

PREVIEW *the 8th* WONDER *of the* WORLD

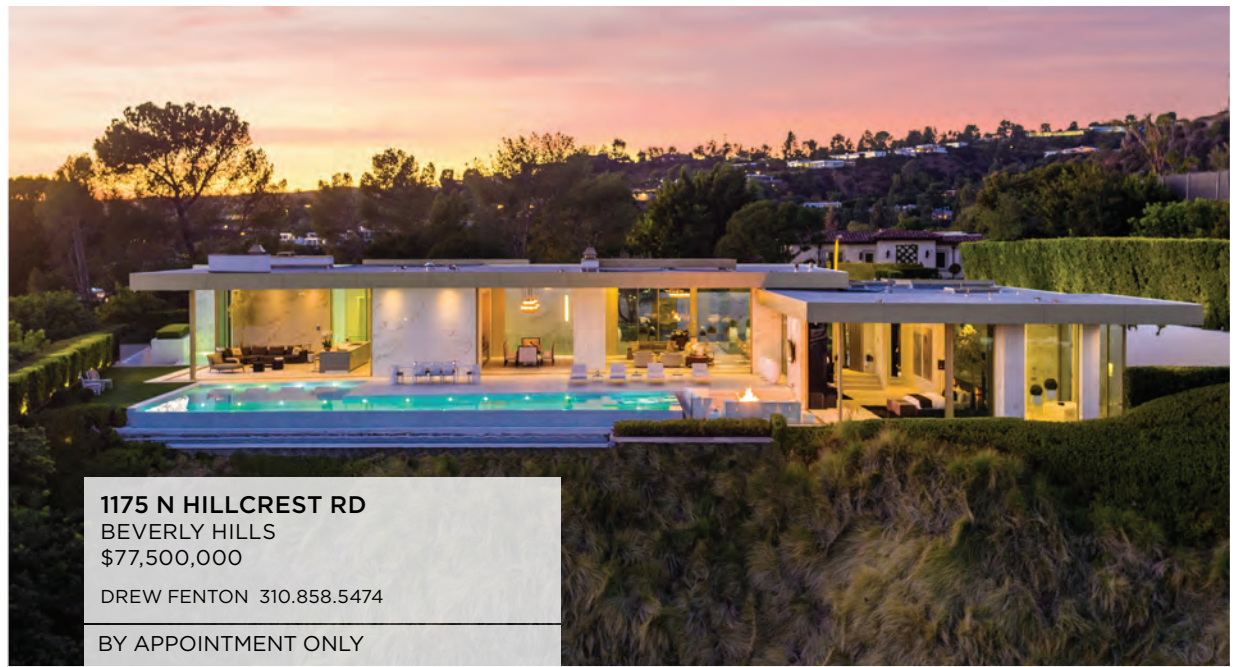
924 BEL AIR RD. LOS ANGELES, CA 90077 | BEL AIR ENCLAVE | 12 BED | 21 BATH | 38,000 SF | \$188,000,000



OPEN TUESDAY 4 TO 9 PM



HILTON & HYLAND



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DAVID KONHEIM 310.803.9999
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BRENTWOOD
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613 N CANON DR
BEVERLY HILLS
NEW PRICE \$29,500,000

JEFF HYLAND 310.278.3311

OPEN TUESDAY 11-2



HILTONHYLAND.COM

1 Rudolph Schindler, Architect
3 Beds, 3 Baths
\$ 2,195,000

2 Frank Gehry, FAIA Addition
4 Beds, 4 Baths
\$ 6,495,000

3 J.L. Frank, Architect
4 Beds, 4 Baths
\$ 1,295,000

4 John Lautner, Architect
4 Beds, 3 Baths
Backup Offers Invited

5 Arthur R. Kelly, Architect
4 Beds, 4 Baths + 1 Bed, 1 Bath Guesthouse
\$ 5,435,000

6 Sharpless Studio/Residence
2 Beds, 2 Baths
\$ 2,295,000

7 Rudolph Schindler, Architect
2 Beds, Den, 3 Baths
\$ 1,890,000

The Roxy Roth Residence, 1946
Studio City, South of Ventura Blvd.
Ilana Gafni 310.779.7497

Canyon House, 1959
Rustic Canyon, Santa Monica
Christopher Pomeroy 917.838.4692

The Luckenbach House, 1888
Angelino Heights Historic District, Los Angeles
Ilana Gafni 310.779.7497

The Alexander House, 1951
Park Estates, Long Beach
Gordon Newsom 310.486.0156

The Mrs. M.C. Van Musschenbroek Estate, 1923
Hollywood Hills
Christopher Pomeroy 917.838.4692

Sunset Strip, Los Angeles
Michael D. Phillips 310.927.9189

The Samuel Goodwin Residence, 1941
South of Ventura Blvd., Studio City
Ilana Gafni 310.779.7497



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8 **unHeim Design**
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Molino Street Lofts
DTLA Arts District, Los Angeles
John Jacob Matthes 626.536.4001

9 **William Turnbull, Jr., FAIA**
3 Beds, 3 Baths
\$ 2,450,000

The Hines House, 1968
Sea Ranch
Ilana Gafni 310.779.7497

10 **Irving Gill, Architect**
5 Beds, 3 Baths
Backup Offers Invited

The Miltimore House, 1911
South Pasadena
Crosby Doe 310.428.6755

11 **Concrete Brick Hand-Built Hacienda**
5 Beds, 5 Baths, Pool
\$ 1,395,000

Early 20th Century
The Mesa, Palm Springs
Stephen Skuris 323.791.7999

12 **Richard Neutra, Architect**
2 Beds, 2 Baths + Studio
\$ 1,795,000

The Bonnet House, 1938
Hollywood Hills, Los Angeles
Crosby Doe 310.428.6755

13 **Nisan Yale Matlin, AIA**
2 Bed, 2 Baths
\$ 2,275,000

The Krasne Residence, 1956
Sunset Strip, Los Angeles
Crosby Doe 310.428.6755

14 **Lloyd Wright, Architect**
4 Beds, 2 Baths
\$ 2,995,000

The Henry O. Bollman Residence, 1922
Sunset Square Historic District, Hollywood
Crosby Doe 310.428.6755



