohemian. Indoors flow outdoors to a big deck that's perfect for summer barbecues or just hanging out.Come enjoy the best of Venice this summer -- moments away from Abbot Kinney & the Beach.</p>		
Jerry Jaffe TELES PROPERTIES	310-403-4925	Walk to Abbot Kinney !

11 Venice Single Family

848 MILWOOD AVE	Open 11-2 671/J5	NEW
\$3,450,000	3+3.5 2sty-ARCHITECTURAL	
	MARMOL RADZINER'S FIRST HOUSE BUILT ON SPEC FOR DEVELOPMENT	
<p>In the heart of Venice this house manages to combine the openness, spaciousness, & flexibility of the old Venice artist lofts w/ the refinement & understated elegance typical of the firm's high-end single-family homes. The loft-like ground floor features an open plan w/ 10-foot ceilings & a wall of sliding glass doors to the garden. The ground floor finishes include walnut cabinetry, white Macaubas quartzite countertops, & polished concrete floors throughout.</p>		
Tami Pardee PARDEE PROPERTIES	310-907-6517	Blf-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg

3954 GLENCOE AVE	Refresh. 11-2 672B5	NEW
\$1,495,000	4+5 2sty-TRADITIONAL	
	4 BEDROOM SANCTUARY	
<p>Wonderful home for an expanding or extended family, this 4 bed, 4.5 bath, private sanctuary has it all. Warm, contemporary home with large living & dining spaces opens to a bright renovated kitchen w/ SS appliances and ample storage. 1 bedroom with en suite bath downstairs. Upstairs are 2 add'l large bedrooms, a playroom/den/office & custom laundry room. Master suite has a wood burning fireplace, enormous walk-through closet & custom bathroom w/ deep soak tub & lg. covered balcony.</p>		
Tiffany Rochelle PARDEE PROPERTIES, I	310-210-2213	Dshwshr,Grbg Disp,Rng/Ovn,Fridg,Wshr


811 SUPERBA AVE	Lunch 11-2 671/J5	NEW
\$2,200,000	3+3.5 2sty-ARCHITECTURAL	
	FABULOUS VENICE ARCHITECTURAL	
<p>This home encompasses modern elegance at its best! Located in a great Venice location, this spacious home was a winner in the CA Boom Design Show for Modern Architectural Homes in Los Angeles. The impeccable design and attention to detail makes this home a one-of-a-kind. Indoor/outdoor water features, suspended stairway, copper faced fireplace, spacious kitchen, and open floor-plan offer the perfect flow for your lifestyle.</p>		
Tami Pardee PARDEE PROPERTIES	310-907-6517	Dshwshr,Frzr,Grbg Disp,Hood Fan,Rng/Ovn

1110 MARCO PL	Open 11-2 671J5	NEW
\$1,400,000	3+2 MEDITERRANEAN	
	JUST LISTED IN VENICE	
<p>Spanish Style home in Venice. Walk up to private front patio with stone pavers, in a front yard which features 2 ponds & an outdoor fireplace w/ ledge for sitting. This 3+2 home features an updated kitchen w/ beautiful marble counter tops, NEW stainless steel appliances & attached dining. Original hardwood floors and Spanish style arched doorways throughout, w/ cozy fireplace in living room. The beautifully landscaped yard w/ drought resistant plants makes for a guilt-free oasis near the beach.</p>		
Suzanne Frank ABBOT KINNEY REAL ES	310 3148300	Blf-Ins,Dshwshr,Micro,Rng/Ovn,Fridge

1027 VAN BUREN AVE	Lunch 11-2	NEW
\$1,787,000	3+3 2sty-TRADITIONAL	
	VENICE CHARMING HOME	
<p>Brilliantly located in the exceptionally charming President's Row, this Venice hideaway awaits your personal touch. Sunlight living spaces and soaring ceilings welcome you to this 3 bed 3 bath home, offering a perfect canvas for your designer touch. A traditional floor plan downstairs includes a generous kitchen with Sub-Zero fridge, dining room, family room, and living room with a nautical spiral staircase leading to a creative loft space.</p>		
Tami Pardee PARDEE PROPERTIES	310-907-6517	Dshwshr,Dryer,Rng/Ovn,Fridg

739 CALIFORNIA AVE	Refresh. 11-2 671H5	rev
\$2,595,000	4+4 2sty-ARCHITECTURAL	
	VENICE GREEN RATED HOME	
<p>Designed by R&D Architects of Venice, this contemporary residence couples exposed concrete walls w/walls of glass & pop-out windows providing both solid construction & privacy w/immense amounts of light & air in this Unparalleled Venice Residence. The kitchen features European frameless cabinets & top of line SubZero/Wolf Appliances w/a sitting-area & counter tops of quartz stone. Walking distance to Abbot Kinney & Restaurants.</p>		
Tamra (Tami) Pardee PARDEE PROPERTIES	310-907-6517	Dshwshr,Grbg Disp,Rng/Ovn,Fridg

837 VICTORIA AVE	Lunch 11-2 671/J5	NEW
\$1,750,000	2+2 2sty-SPANISH	
	OLD WORLD CHARM SPANISH	
<p>Discover old world charm in this picturesque two-story two bedroom two bath plus office area 1928 Spanish home with Mexican paver tile, wood floors, arched doorways and original details. The interior with antique fixtures combining with modern conveniences travels from a past era to the present. A spacious beautifully landscaped yard with built-in barbecue and seating areas is perfect for entertaining. French doors to master bedroom balcony and patio provide and indoor outdoor flow.</p>		
Betsy Goldman RE/MAX ABBOT KINNEY	310-430-0283	stove,refrig,dishwasher,washer/dryer

11 Venice Condo / Co-op		
47 BROOKS AVE	Open 11-2 671G6	red
\$2,495,000	2+3 ARCHITECTURAL	
	VENICE GEM 1 BLOCK FROM THE BEACH	
<p>A block in from the sand, this exceptional Venice architectural is a rare find. Completed in 2009 by noted Architect, Jim Schmidt, this 2 bed 2.5 bath beach pad covers three levels of living space. Flooded with natural light throughout with floor to ceiling windows, the ground level offers the perfect entertainment space: a large open floor plan, chef's kitchen with state of the art appliances, and an outdoor patio.</p>		
Juliette Hohnen HILTON & HYLAND	323-422-7147	Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

TUESDAY

1046 PRINCETON DR #118	Open	11-2	672A6	rev
\$840,000	0+1	ARCHITECTURAL		




WORK/LIVE LOFTS IN SILICON BEACH

11 of 30 Lofts left, SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice/Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30" Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio. Final CofO issued 2010, Square footage listed is rentable sf and includes the interior/exterior. Pictures are of Model units, Marina Del Rey post office

MLS#14-787643
Lee Johnson 310-892-2244
SOTHEBY'S INTERNATIO

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

3617 GRAND VIEW BLV	Lunch	11-2	NEW
\$1,995,000	3+3	2sty-TUDOR	



TUDOR MANOR BEHIND GATES IN MAR VISTA!

Behind Iron Gates and set back from Grandview Blvd. dwells a palatial Tudor Manor. Beautifully redone to recapture all of the Old World Charm with the allure of Hickory and Dark Fur woods, this home embodies all of the Grandeur of Medieval Architecture with the modern conveniences of today. Each downstairs living area exudes it's own personality with 2 fireplaces, soaring ceilings with Streams of light that fill the formal living room.

Tami Pardee 310-907-6517
PARDEE PROPERTIES

Refridgerator, range/oven, dishwasher, othe

12 Marina Del Rey *Condo / Co-op*

3115 OCEAN FRONT WALK #102	Open	11-2	671H7	NEW
\$2,595,000	3+3	1sty-CONTEMPORARY		



MODERN BEACHFRONT CONDO W/ OCEAN VIEWS

Sophisticated modern beach front condo with captivating panoramic and white water views. Incomparable southwest facing corner unit w/ floor to ceiling windows. Expansive great room that includes the living room w/ FP, den area, dining area, office area and gourmet kitchen. Priv 2 car garage and entry. ALSO FOR SALE 2 wonderful office/creative spaces directly below unit, w/ entry from Ocean Front Walk. Each w/ own bathroom. Can be purchased together. Zoned C2 \$ 595,000.

MLS#15-892733
Marlene Okulick 310-890-4498
SOTHEBY'S INTERNATIO

Rng/Ovn, Fridg, Wshr

3909 MICHAEL AVE	Lunch	11-2	NEW
\$1,495,000	3+2	1sty-RANCH	




NEWLY REMODELED MARVISTA HIDEAWAY!

Tucked away in one of the Westside's most desired neighborhoods, this newly remodeled abode offers ideal Mar Vista living. Tastefully redesigned and updated, this California contemporary ranch home affords gorgeous hardwood floors throughout, designer kitchen with state-of-the-art appliances, 3 bedrooms & 2 baths, an abundance of natural light pouring into every room, and an open floorpan for flexible modern day living. Private and gated on an oversized 8,200sqft lot.

Tami Pardee 310-907-6517
PARDEE PROPERTIES

Dshwshr, Dryer, Rng/Ovn, Fridg

13082 MINDANAO WAY #24	Refresh.	11-2	672C6	NEW
\$1,250,000	3+3	CAPE COD		



GORGEOUS PATIO TOWNHOUSE

Extremely special Patio Home with The largest sq ft in the entire complex totally renovated. Coveted corner location with unobstructed tranquil views. Enter into a charming patio area with Spa and Waterfall and wrap around private yard. Gorgeous hardwood floors, moldings, high ceilings and unparalleled spaciousness and natural sunlit rooms. Guarded gated complex with Tennis Courts and beautiful pool area. Close to new state of the art movie theaters, restaurants and shopping.

MLS#15-894881
Madeleine Schulsinger 3109900002
RODEO REALTY - BEVER

Bll-Ins, Dshwshr, Hood Fan, Micro

3499 CABRILLO BLV	Open	11-2	672/B3	NEW
\$1,395,000	3+3	1sty-RANCH		



STUNNING HOME IN MAR VISTA

Stunning home located in the prime area of Mar Vista has been completely renovated & designed with top quality designer finishes throughout this supremely well laid out space. A perfect blend of contemporary & timeless design. This awe-inspiring three bedroom, three bath home offers complete luxury with impeccable attention to every detail for style and comfort. A welcoming warmth greets you as you enter this open, natural lit and airy floor plan which boasts finely crafted hardwood floors

Dante Peter Tantiado (310) 387-2571
CALIFORNIA COASTAL

Range, Refrige, Washer/Dryer, Dishwasher

13 Palms - Mar Vista *Single Family*

3316 KELTON AVE	Open	11-2	672E1	NEW
\$2,188,000	4+5	2sty-ARCHITECTURAL		



WESTSIDE VILLAGE STUNNING NEW ARCHITECTURAL

Gorgeous Hm completed 2015 w/ every attention to detail. Beautiful Hillside setting w/ tree top views, open floor plan, a feeling of "Zen." White Oak flrs throuout. Fabulous Kitchen w/ stainless steel Viking appliances, island w/ breakfast bar, walk in pantry, Kitchen open to dining area & family rm. w/ FP, covered seating area w/ overhead heat & fire pit., Huge yard! Luscious master suite w/ tree top views, walk in closet/dressing area. All bdrms hv own bath, Clover Ave Elementary School District.

MLS#15-893895
Renate Lichter 310-990-5520
RE/MAX ESTATE PROPER

Bll-Ins, Dshwshr, Washer/Dryer, Other

12510 VICTORIA AVE	Open	11-2	672/B3	NEW
\$1,195,000	3+2.5	1sty-MID-CENTURY		



VINTAGE MID CENTURY RANCH

Vintage Mid Century Ranch situated on a knoll in wonderful Mar Vista location. Sweeping corner lot with nice sized yard and outdoor patios perfect for California lifestyle and dining al fresco. Separate Family room with 1/2 bath could be 4th bedroom. Living room with fireplace, pitched beamed ceilings through out, wood floors in all 3 bedrooms. 2 car garage w/ direct access.

Penny Negrin 310.230.3799
BERKSHIRE HATHAWAYPP

Bll-Ins, Dshwshr, Frzr, Grbg Disp

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

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

12602 PACIFIC AVE, UNIT 1	Open	11-2	NEW
\$629,000	2+2.5	2sty-CONTEMPORARY	



STUNNING CONTEMPORARY 2 BEDROOM + LOFT IN GREAT MV LOCATION!

Front Facing Townhouse in great part of Mar Vista. 2 bdrm & 2.5 bath unit w/ amazing loft that leads to a private & lrg open patio. Open floor plan w/ extremely high beautiful vaulted ceilings in living rm & loft. Lrg living rm/dining area w/ fireplace. Two large bdrms w/ tons of closet space. Laundry inside unit, floor-to-ceiling windows, great views! Tons of outdoor space. Great Mar Vista location close to the beach, Abbott Kinney & trendy restaurants, bars & shops. Fantastic location!!

WALKER/SPANIER 310-430-1513
KELLER WILLIAMS/SM

SCOTT WALKER/NEIL SPANIER

TUESDAY

11121 QUEENSLAND ST #H41	Open	11-2	672D1	NEW
\$349,000	2+1	CONTEMPORARY		

2 BEDROOM & POOL



2 BEDROOM & 2 POOLS

GREAT COMPLEX - LIKE LIVING AT A RESORT 2nd FLOOR UNIT SUPER QUIET
 PRICED TO SELLOPEN TODAYBRING YOUR BUYERS
 CORNER OF 3200 SEPULVEDA AND QUEENSLAND
 ENTER AT 11121 QUEENSLAND


\$349,000

3200 SOUTH SEPULVEDA BLVD. / 11121 QUEENSLAND ST
 MLS#15-892791

Bob Murphy 310 367 1130
 KELLER WILLIAMS BEVE

Bff-Ins

2923 DELAWARE AVE	Open	11-2	631J7	NEW
\$1,050,000	2+1	1sty-CALIFORNIA BUNGALOW		



WONDERFUL OPPORTUNITY!

Move right in to this charming well maintained vintage home on a lovely tree lined street. New dishwasher, paint, carpet, window coverings and beautiful original wood floors make this house sparkle plus a laundry room and extra storage off kitchen. Super spacious sunny backyard has plenty of room to add or garden. Driveway leads to two car garage or use alley entrance for extra parking. Great access to Expo Station and Bergamont Art Center. Wonderful Opportunity to live in Santa Monica.

MLS#15-894085

Lisa Pound 310-710-6149
 GIBSON INTERNATIONAL

Beautiful original wood floors

14 Santa Monica Single Family

338 E RUSTIC RD	Open	11-2	631/B7	NEW
\$2,749,000	2+1	ARCHITECTURAL		




SANTA MONICA CANYON

An American classic reinterpreted by sculptor/designer/craftsman Roy McMakin. Double doors lead to great room with stone hearth, white oak floors & clerestory skylight. Kitchen w/2 sinks, bluestone & butcherblock counters. Dutch door opens to side garden. Den/study, convertible to bdrm, leads to the rear garden w/ancient sycamore. fountain & fire pit all paved in old brick. Separate gym &/or garage & large studio/media room with fireplace, bar and library. All very private, green and quiet.

Isabelle Mizrahi 310-230-3720
 BERKSHIRE HATHAWAY

1333 SUNSET AVE	Refresh.	5-7	671H3	red
\$2,075,000	3+4	TRADITIONAL		



JOIN US FOR A CHAMPAGNE SUNSET ON SUNSET AVENUE 5PM-7PM

NEW LOOK- NEW PRICE \$2,075,000
 VIEWS,VIEWS,VIEWS! A CUSTOM REMODELED HOME
 3 BED 4 BATHS, FAMILY ROOM, DINING ROOM, LIVING ROOM, MAIDS,WORKOUT ROOM, PRIVATE BACK YARD, 2 CAR GARAGE W/DIRECT ACCESS

MLS#15-878851

Gaby Schkud 310-586-0308
 COLDWELL BANKER

BBQ,Bff-Ins,Dshwshr,Dryer,Grbg Disp,More

2613 24TH ST	Open	11-2	671/J2	NEW
\$2,595,000	4+4	2sty-CAPE COD		



OWN YOUR OWN PIECE OF THE HAMPTONS RIGHT HERE IN SUNSET PARK

Gorgeous two-story living room with soaring ceilings and lots of South facing natural light will take your breath away. Main floor features open dining room w/ coffered ceilings, two marble fireplaces, and a bedroom/office that boasts its own bathroom. Spacious and ultra sleek chef's kitchen w/ a large marble topped island, white polished cabinets throughout and a large farmhouse sink that serves as the centerpiece to the grand family room. 3 bedroom suites upstairs, each w/ their own bathroom.

Jack Bifton 310-954-0533
 KELLER WILLIAMS

Fridge, Oven, DW

2457 ASHLAND AVE	Open	11-2	671J2	red
\$1,500,000	+595000	2+1	TRADITIONAL	



EXTRAORDINARY DEVELOPMENT OPPORTUNITY IN SUNSET PARK!

Delightful Sunset Park traditional near Clover Park! Expansive lot divided into 3 totally organic & priv green areas. Relax in private under the pergola on your front deck & take in the scents sights & sounds of your flourishing mostly drought-tolerant English country garden. Steps to Ocean Park shops & restaurants beaches more! Award winning schools! A must-see property!

MLS#15-881989

Tami Pardee 310-392-2402
 PARDEE PROPERTIES

Cing Fan,Dshwshr,Dryer,Hood Fan

906 PRINCETON ST	Open	11-2	631F6	NEW
\$2,495,000	3+3	2sty-ARCHITECTURAL		



RUBEN S. OJEDA ARCHITECTS, STUDIO BY KONING EIZENBERG

Home & studio for two artists, North of Wilshire. Architect Ruben Ojeda transformed this 1920's bungalow w/ second story & 22 ft ceiling. Exposed structure, white walls, stainless appliances. Transom windows, skylights floor interior w/ light, wood floors lend warmth. Sleeping porch, private patios connect interior to drought-tolerant landscape. Separate 2-story art studio by Koning Eizenberg Architecture: office, guest house, or workshop. 3 BD, 2-1/2 BA, 2,401 SF plus 1,200 SF studio.

MLS#15-893573

Scott King (323) 828-2049
 DEASY PENNER

www.thevalueofarchitecture.com

210 21ST PL	Open	11-2	631E5	rev
\$5,999,888	5+6	TRADITIONAL		



STUNNING TRADITIONAL HOME MUST SEE!!

Stunning New 5BR, 5.5BA Trad Mstr Piece in Gillette Regent Sq. design by John Andrews AIA. Beaut hm for ent. w/nat light, cath ceil in entr, pwdr rm, lbrty w/built-ins. Lrg DRw/but pntry & hw flrs throughout. LR opens to lrg fam rm w/FP & glass drs that open for in/out liv. Beaut grmt kit w/Calcutta ctrs, cust cab, Wolf Range, Sub Zero frdge, brkfst area. Up has sump mstr w/FP & out ter. Carrera mstr BA w/steam shwr, soak tub & lrg walk-in closet. Lrg yard w/salt wtr pool,fire pit,fruit trees

MLS#15-887405

Susan Kasner 310-382-8555
 PARTNERS TRUST SANTA

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

722 KENSINGTON RD	Lunch	11-2	671/G3	NEW
\$2,150,000	4+2	2sty-TRADITIONAL		




TRADITIONAL OCEAN PARK CHARM

Expansive two-story 4bed/2bath traditional home in Ocean Park! Bursts of natural light fills every room. The bedrooms upstairs have access to balconies w/ tree-top views. Open living area downstairs connects easily w/kitchen and formal dining room. Impeccable original oak floors and original windows through-out. Kitchen has sliding door connecting to large back patio and grassy backyard. Separate 400 sqft bonus room w/storage area. Located near restaurants, cafes and shopping on Main Street.