Beverly Hills: 310.275.2222



BY APPOINTMENT

BIRD STREETS
1588 N. Doheny Drive
\$2,695,000

Katy Landrum
310 601 0868



BY APPOINTMENT

WEST HOLLYWOOD
1033 N. La Jolla
Avenue
\$2,275,000

Melanie Sommers
310 418 0343



BY APPOINTMENT

SANTA MONICA
802 San Vicente
Boulevard
\$8,500,000

Charles Pence
310 403 9238

Jeff Nowinski
424 744 0784

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OJAI
1605 Daly Road
\$3,745,000

Edward Hutchinson
310 968 3752

David Johnstone
424 291 2361



BY APPOINTMENT

BRENTWOOD
2550 La Condesa
Drive
\$3,000,000

Madison Hildebrand
Jennifer Chrisman
310 818 5788



OPEN TUE. 11-2PM

LOS FELIZ
4915 Los Feliz
Boulevard
\$6,888,000

Madison Hildebrand
Gina Kirkpatrick
310 818 5788



NEW LISTING

SANTA MONICA
 1144 Chelsea Ave, Unit A
 \$2,359,000

Jay Martinez
 323 377 8332

Gilbert Dirige
 310 801 0317



NEW LISTING

SHERMAN OAKS
 13838 Weddington St
 \$2,849,000

Craig Strong
 310 439 3225



BY APPOINTMENT

HOLLYWOOD HILLS
 2641 Nichols Cyn Rd
 \$3,250,000

Renée Avedon
 310 801 5400



NEW | OPEN TUE 11-2

LOS FELIZ
 2216 Commonwealth Ave
 \$1,699,000

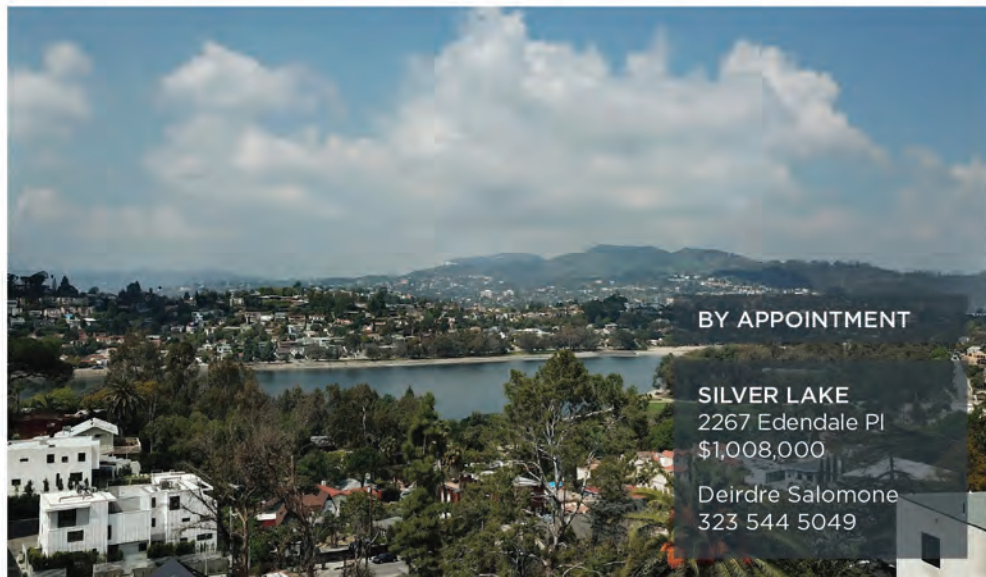
Sarah Rogers
 Edward Uriarte
 626 390 0511



NEW LISTING

MID-WILSHIRE
 1435 S. Burnside Ave
 \$1,269,000

Wesley Earley
 310 922 6691



BY APPOINTMENT

SILVER LAKE
 2267 Edendale Pl
 \$1,008,000

Deirdre Salomone
 323 544 5049

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NEW LISTING

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1814 N. Doheny Dr
\$19,995,000

Aaron Kirman
424 249 7162



NEW LISTING

BEVERLY HILLS P.O.
1608 San Ysidro Dr
\$5,850,000

Neyshia Go
424 249 7125



NEW LISTING

HOLLYWOOD HILLS
2617 Harlesden Ct
\$2,495,000

Mimi Starrett
310 467 4395



NEW LISTING

HOLLYWOOD HILLS
2201 Magala Roiad
\$3,399,000

Steve Sanders
323 828 6471



NEW LISTING

HOLLYWOOD HILLS
2829 Westbrook Ave
\$2,125,000

Tish Rackley
310 729 5185



NEW LISTING

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Jay Martinez
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BARBARA BOYLE

BarbaraBoyle@sothebyshomes.com | 310.255.5403



HOLLYWOOD HILLS | 6401IvareneAve.com
6BD/7.5BA | \$6,988,000 | web: 0309316
Scott Postlewaite, Jodi Rubin 323.919.6815



BEL-AIR | 1769STONECANYONRD.COM
5BD/5BA | \$6,900,000 | web: 0027942
Joy Denton 310.266.9877



VENICE | 550 Rialto Avenue
3BD/4BA | \$5,750,000 | web: 1350078
Robin Walpert 310.480.4980



HOLLYWOOD HILLS | 2660 Skywin Way
5BD/4BA | \$4,595,000 | web: 0309188
Brian Ades 310.503.8080



CALABASAS | 26049Mullholland.com
4BD/3.5BA | \$2,695,000 | web: 1300383
Marcus Beck 310.456.9405



SILVER LAKE | 1827 Silver Lake Blvd
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586 MOUNTAIN VIEW ST • ALTADENA
\$834,900 · 4 bed · 2 bath · 2,022 sf · 9,618 sf lot
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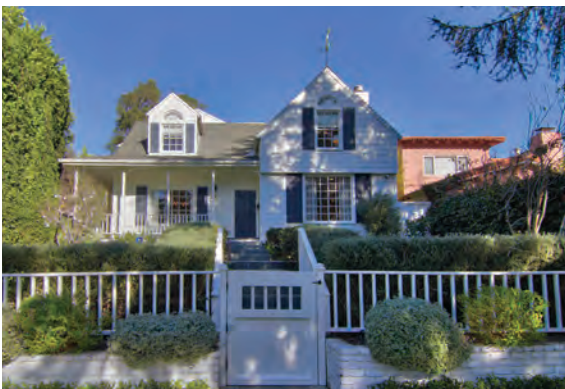
2160 CENTURY PARK EAST #1007 • CENTURY CITY
\$825,000 · 2 bed · 2 bath · 1,053 sf
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14685 1/2 SHERMAN WAY • VAN NUYS
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JUST LISTED!
6132 Warner Dr
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Open Tuesday, April 17th from 11am to 2pm

Magnificent Mediterranean Villa. Located on a very desirable and quiet, tree-lined street, with no power lines. This beautiful property offers 5 bedrooms, 4.5 bathrooms, step down living room with exposed beams, hardwood floors and an abundance of closet space. Chef's kitchen features S/S appliances, central island, granite counters and eating peninsula. Family room opens to kitchen and to an amazing backyard with large pool and cabana, that can be used as an office, guest room or playroom. Great master suite with large walk-in closet and balcony, overlooking the pool. Wired for all amenities, including sound, security and surveillance. Property is part of the Mills Act. Redefining Real Estate.

6132Warner.com



The Sunset Team
Alex Lombardo & Roberto Seixas

9000 W. Sunset Blvd. Suite 1100
West Hollywood, CA 90069
310 274 3900 | info@thesunsetteam.com
thesunsetteam.com | BRE# 01385866



Alex Lombardo
BRE 01234576



Roberto Seixas
BRE 01307767



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WESTSIDE ESTATE AGENCY



THE GREY ESTATE HOLMBY HILLS | \$77,500,000

Renowned architect Howard Backen provides a seamless connection between interior and exterior. Tall steel and glass paneled doors disappear into pristine cubes of concrete creating the ultimate in CA living. Landscape architect Miranda Brooks & design idioms by Atelier AM. A sense of intimacy, warmth and informality pervades. Co-listed.

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$50,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed.

weahomes.com/listing/33218-pacific-coast-hwy
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. weahomes.com/listing/121-udine-way

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



LOWER TROUSDALE'S BEST LOCATION BEVERLY HILLS | \$33,750,000

"The Skouras Residence". Behind gates with an expansive motor court and beautiful views, this classic 1956 Harold Levitt is timeless and in impeccable condition. On a large lot (39+k sq. ft.) rests this one-story signature Trousdale masterpiece with private swimming and sunning areas. weahomes.com/listing/skouras-residence

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THE RUTHERFORD HOUSE, AN ART DECO MASTERPIECE BEVERLY HILLS | \$31,900,000

Meticulously renovated & adorned with lavish finishes. Boasts an impressive collection of 1920 & 1930's fixtures from notable European/Parisian artists, decorative laylights, and exceptional details. Picturesque backyard features pool & pool house with bar, gym and spa, reminiscent of Hollywood Regency glamour. Co-listed. weahomes.com/listing/rutherford-house

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REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$29,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. vimeo.com/187210423

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OPEN TUESDAY 11-2
 535 Ocean Avenue Unit 7A
 \$4,100,000
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VIEW



FEATURED *Properties*

HIDDEN HILLS | \$12,550,000
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CalRE# 00465013

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STUNNING 5BD+6BA SOUTH OF THE BLVD. WOODLAND HILLS | \$1,799,000



7BR/9BA DESIGNED BY ROBERT TONG. ARCADIA | \$8,880,000



MAJESTIC CELEBRITY ESTATE. BEL AIR | \$9,995,000

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CUSTOM HOME IN THE ESTATES AT THE OAKS.
 CALABASAS | \$11,980,000
 Represented by: Irene Dazzan-Palmer & Tiffany Jacobus
 310.317.9354 | malibuiren@gmail.com
 CalRE#00597226, 01976385



CUSTOM RANCH HOME, 1+ VIEW ACRES.
 AGOURA HILLS | \$1,789,000
 Represented by: Nona Green
 805.495.1048 | nona@agourahorseproperty.com
 CalRE#00692351



WWW.THEHARRYWARNERESTATE.COM
 BEVERLY HILLS | \$32,000,000
 Represented by: Steve Frankel
 310.281.3981 | homes@stevefrankel.com
 CalRE#01195571

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 Venice 424.280.7400

Ventura 805.648.5051
 Westchester 424.702.3000
 Westlake Village 805.495.1048

DESIGNER VIEWS

Interview by Kevin Mark Lodie

Sitting in the clubby office of LA-based interior designer David Phoenix, you recognize some familiar faces in the photos that line the walnut-paneled room: the Pope, past presidents, A-list celebrities. When your clients live unique lives, they open you to possibilities and reveal what fundamentally matters in design and living. I met with David to get his perspective.