Tami Pardee 310-392-2402
 PARDEE PROPERTIES

528 25TH ST	Open	11-1	631F5	rev
\$5,995,000	5+6	3sty-MODERN		



REDUCED BY ALMOST \$500,000

Custom built for the owners (2009) this one of a kind warm Modern home is located in sought after NOM. Designed with ecological conscience, extraordinary design and detail. 5 bed, 6 bath features well-appointed rooms ideal for both relaxation and large scale entertaining. The open floorplan offers natural light throughout. The main level has polished concrete floors, 12 ft. ceilings, a floating stainless steel staircase and clean white walls. The home is the essence of refinement. Franklin elem


MLS#15-879843

L Brau, D Silverstein 310-650-4156
 PARTNERS TRUST & MAR

BBQ,Cbl,Dshwshr,Dryer,Wshr

TUESDAY

2943 VIRGINIA AVE	Refresh. 11-2 671J1	rev
\$885,000	3+1 CALIFORNIA BUNGALOW	
	FANTASTIC OPPORTUNITY IN SANTA MONICA HOME... GREAT PRICE!	
Light and bright 3+1 home with a great floor plan. Features entry and center hallway. Large picture windows in living room, beautiful wood flooring, ceiling fans and brick corner fireplace. Spacious bedrooms with plush carpet and deep closets. Tons of storage space. Updated bathroom with large pedestal sink. Lush rose gardens and fruit trees surround the home. 2-car detached garage. This home is within minutes to everything SM has to offer - Light Rail station that connects to downtown LA.		
MLS#15-881087		
Cynda & Robert Kaiser	310-293-8529	
GIBSON INTERNATIONAL		Priced to SELL!

1049 16TH ST, UNIT 8	Open 11-2	NEW
\$1,025,000	3+3 2sty-COUNTRY FRENCH	
	NORTH OF WILSHIRE SPACIOUS TOWNHOME GREAT SCHOOLS	
3 Bedroom, 3 bathrooms plus bonus room (office, workout or playroom) Large Eat In Kitchen with granite and stainless appliances plus formal dining room with attached outdoor patio, Fireplace in Living Room, Loads of closets with extra storage in direct access subterranean parking side by side. Franklin schools. Low Hoa's \$400 include water, trash and landscaping. Building has newer plumbing.		
Susan Allen	310-704-0815	
POWER BROKERS INT'L		Stainless Frig, Micro, Stove, Oven

14 Santa Monica Condo / Co-op

934 21ST ST #2	Refresh. 11-2 631F6	NEW
\$1,595,000	2+3 CONTEMPORARY	
	UNIQUE & SPACIOUS ARCHITECTURAL TOWNHOME!	
Upon entering this spacious 2 bedroom, 2.5 bath plus loft townhome through large double front doors, buyers will experience architectural details highlighted by 27 foot high ceilings. This modern and open floorplan of approximately 2,000 square feet features a gourmet kitchen with an oversized center island & all new high-end appliances, hardwood floors throughout, recessed lighting, outdoor patio & rooftop sundeck facing south-west and more! All in a fabulous north of Wilshire location!		
MLS#15-894955		
Andrew Thurm	310-345-2661	
COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Etc

1440 23RD ST, UNIT 214	Open 11-2	NEW
\$465,000	1+1	
	REMODELED CONDO IN SECURED BLDG WITH VIEWS	
With 1 common wall, views from both the living rm & bedrm. Upgrades incl: kitchen, bathrm, walk-in custom closet, cabinets, bamboo hardwd flrs, recessed lighting w/dimmers, Caeserstone kitchen counters, travertine tiles, marble bathrm sink, glass shower, bath tile, blinds, and freshly painted through-out. Laundry located on all floors, Sonos surround sound system, one secured parking space, and gym in the building. Close to Pacific Ocean, 3rd Street Promenade, restaurants, and Santa Monica Pier.		
Scott Patterson	310.567.5715	
NOURMAND&ASSOCIATES		

944 5TH ST #102	Lunch 12-3 671D1	NEW
\$1,475,000	2+3 3sty-MEDITERRANEAN	
	MEDITERRANEAN ELEGANCE BUILT IN 2005	
FIRST SHOWING TUESDAY OPEN HOUSE. STREET PARKING 11-1 TUESDAY. BUMMER. WE HAVE THE CARAVAN 12-3PM. THERE WILL BE PLENTY OF PARKING AFTER 1PM. LUNCH Description: 2 bedroom 2.5 bath walk up Private Townhome + loft, has architectural details & custom mahogany built ins throughout. A cooks kitchen features slate floors & back splash with bar that opens to dining room. Caesar stone counters, Monogram appliances & upright washer dryer. 2 Fireplaces, 2 nice patios and large sundeck off loft.		
MLS#15-895027		
Dan Nessel	310-365-0195	
BERKSHIRE HATHAWAY H		Blt-Ins,Cbl,Rng/Ovn,Fridg

201 OCEAN AVE #1608B	Open 11-2 671C1	red
\$3,095,000	2+2 CONTEMPORARY	
	INCREDIBLE VALUE! EXQUISITE 2BD W/ STUNNING OCEAN VIEWS!	
Exquisitely remodeled 2 bdrm unit in famed Ocean Towers. Renovated w/a nod to the Art Deco period, this extraordinary unit boasts views to Catalina & the Santa Monica Pier. Originally 2 units, a studio & 2BD were combined creating an extra-large Master Suite w/2nd bdrm & bath currently used as a screening room. Nothing has been overlooked -gorgeous decorative moldings, & exquisite materials. Step out to the pvt. balcony & marvel at jaw dropping views. Valet, security, pool, gym, extra parking.		
MLS#13-723039		
Sally FJ/ Melanie L.	310-691-7888	
JOHN AAROE GROUP		www.201ocean1608b.com

1214 14TH ST, UNIT 204	Refresh. 11-2 671/F1	NEW
\$1,285,000	3+2.5 2sty-CONTEMPORARY	
	SPACIOUS 3 BEDROOM & DEN! MOVE-IN CONDITION!	
Beautiful, bright contemporary southwest facing 2-story penthouse unit with city lights & tree top views featuring an open floor plan that is great for entertaining with a newly remodeled kitchen, spacious open dining area and 2-story living area with hardwood floors & fireplace. Almost 2,300 sq ft which includes a large master suite, good size secondary bedrooms, remodeled bathrooms, large loft, laundry, balconies, SxS parking & more! Wonderful location-close to shops, restaurants & the beach!		
MLS#15-826755		
Paula Ross Jones	310-255-5449	
SOTHEBY'S INTERNATIO		Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan
Linda Semon	310.351.3995	
COLDWELL BANKER SM		Refrigerator,washer/dryer,range/oven

101 OCEAN AVE #D702	Open 11-2 671C1	rev
\$2,600,000	2+2 ARCHITECTURAL	
	FANTASTIC OCEAN VIEW CONDO	
White water views and remarkable sunsets from the privacy of this sophisticated landmark building. This wonderful bright and modern unit has two bedrooms and two full bathrooms. Building has pool area and gym plus 24 hour concierge service. Also available to lease for \$10,000 p/m.		
MLS#15-826755		
Paula Ross Jones	310-255-5449	
SOTHEBY'S INTERNATIO		Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan

502 SAN VICENTE #205	Open 11-2 631C7	NEW
\$1,099,000	2+2 TRADITIONAL	
	UPDATED REAR CONDO UNIT ON TREE-LINED SAN VICENTE BLVD.	
Updated condo unit w/2 bd, 2 ba w/cherry hardwd flrs, plantation shutters, crown moldings & recessed lighting. Kitchen features black granite countertops, custom cabinetry, Décor microwave, range & oven, Bosch dishwasher. Bright living rm w/frplce opens to a large tiled balcony w/wonderful sunrise views. Master suite w/walk-in closet plus 2 extra hanging closet & master ba w/natural stone counters, tile flrs & Kohler bath fixtures. 2 car SxS parking. Close to Ocean Ave & the beach.		
MLS#15-893899		
Brett Silver	310-458-4024	
PARTNERS TRUST SM		Built-ins

14 Santa Monica Land

740 18TH ST	Open 11-2 631E6	red
\$3,175,000	Land	
	THE ONLY AVAILABLE 60X149 LOT FOR SALE NOM	
REDUCED. Unique opportunity to build your dream home on a great GRS 60x149 lot w/West facing backyard. APPROVED architectural plans by John Andrews available for review. Fully cleared lot, soils, survey, environmental and all fees paid YTD to city of SM. Building permit will soon be ready to be issued (fees to be paid for by new buyer) start.immediate construction of a 5400 sq. ft. 2 story Beach cottage home with 5 bedrooms, 6 bathrooms and attached 2 car garage Franklin school dist. DRIVE BY		
MLS#15-890145		
Deborah Silverstein	310-395-0113	
MONTANA AVE REALTY		Lot,soils,survey & APPROVED plans

TUESDAY

14 Santa Monica Lease

819 FRANKLIN ST	Open	11-2	631G5	NEW
\$21,000	4+3.5	SPANISH		



MLS#15-890421
Nick James 310-600-3135
TELES PROPERTIES

CALIFORNIA COASTAL LIVING AT IT'S FINEST

This grand 1920's 4 BR 3-1/2 BA California Spanish home has been perfectly restored and fully furnished with an eye to luxury, comfort and elegance. Perched atop Franklin Hill, it allows for sweeping views of the city lights and the Brentwood Country Club golf course. This magnificent home is with in walking distance to Montana Ave's fine dining, shopping and the highly desirable Franklin school district.

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

15 Pacific Palisades Single Family

750 CHAPALA DR	Open	11-2	NEW
\$6,995,000	6+6	TRADITIONAL	



Lexie Brew/Liz Keenan (310) 804-9081
COLDWELL BANKER-PAC.

BEAUTIFUL HUNTINGTON TRADITIONAL

Gorgeous newer 6 bed, 6 bath home sits on a large lot (approx. 11,000 sq. ft.) on one of the best streets in the Huntington. Impeccable design and details grace this home. Gourmet kitchen opens to family room with French doors leading to grassy yard, pool, spa, incredible outdoor living and eating area. Short distance to the Village, schools, exceptional shopping and dining.