You have projects throughout the country. What makes LA unique? Diversity. People are interested in many styles: Spanish, Eastern Seaboard styles, a lot of contemporary homes like Paul McLean's work, but also many classic styles. I just broke ground on a 1920's home in Los Feliz with Richard Manion. We're respecting its classic Italianate vernacular while also upgrading infrastructure to today's standards. **Is smart technology one of those standards?** Definitely. It has filtered into all aspects of home design: lighting, AC, entertainment... **How does that affect design?** It makes spaces more flexible. When rooms don't have to be hardwired for a specific purpose, anything you need can happen anywhere you please. In a single room, you can find someone cooking, another on their Peloton, and the kids on xBox and laptops. **Sounds like Google headquarters.** Exactly. The smart tech allows everyone to come together in one communal space. **Even in these 8-bedroom houses on your walls?** Yes. **Then is "luxury" about community?** It's about comfort and the time to enjoy it. **What else is your client looking for?** Quality, good value. Bespoke items and treatments: the kitchen, the closets... every detail. For many of our clients, I have textile artisans designing carpets, wall coverings and fabrics that are unique to their environment. They're beautiful and completely original.

It's no surprise Phoenix will debut his own line of original fabrics created for Kravet later this year.



ARCHITECTURAL HOMES OF THE WEEK

DESIGNER: GAVIN BRODIN



BEL AIR | \$49,900,000

Majestic east gate Bel Air compound on rare flat parcel of over an acre with every luxury.

JOYCE REY 310.285.7529

CalRE#00465013

ARCHITECT: PAUL WILLIAMS



BRENTWOOD | \$16,950,000

Classic Paul Williams on one acre with ocean views. Most prestigious street in Brentwood.

MARY LU TUTHILL 310.979.3990

CalRE#00556630

ARCHITECT: MICHAEL BARSOCCHINI



MALIBU | \$9,650,000

Contemporary beach house on sandy section of Malibu Road 3BR + loft office.

IRENE DAZZAN-PALMER 310.317.9354

CalRE#00597226

SPECTACULAR TROUSDALE ESTATE

OPEN TUESDAY 11:00-2:00 & TWILIGHT 5:30-6:30



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535 HAYNES AVE
BEVERLY HILLS

\$16,500,000

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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OCEAN VIEW



GLOBAL
LUXURY™

1501 NORTH KENTER AVENUE

OPEN TUESDAY 11AM - 2PM

MARY LU TUTHILL & MELISSA RYAN

ARCHITECTURAL

The panoramic views of the Getty Center, Downtown LA and the majestic Pacific Ocean will take your breath away. This 3 story, 10,000 sq.ft. home will inspire potential buyers to create the lifestyle of their dreams. One could not build a home of this size today in this location due to the change in current building codes. This sprawling Villa could be easily transformed into a stunning Contemporary. Enjoy the rolling hills and hiking through nature high above the rest of the world. A true escape. \$5,950,000

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5352 Calvin Avenue, Tarzana

\$2,399,000



Custom built Spanish 7 bedroom, 6 bath home in prime south of the boulevard neighborhood on double cul-de-sac flats of Tarzana. Enter through arched wooden double doors to travertine and wood floors, foyer highlighting a mosaic tiled medallion, impressive winding iron staircase, two story ceiling, living room with transom windows, wood burning fireplace opening to huge dining room, all with views of spacious grounds. Gourmet cooks kitchen, granite counters, center isle, stainless appliances, two dishwashers, two ovens, professional range, warming drawer and wine cooler which opens to family room with beamed ceilings and wood/gas burning fireplace. Large wrap around patio offers additional living space with arched columns, built in BBQ center and outdoor heaters which overlooks pool, spa and sports court. Additional features include, media room with surround sound and office/library. Master suite boasts see through fireplace and sitting area with huge walk in cedar lined closet. Sumptuous master bath with spa tub and steam shower granite counters and travertine floors. One bedroom downstairs, six bedrooms upstairs with bathrooms in suite. Truly a remarkable home!



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**GLOBAL
LUXURY**

Florence Silver
Direct: 818.325.8227 | Cell: 818.929.0265
Florence@Florencesilver.com | www.florencesilver.com
Cal RE Lic. #01070656



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OFFERED AT
\$2,095,000

1689 WOODS DRIVE
SUNSET STRIP

OPEN HOUSE
TUESDAY, 11-2



Attractive Mid-Century home on very peaceful and quiet lot set amidst nature. Great location on a street with multimillion dollar homes, and just minutes from the Sunset Strip. Living room with fireplace and dining area look out to city views. Large Chef's kitchen. Master opens to covered patio with spa and grassy yard. Two additional bedrooms (one used as office with fireplace) overlook city views. Room for expansion.

FOR MORE PHOTOS GO TO [1689Woods.com](https://www.1689Woods.com)

VICTOR KAMINOFF
LOS ANGELES

VICTOR KAMINOFF
213-718-7718

victor@victorkaminoff.com victorkaminoff.com

JOE REISMAN
310-738-1968

jrsunsetstrip21@gmail.com



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MID-CENTURY MODERN WITH PANORAMIC VIEWS

9720 ARBY DRIVE, BHPO



3 Bedrooms, 4 Baths on an over 21,000 square foot lot. South facing, Private, recently redone Mid-Century modern, single level home. Turn-key ready for your most discerning clients. Fully furnished and professionally decorated. This picture perfect house offers open floor plan, extra-wide plank oak floors throughout. Living room with Fleetwood glass doors, media room with 70" screen TV, 3 bedroom suites, modern kitchen with Miele appliances. Salt water pool and spa. Landscaped grassy yard, panoramic canyon views. Watch sunsets in romantic setting. Prestigious location, 8 minutes to Beverly Hills Hotel and Rodeo Drive.

PRESENTLY RENTED AT \$20,000 PER MONTH TILL MARCH 31, 2019.



GALINA BLACKMAN

310.850.2540

GALINABLACKMAN@GMAIL.COM

CALRE # 01027011

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OFFERED AT \$4,500,000

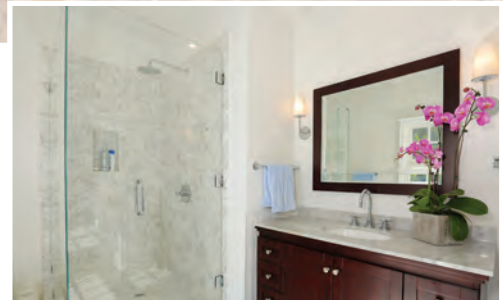
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Beautifully Redone 1 Story Mid-Century on Large Flat Lot



2524 Hutton Drive • BHPO

- Recently remodeled modified Post & Beam home
- Premier flat lot in the coveted "classic" section of Hutton
- Sunlit rooms with new dark wood floors, French doors
- Dramatic 2story entry foyer
- 4 bedrooms 3.5 bathrooms
- "Great" room for intense entertaining options
- Huge dining/den area
- New gourmet skylit kitchen with top appliances
- Stunning new Carrera marble baths
- Many rooms open to the professionally landscaped grounds
- Bluestone patios, lawns, pool, spa, fruit trees, mature foliage
- Direct-access 2 car garage
- Endlessly tranquil open canyon vistas abound
- Desirable Warner Avenue Elementary school district
- A true gem and the epitome of indoor/outdoor California living

Grand Opening Tuesday, April 17th • 11-2

\$2,499,000

Michael J. Libow
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(310) 285-7509



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Beverlywood

NEW CONSTRUCTION GEM

1806Bagley.com | Open Tuesday 11 - 2



1806 BAGLEY AVENUE, 90035

Beverlywood Locale | Indoor/Outdoor Living | Thermador Pro Appliances | Soaring Ceilings | Private Master Balcony
5 Bedrooms, 5.5 Bathrooms | 3,670± Sq. Ft | 5,995± Sq. Ft. Lot | Offered at \$3,295,000



MARC NOAH

Marc@MarcNoah.com

DRE: 01269495 | 310.968.9212

BEVERLY HILLS BROKERAGE | 9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212 | sothebyshomes.com

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INTERNATIONAL REALTY

INCREDIBLE MODERN IN THE HILLS • COMPLETELY REDONE



7470 WOODROW WILSON DRIVE | \$2,800,000

OPEN TUESDAY, APRIL 17TH • 11-2PM

Completely remodeled bright contemporary nestled in the hills on Woodrow Wilson's "celebrity row." Following a total renovation, light wire brushed oak floors throughout compliment this beautiful, light-filled home's crisp modern design and high ceilings. An open floor plan upstairs is lined with bifold doors to a balcony overlooking the backyard and includes a kitchen with Modulo Cucine glass cabinets and Thermador appliances, dining area and living room with a fireplace. 4 bedrooms with en-suite baths including a luxurious master suite with his and hers closets, a spectacular bathroom with a double head shower, and bifold doors to the pool deck. Resort-like south-facing backyard gets sun all day and boasts a covered patio with an outdoor TV, and finishes such as recessed lighting, Athena Pearl tile, Crestron home automation, and a wine cellar complete this beautiful hillside hideaway.

**EXCLUSIVE
REPRESENTATION:**

Kurt Rappaport
310-860-8889
kr@weahomes.com
CALBRE# 01036061

Carl Gambino
646-465-1766
cg@weahomes.com
CALBRE# 01971890

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WESTSIDE ESTATE AGENCY

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

BEST PRICE IN TROUSDALE



460 CASTLE PLACE | \$4,995,000

REPRESENTATION BY:

Max Shapiro

310-422-5628

ms@weahomes.com

CALBRE# 01418118

Stephen Shapiro

310-860-8888

ss@weahomes.com

CALBRE# 01257836

OPEN TUESDAY, APRIL 17TH • 11-2PM

Incredible opportunity for a developer or owner/user. The best priced home in Trousdale Estates! This Mid-Century, designed by Charles Wong AIA in 1962, is located on a quiet cul-de-sac street and is situated on over half an acre. This home boasts incredible canyon views and picturesque sunsets. Needs TLC. Bring your buyers A.S.A.P. as this will not last long. This is a project and is being sold in its "as-is" condition.

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770

MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171

MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

PRIME RIVIERA



521 AMALFI DRIVE

6 BEDS | 7 BATHS | OFFERED AT \$9,795,000

OPEN TUESDAY 11-2

DANNY EMMER | 310.422.5633
Lic# 01494115

GARY GLASS | 310.820.9343
Lic# 00933169



BERKSHIRE HATHAWAY | California Properties
HomeServices



1224 VILLA WOODS DRIVE | PACIFIC PALISADES

4 BEDS | 3½ BATHS | 13,460 SQ FT LOT

OFFERED AT \$5,700,000

WWW.1224VILLAWOODS.COM

BERKSHIRE HATHAWAY | California Properties
HomeServices

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO | PACIFIC

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PALISADES | PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. Lic# 01317331



1016

KW | KELLER WILLIAMS
REALTY

Carthay Square

1016 S. POINT VIEW STREET

\$1,745,000

OPEN TUESDAY 11-2PM



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REAL ESTATE PROFESSIONALS
www.LeeZiff.com | 310.432.6511



THE OPPENHEIM GROUP
REAL ESTATE



SUNSET STRIP

8790 APPIAN WAY

\$49,000/MO. | 4 BED 6 BTH 5,736 SQ. FT.