14607 BESTOR BLV	Open	11-2	630/J6	NEW
\$5,395,000	6+6.5	2sty-TRADITIONAL		




Marco Rufo 310.488.6914
BERKSHIRE HATHAWAY

MODERN FARMHOUSE BY DESIGN FIRM RED DOOR HOMES, INC.

The custom built Modern Farmhouse by design firm Red Door Homes, Inc. blends understated elegance with state of the art amenities in this inviting Palisades home. This property is situated on a street to street lot in one of the most desired areas of the upper Village. 6BD/6 1/2 BA on park like grounds. Rooms include LR, formal DR & gentleman's library. Chef's kit w/Wolf/Subzero. BBQ center opens to bkryd w/pl & spa. 4 Suites upstairs.

6BD/6 1/2 BA, 5600 sqft with pool and spa!

X 13946 W SUNSET	Lunch	11-2	631C5	NEW
\$5,329,000	4+6	SPANISH		



MLS#15-893951
Stefanie Bluestone 310.339.7018
RODEO REALTY - PACIF

CHARMING SPANISH COMPLETELY RENOVATED

Stunning Spanish Revival, newly renovated on a lrg lot in the Riviera. Grand scale liv rm w/ high ceil & frpl framed by Tiffany lighting. Game rm w/ oversized bar opens to backyard w/ pool, spa, fire pit & pond. Outdoor kit w/ 2 bbqs, 2 stove tops & 2 refrig. Bright open kit & fam rm w/ frpl all open up to yard. 1 bdrm suite on main flr + 2 addit. guest bdrm suites upstairs. Master suite w/ Ocean Views, safe rm & huge walk-in closet. Luxurious Master Bath. Rooftop deck. Open Sun 2-5.

BBQ,Cent Vac,Dshwshr,Grbg Disp,Micro

841 TOULON DR	Refresh.	11-2	631/C5	NEW
\$4,900,000	4+5	2sty-TRADITIONAL		



Fran Flanagan 310.801.9805
COLDWELL BANKER

PRIME RIVIERA

Move right in, remodel or rebuild this beautifully sited two story traditional with a fabulous pool and garden. Graciously maintained by one family for over thirty years, here is a great opportunity on 13,300+ sf lot. Open today from 11am to 2pm and Special Twilight Open House from 5pm to 7pm.

www.841Toulon.com

512 ARBRAMAR AVE	Open	11-2	NEW
\$4,495,000	5+5.5	TRADITIONAL	



Lexie Brew/Liz Keenan (310) 804-9081
COLDWELL BANKER-PAC.

Exquisite Traditional on one of the most coveted streets in El Medio Bluffs. Built with the finest craftsmanship & attention to detail, the home exudes style & grace. Gracious entry leads to living rm w/French doors, dining rm, paneled office, gourmet kitchen, family rm & guest bdrm. Large master suite & two en-suite bedrms upstairs. 5th bdrm/maids on lower level & offers complete privacy. Airy & bright, this home features walnut floors, Waterworks bathrms, custom closets & large grassy yard.

17733 PORTO MARINA WAY	Open	11-2	630/F6	NEW
\$4,395,000	5+2.5	3sty-VILLA		



Flora Aston 310-480-3585
COLDWELL BANKER

Meticulously Restored Tuscan Villa - Views from Every Room!

Meticulously restored Tuscan Villa with sweeping ocean views from every room. Elegant living room with soaring 16-ft ceilings, wood burning fireplace & French doors to a private balcony overlooking the ocean. Family room with domed ceiling features an eye-catching bar. Enjoy white water views from kitchen and dining room. Sit on the private rear patio and listen to serene fountains. Master suite with idyllic balcony & 180-degree views. Experience the highest level of taste in this timeless home.

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

X 1150 FISKE ST	Lunch	11-2	629/G6	NEW
\$4,295,000	5+5	3sty-CAPE COD		



Marco Rufo 310.488.6914
BERKSHIRE HATHAWAY

SPECTACULAR CAPE COD WALKING DISTANCE TO THE VILLAGE!

Spectacular Cape Cod walking distance to the Palisades Village. Situated on a 6,500 sqft., lot. This home showcases 4,975 sqft., of living space with 5 bedrooms, 4 baths and 2 half baths, wood finished study/library, formal living room and formal dining room. Extravagant kitchen with granite countertops, top of the line appliances, and a generous island. Kitchen opens directly to a beautiful breakfast area and large family/great room.

Ocean Views from Roof Top!

827 ILIFF ST	Open	11-2	631B5	NEW
\$3,495,000	4+5	2sty-TRADITIONAL		



MLS#15-894941
Laurie Hudson 310-890-2160
BERKSHIRE HATHAWAY H

PALISADES VILLAGE TRADITIONAL: NEWER CONSTRUCTION!

Senational newer traditional in coveted Village setting done to the 9's. Fabulous flow through ideal floor-plan, quality finishes & beautiful light all create a stylish & user-friendly gem. Tasteful details include walnut floors, French doors, lovely moldings, high ceilings, multiple decks, pool, stunning landscaping & more! Truly turn-key--this home sparkles!

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

ATTENTION


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

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

TUESDAY


X 17734 PORTO MARINA WAY		Lunch	11-2	630F6	NEW
\$2,450,000	2+2	MID-CENTURY			
		FANTASTIC MOVE-IN READY OPPORTUNITY IN GREAT LOCATION			
Beautifully renovated beach bungalow with breathtaking views and close distance to the sand. Light and bright Mid-century property features a gated courtyard entry, newer kitchen, hardwood floors throughout, fireplace, vaulted ceilings, large viewing deck, 2-car garage, and much more!					
MLS#15-893869		Lunch provided by Belwood Bakery			
Jacqueline Chernov 310.403.7557		BERKSHIRE HATHAWAY			


939 EMBURY ST		Open	11-2	631-B5	NEW
\$1,699,000	2+1	1sty-TRADITIONAL			
		BEAUTIFULLY UPDATED HOME IN ALPHABET STREETS			
A beautifully updated home in the coveted Alphabet Streets. The clean, crisp curb appeal draws you in through the front porch to the open living area, dining rm & redone kitchen. 2 large, bright bedrooms are located just beyond the remodeled bathroom. Enjoy your big, green backyard complete w/an outdoor living space & dining deck. Located w/in walking distance of palisades Village (www.palisadesvillageca.com). The beach, mountains & upscale community living are just outside your front door.					
MLS#15-893935		www.939Embury.com			
Mary Beth Woods 310-571-1358		COLDWELL BANKER			

16560 CHATTANOOGA PL		Open	11-2	630H5	NEW
\$1,695,000	3+2	TRADITIONAL			
		SPECTACULAR OCEAN VIEWS			
Step into your own share of paradise with dramatic views of the ocean from sunrise to sunset. Tucked away on a quiet street, this home invites you to enjoy the view from almost every room. Wood floors, great light throughout, 2 BR and 1 BA upstairs; Master w/fireplace, 2nd bath and a bonus room downstairs with direct access through French doors to the deck and yard area. Seize the opportunity to enjoy the simplicity of this space or expand and customize it to realize your own visions of paradise!					
MLS#15-888413		Dshwshr,Grbg Disp,Fridg			
Ellen McCormick 310-230-3707		BERKSHIRE HATHAWAY H			

X 1050 CHAUTAUQUA BLVD		Lunch	11-2	631B5	rev
\$4,200,000	4+4	MEDITERRANEAN			
		SPECTACULAR OCEAN VIEWS - LUNCH WILL BE SERVED			
CUSTOM 4 BD/4 BA MED W/ GORGEOUS OCEAN & CANYON VIEWS. FEATURING AN INVITING OPEN FLOOR PLAN W/ ALL PUBLIC ROOMS FLOWING TO AN WRAP AROUND OCEAN VIEW TERRACE AFFORDING A PERFECT INDOOR/OUTDOOR ENTERTAINMENT AREA. THE KITCHEN OPENS TO A LARGE FAMILY RM W/ A FIREPLACE AS WELL AS THE FORMAL DINING RM. ADD'l, THERE IS A FORMAL LIVING ROOM W/ FIREPLACE, HIGH CEILINGS, & NATURAL LIGHT. UPSTAIRS ARE 3 BEDS. THE MASTER HAS VAULTED CEILINGS, HIS/ HERS CLOSETS, A FIREPLACE & DECK W/ VIEWS.					
MLS#15-892173		Blf-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg			
Jody Fine 310-230-3770		BERKSHIRE HATHAWAY			

631 BAYLOR ST		Open	11-2	630H5	rev
\$1,595,000	3+2	1sty-TRADITIONAL			
		ENCHANTING PALISADES COTTAGE			
Move right in to this jewel box of a home. Light and bright with newly refinished wood floors, updated kitchen and baths, large family room with French doors to spacious yard and deck, this is a home for both entertaining and peaceful enjoyment. The open floor plan affords views of the lush landscape in both front and back gardens. This is a great location with easy access to local schools, nearby restaurant and other amenities and the unbeatable "Loop" neighborhood with a pathway to the beach.					
MLS#15-882853		Dshwshr,Rng/Ovn,Fridg			
Ellen McCormick 310-230-3707		BERKSHIRE HATHAWAY H			

15 Pacific Palisades		Condo / Co-op			
18125 COASTLINE DR, UNIT 1		Open	11-2	630/E6	NEW
\$2,288,000	3+3.5	OTHER			
		MAGNIFICENT LOCATION, MAGICAL VIEWS			
This one-of-a-kind, freestanding home was originally 2 separate units that have been converted to create an exceptional, seamless living space that shares no walls or floors. The experience begins upon entering the front door to an open floor plan w/ floor-to-ceiling glass walls in a combined living space of ~3,000 square feet, an updated kitchen, formal dining room, & a separate & spacious living room w/ a dual-sided fireplace partitioning the family den.					
M.Hildebrand/J.Chrisman 310.818.5788		Blf-Ins,Rng/Ovn, W/D unit, Balcony			
PARTNERS TRUST					

15 Pacific Palisades		Lease			
16056 AIGLON ST		Open	11-2	630J5	NEW
\$18,500	5+4.5	TRADITIONAL			
		NEW CONSTRUCTION			
Gorgeous brand new East Coast Traditional with 5 bedrms & 4.5 baths in the El Medio Bluff area of Pacific Palisades offers top quality designer finishes throughout. The 2nd floor master suite boasts a lovely fireplace, coffered ceiling, private outdoor deck, finished walk-in closet, beautiful bathroom with soaking tub & shower. The other 3 bedrooms and the laundry room plus a large outdoor patio with beautiful mountain views.					
MLS#15-894611		Blf-Ins,Dshwshr,Frzr,Grbg Disp,Micro			
Jaleh Azarmi 310.573.7452		COLDWELL BANKER-PAC.			