OPEN TUESDAY 11-2PM



SUNSET STRIP

8842 EVANVIEW DR.

\$7,995,000 OR \$49,000/MO.

3 BED 4 BTH | 5,044 SQ. FT.

OPEN TUESDAY 11-2PM

JASON OPPENHEIM
BROKER / PRESIDENT

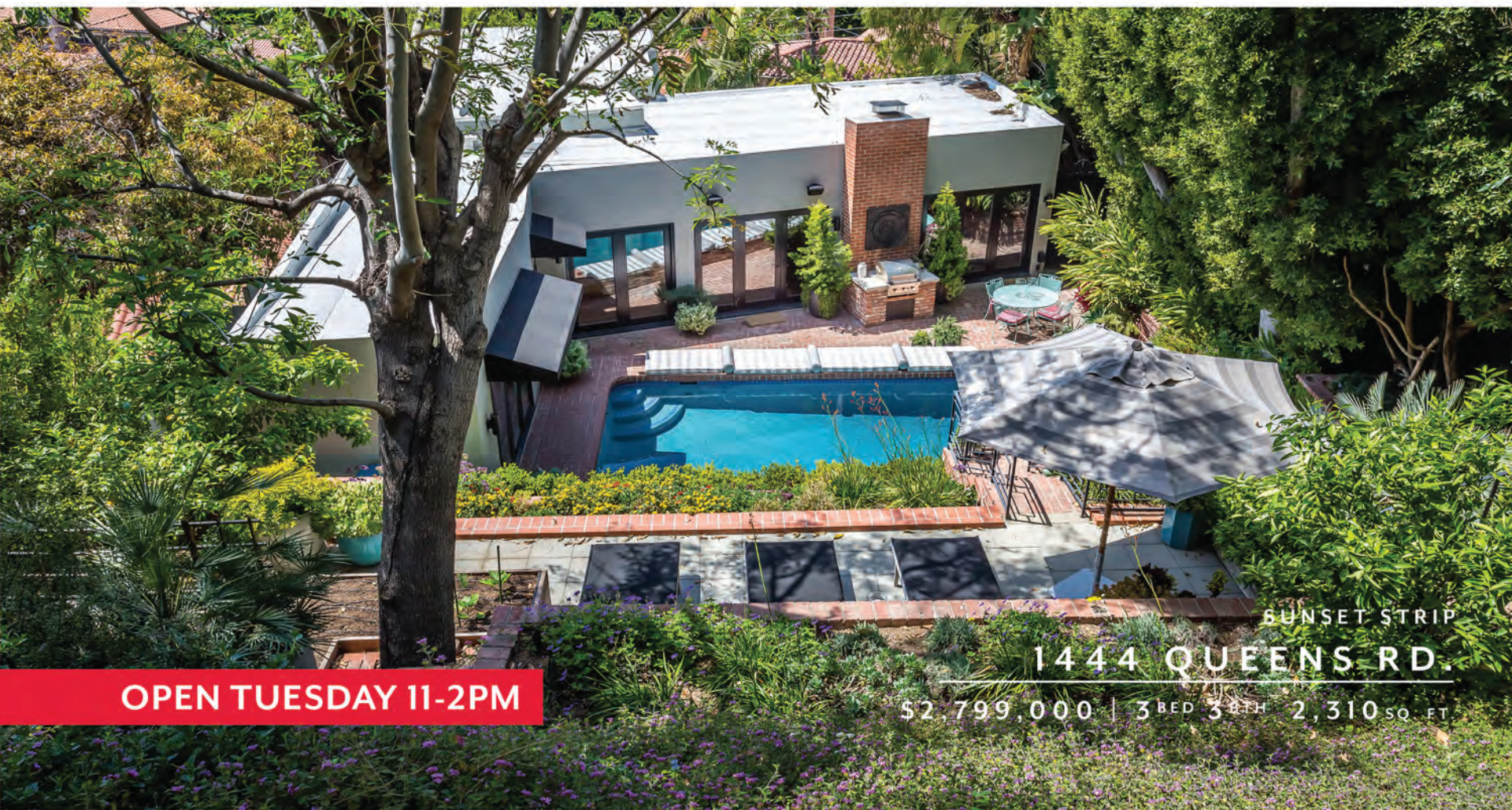
jason@ogroup.com | 310.990.6656



OPEN TUESDAY 11-2PM

ENCINO
4561 TARA DR.

\$3,995,000 | 5^{BED} 6^{BTH} 5,284^{SQ. FT.}



OPEN TUESDAY 11-2PM

SUNSET STRIP
1444 QUEENS RD.

\$2,799,000 | 3^{BED} 3^{BTH} 2,310^{SQ. FT.}

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.

IMPORTED FOLD AWAY WINDOW WALLS, EXPANSIVE TERRACE, FIXTURES BY WATERWORKS

AXIOM.

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3 bed, 3.5 bath / 3,296 SF living including

901 SF terrace / 3 parking spaces



This is the new Hollywood.

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ABOVE THE PENTHOUSES

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* This is the new Hollywood.

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IMPORTED FOLD AWAY WINDOW WALLS, FURNISHINGS BY SFA, FIXTURES BY WATERWORKS

THE VISTA.