18 Hancock Park-Wilshire		Single Family			
108 S HUDSON PL		Open	11-2	633E1	NEW
\$5,295,000	7+5	COUNTRY ENGLISH			
		SPLENDID GOLF COURSE ESTATE!			
Stately English manor house with grand scale public rooms. Dramatic 2-story entry with sweeping staircase. Step down living room with fireplace and French doors to entertainers' patio, pool and spa. Generous paneled library with built-ins, fireplace and stenciled ceiling. Formal paneled dining room with exquisite coffered ceiling. 2 staff rooms with bath and powder room downstairs. 5 bedrooms with 3 vintage tiled baths upstairs. Too many details to list. A must see!					
MLS#15-894969		#1 Agent in Hancock Park since 1994			
Lisa Hutchins 323.460.7626		CB - HANCOCK PARK			

349 S MANSFIELD AVE		Open	11-2	633D2	NEW
\$2,899,000	4+6	2sty-CONTEMPORARY			
		UNIQUE NEW HOME			
On the edge of Miracle Mile in Hancock Park, this newly completed contemporary oasis by Amit Apel Design has been designed for the ultimate indoor-outdoor lifestyle. The light-filled interiors pay homage to modernist design with a mix of clean lines, geometric forms, soft weathered woods, imported materials, floor-to-ceiling glass, expansive sliding doors, exterior water features and custom architectural pieces throughout. Serenity in the city awaits...					
MLS#15-890653		Dshwshr,Frzr,Rng/Ovn,Fridge			
L.Brenner/N.Hartman 323-860-4245		COLDWELL BANKER			

Questions? Need Assistance?
Contact our Help Desk Department!

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

508 N MCCADDEN PL	Open	11-2	593E7	NEW
\$2,489,000	4+3.5	2sty-MEDITERRANEAN		
	ELEGANT MEDITERRANEAN HOME IN HANCOCK PARK			
Gated entry opens to center hall, spacious sunny living room w/fireplace and dining room, both with French windows, plantation shutters, moldings and beautiful hardwood P&G floors. Kitchen w/center island and charming eating area features a raised fireplace, adjoining bar leading to the library with fireplace, all with access to a rear garden, pool and spa. 4 spacious bedrms, 3 baths up, powder rm down. Apx 3800 sf on 8700 sf lot. 3rd Street School. Near trendy Melrose & Larchmont Village.				
Barbara MacDonald COLDWELL BANKER HPN		(323) 791-0273		
Blf-ins, Cing Fan, Dshwshr, Grbg Disp, More				

355 N WILTON PL	Refresh.	11-2	NEW	
\$1,295,000	4+2	CRAFTSMAN		
	BEAUTIFUL CHARACTER AIRPLANE CRAFTSMAN			
Do not contact Nuyers - They have decided not to sell at this time Meticulously Restored 1913 Craftsman Remodeled & Updated with No Expense Spared! 4 Bedroom 2 Baths Includes Upper Level Private Grand Master Suite Complete with Remodeled Bathroom and Extra Large Closet. Wonderful Hardwood Floors, Exquisite Period Lighting & Period Tiled Kitchen Amazing Detailed Rich Woodwork and Craftsmanship Throughout. System Upgrades Include Updated Chimney, New Sewer Line, New Driveway, Retrofitted Foundatio				
John Duerler HANCOCK HOMES REALTY		323-462-2748		
www.355Wilton.com				


550 N IRVING BLV	Lunch	11-2	593/G7	NEW
\$1,139,000	2+2	1sty-SPANISH		
	CHARMING REMODEL SPANISH IN LARCHMONT VILLAGE			
A stone front walkway invites you into a generous living room. Large bay window allows plenty of light in the living/dining room. The open kitchen is top of the line w/Jenn-Air appliances, wine fridge, & custom cabinets w/tons of storage. This 2BR+2BA home has updated plumbing/ electrical, oak hardwood floors, and marble/travertine tile. The master has a steam shower w/built-in speakers. Enjoy the patio & drought-tolerant backyard. A redone multipurpose room is a great office/rec room.				
Loveland Carr Properties CB HANCOCKPARK NORTH		323-640-7606		
www.lovelandcarr.com				

18 Hancock Park-Wilshire Condo / Co-op

647 WILCOX AVE, UNIT 3H	Open	11-2	593E7	NEW
\$599,000	1+1.5	CONTEMPORARY		
	PERFECTION!			
This bright and beautifully remodeled unit is ready for its close up! From the airy eat-in kitchen with stainless steel appliances, to the sophisticated living room facing the Hollywood Hills, this gorgeous home has it all. Designer touches include: hardwood floors; chair rails and moldings; plantation shutters; recessed lighting; built-ins that include extra seating and double as guest beds; Caesarstone counter tops and wet bar; luxurious bathrooms; and walk-in closet with laundry.				
Barteneffi/J Hutchison COLDWELL BANKER HPN		(310) 562-5907		
Blf-ins, elevtr, ex strg, pool, sec, spa				

320 S GRAMERCY PL #204	Open	11-2	633H2	NEW
\$279,500	1+1			
	PEACEFUL, BRIGHT CONDO NEAR IT ALL!			
The Kostrey Collection's latest offering is an efficient, peaceful and bright 1BR/1BA unit condo featuring an updated kitchen and large outdoor balcony. Secure 1-car garage parking and spacious living room area make this a wonderful place to call home. Walking distance to all the shops and restaurants in Larchmont Village as well as the Wilshire/Western metro stop. This condo would make a darling pied-a-terre or an excellent investment opportunity.				
The Kostrey Collection KELLER WILLIAMS LARC		(310) 621-4341		
Intrcm				

18 Hancock Park-Wilshire Income


1100 5TH AVE	Open	11-2	633G4	NEW
\$1,050,000		2sty-SPANISH		
	MULTI-FAMILY INCOME PROPERTY IN MID-CITY			
A 4 Unit Multi-Family dwelling with 6 bedrooms and 6.0 bathrooms (2- 2Bed/2Bath & 2 - 1Bed/1Bath) located in Mid-City, this 5971 square foot property has excellent income potential. Great bones, but needs a makeover. Situated on the corner of 5th & Country Club Drive, it's conveniently located near public transit, schools, restaurants & grocery. Delivered Vacant.				
Morgan Pasco MORGAN REAL ESTATE		MLS#15-894779 310.606.3887		
None				

18 Hancock Park-Wilshire Lease

115 N MCCADDEN PL	Open	11-2	633E1	NEW
\$12,999	5+5	2sty-MEDITERRANEAN		
	GRACIOUS MEDITERRANEAN HOME FOR LEASE			
Spacious formal entertaining rooms, large family room with fireplace and built in bar leading to huge private garden. Renovated gourmet kitchen with center island and top of the line appliances. 4 very generous bedrooms up + maid's down/4.5 baths. Beautiful tree-lined street, in the heart of Hancock Park.				
N.Hartman/L.Brenner COLDWELL BANKER		MLS#15-894565 323-860-4259		
Blf-Ins, Dshwshr, Frzr, Micro, Rng/ Ovn, Other				

19 Beverly Center-Miracle Mile Single Family

843 N CURSON AVE	Open	11-2	593	NEW
\$2,999,000	5+5	2sty-CONTEMPORARY		
	STUNNING NEW ARCHITECTURAL WWW.843CURSON.COM			
Spectacular NEW designer home features walled & gated contemporary architecture at it's finest. Soaring ceilings, bright open plan, walls of glass & all the luxury amenities expected by today's buyers. Over 4500 sq feet of designer perfection includes a 425 sq ft outdoor living room, gorgeous outdoor entertainment area complete with pool, spa, fireplace and a 450 sq ft private guest suite with bath. Located in highly desired Miracle Mile near popular designer shops & restaurants. A must see!				
Omega Group-Todd Michaud KELLER WILLIAMS		310.429.8191		
www.OmegaGroup.LA				

104 N ALMONT DR	Open	11-2	NEW	
\$1,850,000	3+2	CONTEMP MED		
	GORGEOUS CONTEMPORARY MEDITERRANEAN			
3 BD & 2 BA + SEPARATE OFFICE. GOURMET KITCHEN W /STAINLESS STEEL APPLIANCES, BATHROOMS W/ AMAZING DESIGNER DETAILS, WOOD-BEAMED CEILINGS AND HARDWOOD FLOORS THROUGHOUT, CUSTOM CABINETS, BEAUTIFUL FIREPLACE IN LIVING ROOM & TOO MANY DESIGNER DETAILS TO MENTION. ANDALUCIAN-INSPIRED COURTYARD W/ FIRE PIT IS THE PERFECT SPACE FOR ENTERTAINING. GREAT INDOOR/OUTDOOR FLOW. BRIGHT AND AIRY CORNER LOT WITH PRIVATE GATED DRIVEWAY AND TWO-CAR GARAGE.				
Ronald Goldhammer BERKSHIRE HATHAWAY		310-927-5222		
Alarm System, Barbeque				


OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status)	rev - review (Automatic Status)
NEW* - new not yet listed	bom - back on market
red - reduced	

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

1154 S POINT VIEW ST	Open	11-2	NEW
\$1,399,000	4+3	1sty-CONTEMPORARY	



CARTHAY SQUARE HOME + LEGAL GUEST SPACE!

The best of both worlds - 3 bedroom, 2 bath home plus a guest unit for extended family or a tenant. A 1940's traditional, this home has a rustic open kitchen with breakfast area and updated baths. It also features a living room with pitched ceiling, a handsome fireplace and hardwood floors throughout. The guest space is a fully self-contained unit with living room, eat-in kitchen, single bedroom and full bath all opening to the rear yard. Additionally, there is a detached two car garage.

RED Real Estate Group 310-276-6656
KW-LARCHMONT

19 Beverly Center-Miracle Mile Condo / Co-op

8651 W OLYMPIC BLV, UNIT 103	Refresh.	11-2	632/J3	NEW
\$567,000	2+2	3sty-CONTEMPORARY		



PRIME LOCATION SPACIOUS 2+2 CONDO HIGH WALK SCORE LOW HODS

Located in a prime Beverly Hills adjacent neighborhood. This competitively priced first floor front corner unit w/ infused natural light welcomes you. Convenient to Beverly Hills, Century City, Cedars Sinai Hospital, The Beverly Center, The Grove, LACMA & an eclectic array of wonderful restaurants, some w/in walking distance, to satisfy your palate. Earthquake Ins incl, strong Association, 2-car pkg, low HODs, well maintained property. Tenant occupied, 48-hr notice. (bet Bedford & Sherbourne)

Jackie Winter 213-705-0878
JOHN AAROE GROUP

Dishwshr,W/D,Stove, Frig, Microwv, Alarm

19 Beverly Center-Miracle Mile Income

356 N CURSON AVE	Open	11-2	593C7	NEW
\$1,795,000				



ENORMOUS BEVERLY/GROVE 4-PLEX

Huge Four-plex (almost 6,000 sqft!) in the heart of on of LA's hottest areas. Easy walk to The Grove, Farmer's Market, CBS Studios, Canter's Deli and prime Melrose Avenue. Units average almost 1500 sqft with formal living and dining rooms, their own separate laundry and both front/back doors. Garage parking for every unit. Classic 1920's Spanish Revival architecture with hardwood floors and high ceilings. One unit delivered vacant! Buildings like these come up very rarely.

Lee Ziff 310-991-3277
KELLER WILLIAMS BH

Grbg Disp,Rng/Ovn

19 Beverly Center-Miracle Mile Lease

826 S COCHRAN AVE	Open	11-2	633D3	NEW
\$4,950	3+2	COUNTRY FRENCH		



FOR LEASE: CLASSIC 1926 HOME

A classic 1926 home for lease near LACMA and La Brea Tar Pits in desirable Miracle Mile. 3 large bedrooms, 2 huge bathrooms with beautiful vintage tile, gorgeous original wood floors, barrel ceiling in living room, art tile, period fixtures, original built-ins, picture perfect windows, separate breakfast room, separate laundry room, backyard with deck and detached garage with upstairs bonus room. Meticulously maintained in exceptional condition. Available May 15, 2015.

Heather and Larka 424-202-3208
TELES PROPERTIES INC

826SouthCochranAvenue.com

20 Hollywood Income

4557 LEXINGTON AVE	Refresh.	11-2	594/A5	NEW
\$2,075,000	Units	2sty-SPANISH		



TURNKEY BUNGALOW COURTYARD UNITS


Spanish Dollhouse Bungalow Collection. Fully Hedged & Gated Courtyard, Mature Fruit Trees, Newer Elec, Newer Copper Plumb, Hardwood Floors, Vintage Stoves, Original CA Coolers, Parliament Hinged Swing Out French Windows, Original Solid Wood Doors, original hardware, Smooth plaster walls, vintage tile, Coved Ceilings, original Solid Wood Cabinetry. Many long term tenants. Upside potential. Collect a safe \$13,500/mo. 2 blks to Red Line Subway, 5 blks to Sunset Junction.

Frank Barbano 323-394-2447
BARBANO REALTY, INC.

Stove, Refrig, Washers, Dryers,

21 Silver Lake - Echo Park Single Family

2115 PANORAMA TER	Lunch	11-2	594C4	NEW
\$1,289,000	3+4	SPANISH		



YOU'LL FALL IN LOVE...

Gorgeous Spanish 1927, 3bd, 2.5 ba home! Hrdwd flrs, big bay wndw in LR, FDR w/terr., redone kit. w/granite cntrs. & new appliances. Brkfst area, lrg pantry & 1/2 ba. near kit. Mstr bed, all redone ba. & huge closet w/desk space/sitting area. Other 2 bds. include adorable bdrm. w/alcove for study/playing, 2nd bd. has views also, & a 2nd ba for both. Lovely back terr. & office/guest apt. below w/ 1/2 ba, French doors to bckyd w/gravel path, designed landscaping & patio area for dining/playing!

MLS#15-893773

Rosemary Low 323.363.0381
SOTHEBY'S LOS FELIZ

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

2016 LAKE SHORE AVE Open 11-2 594E6 **NEW**

\$659,000	2+2	CALIFORNIA BUNGALOW
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California dreaming in this Craftsman-like 2 bedroom and 2 bathroom home with wonderful Westerly breezes. Floor to ceiling windows allows an abundance of natural light to this Open floor plan. Wrap-around porch leads upto terraced grassy yard, patio deck, built-in vegetable gardens, Arbor with BBQ area, great for entertaining. Amazing evening sunsets & views. Move right-in!

MLS#15-894505

Lisa Haught-Garner 310-614-5810
SOTHEBY'S IR

Washer&Dryer,Oven,Dish,Refrigerator

22 Los Feliz Single Family

4140 PARVA AVE	Lunch	11-2	594B2	NEW
\$2,279,000	5+4.5	CONTEMP MED		



AMAZING VIEWS. INCREDIBLE VALUE. TWILIGHT OPEN 6-8P

Contemporary hillside villa w/ jetliner vus. Top flr public rms are laid out in a circular flow w/ 9'-14' ceilings. A center-island cook's kitchen opens to the Great Rm & features top-of-the-line SS appliances. 5 bedrooms & 2 bonus rooms occupy the 2 lower floors. Apx. 1,150 sq ft of vu decks. The terraced backyrd features waterfalls, a koi pond & a flat grassy pad. Franklin El plus its proximity to the Village & Griffith. Pk, make this a wonderful home that can fulfill numerous lifestyle needs

Michael Tunick 323-646-3893
BERKSHIRE HATHAWAY


SEE FULL PG B&W AD www.4140ParvaAve.com



The Source Of Real Time Real Estate™

TUESDAY

4227 HOLLY KNOLL DR	Open	11-2	NEW
\$1,799,000	4+3	TRADITIONAL	



ELEGANT TRADITIONAL

Tranquil simplicity circa 1936. White picket fences & roses. Traditional homes function like a dream & simplify life. A formal living rm & dining rm open to breezy covered porch, perfect for watching the sunset.

Rogers+Stellini 310.963.4205
NOURMAND&ASSOCIATES

www.4227hollyknoll.com

2126 E LIVE OAK DR	Open	11-2	593H3	red
\$2,895,000	4+5	MEDITERRANEAN		



SIGNIFICANT REDUCTION!

This Mediterranean villa is located on one of the most storied streets in all of the Oaks. Past an impressive façade resides a creative enclave with inspiring views. Select updates including a bespoke and hand-crafted kitchen along with an expanded Master suite with over-sized closet and bath. Terraced and lush on a street-to-street lot, the grounds are meant to be enjoyed with a mini citrus orchard, a swimmer's pool, and 500 sf detached guest house with separate access from the street above.

MLS#15-889405
Bryant | Reichling 323-395-9084
SOTHEBY'S

www.2126LiveOak.com

3672 HOLBORO DR	Open	11-2	594C2	NEW
\$1,695,000	4+3	2sty-MID-CENTURY		




LOS FELIZ MID-CENTURY VIEW HOME

Los Feliz Contemporary Mid-Century home with 180 degree city and San Gabriel mountain views. Two level open concept floor plan with two large balconies for indoor/outdoor living, two master suites, two fireplaces, pool, lower level family room and a bonus 300+ sqft room currently used as a gym.

MLS#15-894803
Jeffrey White (213) 300-1485
RE/MAX ESTATE PROPER

3980 FARMOUTH DR	Open	11-2	594B2	red
\$1,895,000	4+4	CONTEMPORARY		



AMAZING VIEWS – REDUCED

Fabulous Modern home with amazing views tucked away in the desirable hills of Los Feliz. This stylish contemporary home has two levels of living space complete with modern updates, high end finishes, and privacy. With 4 beds and 3.5 baths, enjoy a chef's kitchen with state of the art appliances, dedicated office, bamboo hardwood floors, and tons of natural light throughout.

MLS#15-824891
Juliette Hohnen 323.422.7147
HILTON & HYLAND

22 Los Feliz Income

4600 GAINSBOROUGH AVE	Lunch	11-2	594A2	NEW
\$1,675,000	4+4	ARCHITECTURAL		



THE GILKS RESIDENCE BY JOCK PETERS, AIA

This beautiful Los Feliz home designed by Jock Peters is on the market for the first time in 60 years and features four bedrooms, including a master with a fresco mural by WPA artist Buckley MacGurrin and full bathroom en suite, beautiful built-in bureaus and cabinets designed by Peters, large 2nd floor deck, private patio with fireplace and extensive gardens with mature fruit trees.

MLS#15-893745
Brian K. Courville 310-622-0312
JOHN AAROE GROUP

3820 EDENHURST AVE	Lunch	11-2	NEW
\$799,000	1sty-SPANISH		




JOIN US FOR LUNCH!

Rare Atwater two-homes-on-a-lot property delivered vacant. The main house features two large bedrooms with a remodeled, period-appropriate bathroom, beautifully restored hardwood floors, coved ceilings, fireplace and newer kitchen that include a vintage range/oven with plenty of counter/storage space. Back house is a meticulously maintained, one-bedroom home with wood floors and a private yard. Oversized, one-car garage could be the perfect workshop or office.

Courtney + Kurt RE 323.899.8509
NOURMAND&ASSOCIATE

Stove, Fridge, Central Air

2258 RONDA VISTA DR	Open	11-2	594C4	NEW
\$1,449,999	2+2	2sty-SPANISH		




BEAUTIFUL FRANKLIN HILLS SPANISH W/ AMAZING VIEWS

Spanish - rare combination of privacy, period architecture, modern conveniences & captivating views. Lrg.11,272 sq. ft. Parcel. Upgraded while maintaining period details: wrought iron fixtures/railings, original oak floors, plaster ceilings/walls, period hardware. Elegant dining & living RM's; Picture windows invite you to the magnificent views. Dual zone AC/Heat, butlers pantry off the kitchen & a massive family room/den. Entertain on the large patio & outdoor kitchen. Franklin Elementary.