Now \$7,750,000 fully furnished
3 bed, 4 bath / 5,535 SF living including
827 SF terrace / 4 parking spaces

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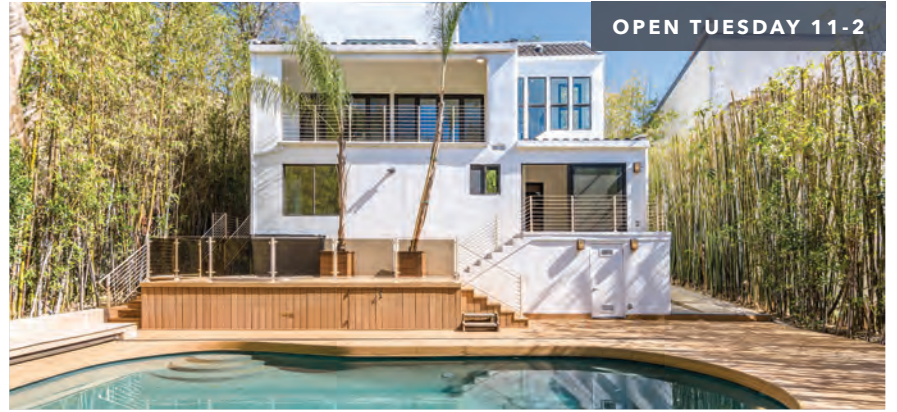
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READY TO SELL? LOOKING TO BUY?

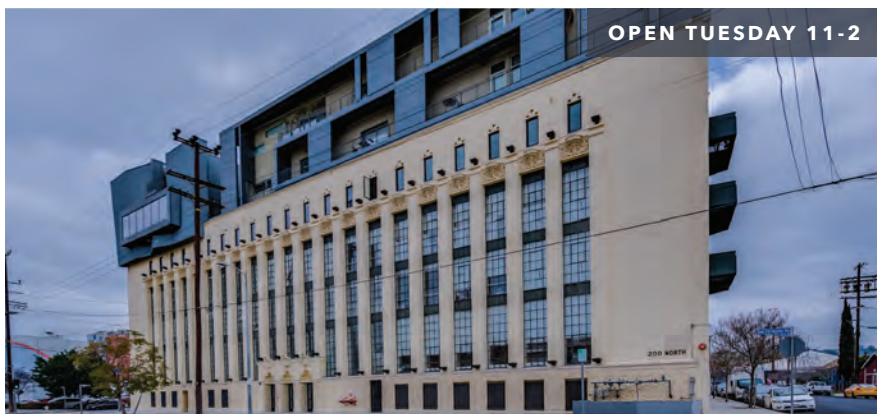
IT'S TIME FOR ELLIMAN



BEL AIR | NEW LISTING | 850 BIRCHWOOD DRIVE | \$5,899,000 | 5-BR, 6-BA
Web# 18331546 Jeeb O'Reilly M: 310.980.5304 Tori Barnao M: 323.633.1878



BEVERLY HILLS | NEW LISTING | 2663 DESMOND ESTATES ROAD
\$1,895,000 | 4-BR, 4-BA Web# 18331946 Josh & Matthew Altman
O: 310.819.3250



LINCOLN HEIGHTS | NEW LISTING | 200 NORTH SAN FERNANDO ROAD
\$475,000 | 1-BR, 1-BA Web# 18329890 Liz Gottainer M: 213.393.2209





SHERMAN OAKS | NEW LISTING | 14629 MCCORMICK STREET | \$798,000
 3-BR, 2-BA Web# 18332112 Eli Karon M: 310.701.4779



SUNSET STRIP | 2100 SUNSET PLAZA DRIVE | \$18,000,000 | 6-BR, 11-BA
 Web# 18298932 Juliette Hohnen M: 323.422.7147



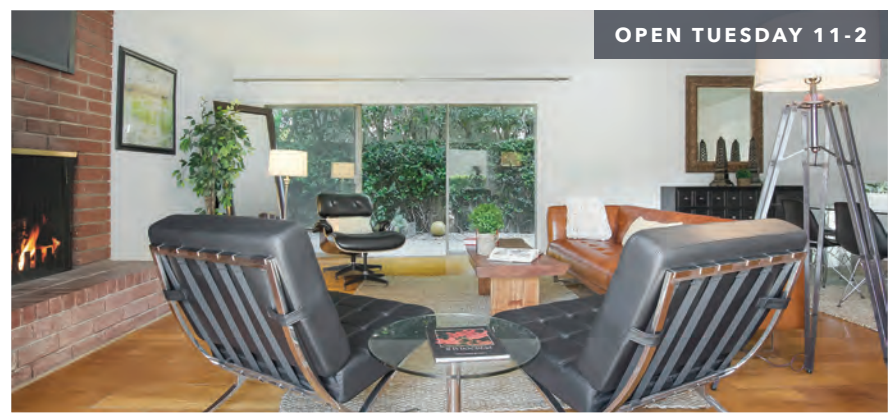
SUNSET STRIP | NEW LISTING | 8611 HOLLYWOOD BOULEVARD
 \$1,895,000 | 3-BR, 3-BA Web# 18329048 Eric Purcell O: 310.595.3882



VENICE | 917 NOWITA PLACE | \$4,350,000 | 4-BR, 3-BA Web# 18315214
 Juliette Hohnen M: 323.422.7147



VENICE | NEW LISTING | 716 MARCO PLACE | \$3,425,000 | 4-BR, 5-BA
 Web# 18328100 Marny Maslon O: 424.202.3298



WEST HOLLYWOOD | NEW LISTING | INCOME PROPERTY | 395 HUNTLEY DRIVE | \$2,990,000 | 4-BR, 5-BA Tracy Tutor Maltas O: 310.595.3885
 Gina Dickerson M: 310.744.5584