MLS#15-882387
Colin Hoffmeister 310-435-4206
KELLER WILLIAMS RLTY

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

3955 GLOBE AVE	Open	11-1	672E3	rev
\$729,000	2+1	1sty-TRADITIONAL		



CULVER CITY CHARMER

Traditional mid-century home with all the fine details of years gone by. Large lot plus updated conveniences on dead end street. Crown moldings, hardwood floors, dining area/kitchen and updated bathroom with spa tub are just some of the quality features in this charming 2+1 home. Some updates include: electrical panel, newer water heater and newer windows, and large fenced yard with room for your imagination to soar. Come make this home your own!

MLS#15-878957
Carroll McEachern 310-918-3228
COLDWELL BANKER

www.CarrollSells.com

2045 N HOBART BLV	Open	11-2	NEW
\$999,000	5+3	SPANISH	



DEVELOPERS DREAM!

First time on the market in over 25 years. This large corner lot in highly desirable neighborhood near Griffith Park in Los Feliz. Ideal property for owner user, investor or developer. Featuring a spacious lot of 10,972 and home of 3311sqft. With a little care and updating, this could truly be a one of a kind property. Offers due in by Monday April 20th at 3:00pm.

Kyle Giese/ Aaron Kirman 310-975-5838
MATRIX REALTY / JAG

First time on the mrkt in over 25 years!



Do RIGHT by Your Sellers
Put their Property in the MLS

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

TUESDAY

28 Culver City Condo / Co-op

4140 BALDWIN AVE #C	Open	11-2	672G2	NEW
\$535,000	3+2	TRADITIONAL		



Upstairs unit in a cozy 4 unit complex. Unit needs TLC, but is spacious & well laid out to create your ideal home in this small complex. Large living area with glass doors leading out to balcony. Kitchen with all of the space you need to create your culinary paradise. 3 large bedrooms, 2 full bathrooms. (Laundry hook ups in unit) Blocks to Carlson Park, Downtown Culver City, restaurants, retail, theater, Ballona Creek Bike Path, etc. Desirable location near down town CC!

MLS#15-893293
Heather Coombs Perez 310-259-7419
CAVANAUGH REALTORS

None

5106 SUMMERTIME LN	Open	11-2	672H4	NEW
\$425,000	2+2	TRADITIONAL		



GORGEOUS CULVER CITY CONDO IN GATED COMMUNITY

Incredible value on this gorgeous & spacious 2 bed/2 bath Lakeside Village condo. This tranquil home is located in Culver City near the studios, parks, trendy shops, cafes, & easy access to the Ballona Creek bike path, plus other Westside attractions. The unit features generously sized living areas, an enclosed patio which can be used as an office, updated kitchen, dining area, & nice-sized bedrooms, & bathrooms with plenty of storage. Private & ideally-located within the Lakeside Village

MLS#15-894907
Allie Riley/John Harper 310-467-4567
COLDWELL BANKER & KW

Built-ins, dishwasher, enclosed patio

29 Westchester Single Family

5215 THORNBURN ST	Open	11-2	703A1	NEW
\$829,500	3+3	1sty-CONTEMPORARY		



BIG HOUSE WITH HUGE LOT IN WESCHESTER

Updated spacious home w/ 2-car garage. bright living rm, w/ vaulted wood-beamed ceilings, and cozy fireplace ,windows look out to your Zen-like terraced backyard w/ cascading serenity fountain.New bathroom w/ subway tiles and customized vintage vanity. New kitchen outfitted with a large pantry, stainless appliances. 16-gauge single-bowl sink, custom cabinets and granite countertops with a Peninsula butcher block. New roof/ windows, 200 amp.elec. panel, sprinkler systems, adventure play set.

MLS#15-893011
Juanita Tiu 310-930-5919
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Hood Fan

5912 ABERNATHY DR	Open	11-2	702 J1	NEW
\$825,000	3+1.75	1sty-COUNTRY ENGLISH		



PICTURESQUE COUNTRY HOME


Situated high on a cul-de-sac on one of Westport Height's best streets. This spacious family home has 3 bedrooms + 1.75 baths and a large den that could easily be a 4th bedroom. Many special custom features including peg & groove oak floors, wood burning fireplace, wood beams, shutters, newer energy efficient windows, FA heat, eat in kitchen nook, two car garage and a private fenced yard.

Robin Fox (310) 490-6540
RE/MAX ESTATE PROPER

Dishwasher, Stove, refig, Garbage dis.

30 Hollywood Hills East Single Family

3260 HILLOCK DR	Open	11-2	563D6	NEW
\$1,400,000	4+3	CONTEMPORARY		




SMART HOME - HOLLYWOOD HILLS

Amazing Contemporary big view home re-imagined by DAS Solutions. Vaulted ceilings, that light up with the touch of a button. Vantage whole house automation system, wide plank French Oak hardwood floors, spectacular glass/gas fireplace. Kitchen features stainless Jenn-Air appliances. Multiple outdoor entertainment areas with city lights views. There is an amazing studio with a bedroom, en-suite bath and office that is separate and perfect for guests.

MLS#15-891489
Jim Shogren 3105927443
RODEO REALTY INC.

Dshwshr,Hood Fan,Micro,Rng/Ovn,Fridg

2259 LA GRANADA DR	Refresh.	11-2	593E3	NEW
\$1,099,000	2+3	MID-CENTURY		



Perched in the Dell, this Mid-Century Modern is the perfect Hollywood Hills retreat. 1960's dual entry doors lead to a skylit foyer. A split-level layout separates 2 dual master suites from the entertaining space. Clerestory windows allow in natural light. Entertain from the kitchen - replete with wedge-tiled backsplash and s/s appliances. Glass doors lead to a courtyard, fitted with a hot tub, fountain, and fire pit. Bonus room and 2-car garage, with a EV charger. Sited on a one-way street.

MLS#15-895131
Jovelle Schaffer 213-718-1110
SOTHEBY'S LOS FELIZ

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

30 Hollywood Hills East Lease

6446 DEEP DELL PL	Open	11-2	593F2	red
\$14,995	7+9	VILLA		



FABULOUS HOLLYWOOD HILLS LEASE

Italian Villa in the Hollywood Hills for Lease. This property is an entertainer's dream, offering 7 bedrooms & 9 baths, theater room, lower level entertainment room, & great outdoor space including wrap-around balconies, patios, pool, spa, & fantastic rooftop deck overlooking beautiful city & canyon views. The main level offers a fabulous open floor plan with large living room with fireplace, adjoining dining area, & huge kitchen. 2nd level offers 2 guest bdrms & master. Lower level 3 bdrms.

MLS#14-815787
Jade Mills 310-285-7508
COLDWELL BANKER

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

31 Playa Del Rey Single Family

208 SUNRIDGE ST	Refresh.	11-2	702/B3	NEW
\$2,795,000	5+7	2sty-TRADITIONAL		



STUNNING NEW CONSTRUCTION, STOP BY FOR A SNACK W/A VIEW!

Exquisite Hamptons style ocean view home on The Hill. Sited majestically on the highest point in Playa, spectacular new custom home featuring French oak flooring, soaring ceilings, elegant open plan & enormous yard for indoor/outdoor entertaining. Gourmet kitchen w/Carrera marble & professional appliances; romantic master retreat w/fireplace, huge walk-in, & sumptuous marble bath. 5 bedrooms, 7 baths. A stunning new home has arrived on the ocean view bluff of Silicon Beach!

Alice Plato 310-704-4188
COLDWELL BANKER RESI

Thermador Range, Grohe Fixtures

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

41 Park Hills Heights Single Family

5340 S VERDUN AVE	Open	11-2	673D5	NEW
\$649,000	3+2	NORMANDY		



CHARMING NORMANDY IN WINDSOR HILLS


Rare opportunity to own a lovely Normandy Style home in historic Windsor Hills. First time on the market in over 30 years! Very well maintained. Corner lot. Over 2200 sq ft, with nice flow and layout. Plenty of outdoor space to entertain. Landscaped gardens. 3 bdrms, 2 baths, formal dining rm, living room, eat-in kitchen, den/family room. Terraced lawn off living room, inside laundry & attached garage. Bonus room could be used as a sun-room or expanded to enlarge the indoor outdoor living space.

MLS#15-892767
Gertzman+Hedges 310.230.2443
COLDWELL BANKER-PAC.

5340VerdunAveLosAngeles.com

42 Downtown L.A. Condo / Co-op

267 S SAN PEDRO ST, UNIT 604	Lunch	11-2	NEW
\$579,000	2+2	1sty-CONTEMPORARY	



TERAMACHI TOP FLOOR, CORNER UNIT PLEASE JOIN ME FOR LUNCH!

www.Teramachi604.com Teramachi, a senior (55 yrs +) condo complex in DTLA's historic Little Tokyo. Rare top floor, southwest corner unit w/2 beds, incl master suite, 2 full baths, open living rm w/tp, balcony w/Downtown skyline views & gourmet kitchen w/granite counter tops & SS appliances, high ceilings, A/C, W&D & 2 parking spaces. Sparkling pool, spa, central courtyard w/gardens & koi pond, fitness center, sauna, 2-story community rm, guest parking & 24 hour front desk/security station.

Thomas Inatomi 323.671.1249
BERKSHIRE HATHAWAY

Refrig, Stove, Dishwasher, Micro, W&D

60 Tarzana Single Family

19536 ROSITA ST	Open	11-2	560F4	NEW
\$2,495,000	5+5.5	2sty-TRADITIONAL		



IN FINE STYLE...

Finest of materials, finishes and design. 5 bedroom 5.5 bathroom New England Traditional style home Huge Gourmet Kitchen is stunning w/double oven Wolf range, 72" Subzero fridge/freezer, two center islands, Calacatta marble counters & full back splash of herringbone design cut stone. Upstairs has 4 bedroom suites. Master Bedroom befitting a home of this quality w/ terrace. Sun drenched back yard provides a great environment for both living & entertaining w/pool, spa, fire pit and full BBQ Island.

MLS#15-894157
Lee Ziff 310-991-3977
KELLER WILLIAMS BH

BBQ,Blf-Ins,Dshwshr,Frzr,Micro,Other

62 Encino Single Family

17829 VALLEY VISTA BLV	Refresh.	11-2	NEW
\$3,285,000	5+5.5	2sty-CONTEMPORARY	



NEW LUXURY ESTATE LISTING IN ENCINO

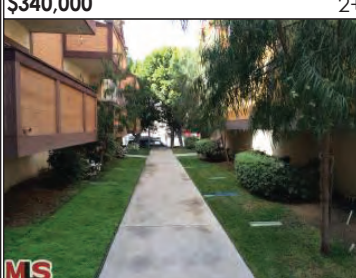
Elegant California Contemporary in prvt setting on approx 1/4 acre (assessor) in prime Encino location! Turn-key, 5BD / 5 1/2 BA estate has been updated w/ features & finishes desired by 2015 home buyers. Walled & gated w/ large motor court. Features: gourmet kitchen, grand living room w/ natural light & dramatic +/- 25ft ceiling, rich dark wood floors, landscaped yard, pool & spa. 4BD suites upstairs + 1BD suite downstairs. This residence provides indoor/ outdoor living at its best!

Joel & Dorit Cooper 310-968-2401
BERKSHIRE HATHAWAY

OPEN TUESDAY 4/14 & FRIDAY 4/17 @ 11-2

72 Sherman Oaks Condo / Co-op

5540 SYLMAR AVE, UNIT 3	Open	11-2	NEW
\$340,000	2+2		



Spacious and recently remodeled top floor unit. 2 Bedrooms and 2 Baths with new floors, paint, updated windows and doors. Open floor plan kitchen with adjacent dining area with views off the balcony looking over courtyard. Washer and dryer in unit and large closets in both bedrooms. Wonderful master with double vanity in bathroom and large walk in closet. Central air and heat in unit with recessed lighting and crown molding. Gated and secure this property also has a sparkling pool and spa.

MS
Aaron Ouweleen 310-980-2244
RODEO REALTY - BEVER

73 Studio City Single Family

3682 AVENIDA DEL SOL	Open	11-2	562E6	NEW
\$2,499,000	4+5	CONTEMP MED		



NEW IN STUDIO CITY HILLS

Amazing entertainer's home, gated and stylish with serene canyon and city views located in the hills of Studio City just off Coldwater Canyon. Built in 2002, this home has a wonderful open, light and bright layout with high ceilings, wood, tile and stone floors throughout. Huge outdoor backyard with large deck. A Fabulous Indoor/Outdoor Flow. 1,000 Sqft (appx) spa with indoor hot tub, sauna & steam. Large game room. Parking for 6-9 cars. Great Value. Must See!

MLS#15-894077
Justin Mandile 424.230.7807
THE AGENCY

Great City & Canyon Views

11257 SUNSHINE TER Lunch 11-2

\$1,695,000	4+3	2sty-MODERN	NEW
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MODERN IN THE HILLS OF STUDIO CITY

Located in the hills of Studio City, this gated, remodeled, contemporary home boasts 4 bedrooms and 3 baths & has an excellent floor plan, w/over-sized windows that flood the home in natural light. There is a spectacular living room w/soaring ceilings & a double-sided, wood-burning fireplace that also opens to the dining room, which has panoramic views of the valley, mountains & abundant greenery. The wrap around deck leads you to the backyard w/large deck, a grassy area & a basketball court.

BRYAN ABRAMS 818-266-4300
JOHN AAROE GROUP

TARZANA DELI FOR LUNCH

10816 WHIPPLE ST Lunch 11-2 563A5

\$1,250,000	5+3	TRADITIONAL	NEW
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OPEN TUESDAY & FRIDAY OPEN LUNCH SERVED

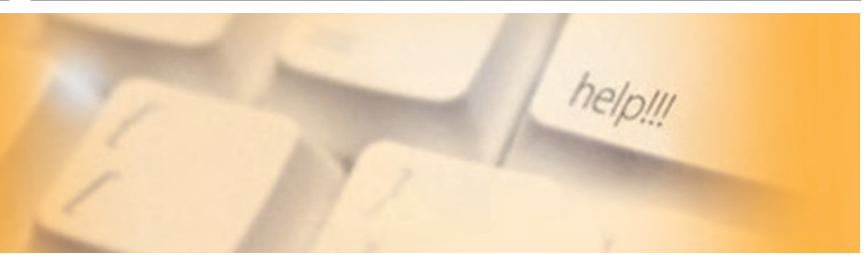
Opportunity of a lifetime!! This gorgeous remodeled 3230sq ft home sits on an extraordinary lot with lush green gardens & trees and large pool. Entertainers dream with open floor plan and stunning kitchen with granite countertops, stainless steel appliances over looking the shimmering pool. Master bedroom located on main level for ease of living. In addition there is a guest house with 1bed + 1 bath & kitchenette. ALL OFFERS ARE DUE ON MONDAY APRIL 20, 2015 AT 5:00PM.

MLS#15-894449
Ambra Bisconti 310-498-2151
HILTON & HYLAND

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan

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

12522 SARAH ST	Open	11-2	562F4	NEW
\$1,199,000	3+3	TRADITIONAL		



STUNNING REDONE CHARMER

STUNNING REDONE CHARMER ON ONE OF THE BEST STREETS IN STUDIO CITY. ON A LARGE CORNER LOT, THIS BEAUTIFUL 3 BEDROOM 2.5 BATH HOME HAS BEEN ENTIRELY UPDATED, INCLUDING SYSTEMS, WITH HARDWOOD FLOORS, RECESSED LIGHTING, FANS IN THE BEDROOMS AND EXQUISITE MATERIALS USED THROUGHOUT. THE KITCHEN FEATURES ALL NEW APPLIANCES, LOTS OF STORAGE, LOTS OF WINDOWS AND A LOVELY EAT-IN AREA. THE SPACIOUS MASTER HAS A LARGE WALK-IN CLOSET, WONDERFUL PRIVATE BATH AND LIGHT STREAMING IN FROM ALL THE WINDOWS.

MLS#15-894227
Bjorn Farrugia 310.998.7175
HILTON & HYLAND
Blt-Ins, Cing Fan, Dshwshr, Dryer, Grbg Disp

3375 COLDWATER CANYON AVE	Refresh.	11-2	562E7	NEW
\$1,060,000	2+2	POST & BEAM		



INCREDIBLE DEVELOPER OPPORTUNITY

Tucked away in the hills just off Mulholland this beautifully updated Post & Beam is the perfect canyon hideaway or Los Angeles pied-a-terre. Conveniently located close to Beverly Hills and studios in the valley, this 2 bed 2 bath home affords gorgeous hardwood floors throughout, gourmet kitchen with stainless steel appliances and marble countertops, vaulted ceilings, and a generous garden for outdoor entertaining.

MLS#15-895025
Juliette Hohnen 323-422-7147
HILTON & HYLAND
Dshwshr, Rng/Ovn, Fridg

3774 MOUND VIEW AVE	Open	11-2	562G6	rev
\$1,849,500	4+3	1sty-CONTEMPORARY		



SILVER TRIANGLE REMODED
www.3774moundview.com

Stunningly Silver Triangle, major renovation. Formal living room, large bright kitchen, dining area, family room w/ high volume vaulted & beamed ceilings. Matterhorn birch hardwood floors throughout, custom cabinetry, top-of-the-line stainless steel appliances. Large private backyard oasis w/ beautiful modern decking & large sun-drenched swimmers pool w/ waterfall. Gorgeous master suite opens directly to backyard. Over 7000 sq ft lot, two car alley access garage. Carpenter Elementary School.

MLS#15-887145
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS
www.OmegaGroup.LA

75 Valley Village Condo / Co-op

11808 RIVERSIDE DR #11	Open	11-2	562H3	NEW
\$547,500	2+3	2sty-CONTEMP MED		



BEAUTIFUL, BRIGHT TOWNHOUSE!

Located on a quiet tree-lined street. Excellently maintained corner-unit 2 bed/2.5 bath townhouse with attached 2-car garage & direct access to the first floor. Features gourmet kitchen, dining, living w/fireplace, pdr & private patio. Second story hosts two master-sized bdrs with en-suite bths & laundry. Spacious townhouse, meticulously cared for & updated w/hardwood flrs & high-end appliances. Close to Gelson's, Starbucks, trendy shopping & upscale dining. 15 minute drive to city or studios.

MLS#15-892007
Kathryn Perkins 805-217-5047
COLDWELL BANKER

81 Glendale Single Family

851 WEST MOUNTAIN STREET	Open	11-2	534C7	NEW
\$1,795,000	4+3			



HISTORIC FOOTHILL ESTATE

An iconic foothill estate. Landmarked w/ Mills Act tax advantage. A haven of privacy & tranquility. 'Ard Eevin' remains today one of the most distinguished & recognizable personal residences in northwest Glendale.

MLS#315003369IT
Margi Simpkins (818) 551-7652
COLDWELL BANKER
www.851westmountain.com

1214 El Sereno Single Family

4511 TOURMALINE ST	Open	11-2	595-C7	rev
\$416,000	4+2	2sty-TRADITIONAL		



YOUR EVERY WANT AND NEED---JUST HAVE TO HAVE A VIEW, DECKS &

outdoor space for those family gatherings? Check! A 4th bedroom in a 3 bedroom price range for kids, office or retreat? Check! An efficient updated kitchen ready to bake those birthday cakes? Check! The ease of 2 bathrooms, including one with a spa tub? Check! Handy indoor laundry? Check! All of this & more right in the heart of El Sereno & handy to parks, DTLA, NELA & beyond, Check! It's all right here, ready for the next lucky owner to be as happy here as the sellers have been, Welcome home!

Liz Johnson 323-397-6041
TELES PROPERTIES
VIEWS! + DECK


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8333 Wilshire Blvd
Living is easy in this impressive, completely remodeled contemporary residence with lake