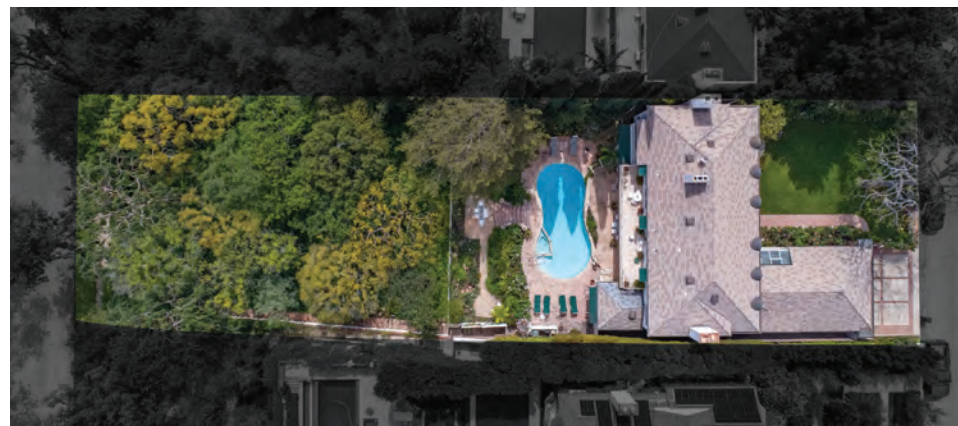


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OPEN TUESDAY 11-2



TRADITIONAL FAMILY HOME WITH LUSH LANDSCAPE NEW LISTING | OPEN TUESDAY 11-2

Bel Air | 850 Birchwood Drive | \$5,899,000 | 5-BR, 6-BA | Tucked away in Holmby Hills, 1930s traditional-style family home encompassed by lush landscape and gardens and a spectacular view of the Los Angeles Country Club. House can be easily expanded as lot is approximately just under 21,000 square feet. **Web# 18331546**



JEEB O'REILLY

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CalBRE# 01156891

TORI BARNAO

M: 323.633.1878
tori.barnao@elliman.com
ToriBarnao.Elliman.com
CalBRE# 01425512



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RARE PROJECT IN PRIME WEST HOLLYWOOD

West Hollywood | 511 North Flores Street | \$4,850,000 | 2-BR, 1-BA | Designed by world renown architect Zoltan Pali from SPF:A this project offers 10 units, 4 stories over 17k rentable space, 20 parking spaces. True trophy building delivered RTI with open floor layout each unit has private balcony. Next to some of the hottest shops on Melrose, newly remodeled Beverly Center, minutes away from iconic Sunset Strip. **Web# 18330454**

DAVID RENCHER

Realtor®

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M: 424.603.9418

david.rencher@elliman.com

CalBRE# 01855143



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AMAZING ARCHITECTURAL HOME IN THE BIRD STREETS NEW LISTING

Sunset Strip | 1355 Bobolink Place | \$3,200,000 or \$12,500/MO | 4-BR, 4-BA | Amazing architectural home located in the prime Bird Streets neighborhood on a cul-de-sac street up Doheny Drive just above Sunset Boulevard. High ceilings, great open spaces and sunny outdoor terraces with in-ground spa tub and stunning city views. Home has been recently updated with high quality finishes and appliances. Private, gated entry on a quiet street.
Web# 18325618



JUSTIN MANDILE

Managing Director

O: 310.595.3888

justin.mandile@elliman.com

CalBRE# 01507705



elliman.com/california

OPEN TUESDAY 11-2



TRANQUIL AND PRIVATE BEVERLY HILLS PARADISE NEW LISTING | OPEN TUESDAY 11-2

Beverly Hills | 2663 Desmond Estate Road | \$1,895,000 | 4-BR, 4-BA | A short walk from Runyon Canyon, this turnkey home has completely re-finished flooring & walls, brand new light fixtures, windows and landscaping, exterior paint, refurbished garage. Features include high ceilings, two fireplaces, Pebble Tec saltwater pool, spa, large deck and balconies overlooking the property's lush tropical garden. Smart home including automatic lighting and security system. The fully redone kitchen includes all new counter tops, back splash, SubZero built in refrigerator, Bosch double ovens, stove top burners/hood. The spectacular master suite with floor to ceiling windows features a sitting area, fireplace, large balcony, walk-in-closet. **Web# 18331946**

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

Realtors®

O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

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OPEN TUESDAY 11-2PM

WWW.829FLOWER.COM
OFFERED AT: \$3,350,000

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OPEN WED 10-12:30

MALIBU
29133 Grayfox Street
\$6,250,000
Susie Delava
213 700 8709



BY APPOINTMENT

WEST TORRANCE
5522 C Norton Street
\$1,450,000
James Yoo
310 429 7978



BY APPOINTMENT

MARINA DEL REY
13650 Marina Pointe #408
\$1,055,000
William Durfee
310 717 1717

AARON KIRMAN
PRESIDENT, ESTATES DIVISION
424.249.7162 | aaronkirman.com

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JOYCE REY
COLDWELL BANKER
310.285.7529 | joycerey.com

Joyce Rey

MARCO NAGGAR
ESTATE AGENT
310.717.5067 | aaronkirman.com

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277 ST. PIERRE ROAD | BEL-AIR

OFFERED AT \$49,900,000

OPEN TUESDAY 11-2PM | VALET PROVIDED

AARON KIRMAN

PARTNERS



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PRESIDENT, ESTATES DIVISION

424.249.7162 | aaronkirman.com

YAWAR CHARLIE
DIRECTOR, ESTATES DIVISON

323.547.8900 | homesbyyawar@gmail.com

KAREN SANCHEZ
DIRECTOR, ESTATES DIVISON

323.383.3753 | homesbykarens@gmail.com

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9 BEVERLY RIDGE TERRACE | BEVERLY HILLS

OFFERED AT \$22,00,000

OPEN TUESDAY 11-2PM | RSVP REQUIRED

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2515 BOULDER ROAD, ALTADENA

OFFERED AT \$3,500,000

OPEN SUNDAY 1-4PM

BROKERS OPEN THURSDAY 10-2PM

RICARDO JULIANI
ESTATE AGENT
424.248.7828
ricardojulianiiichoaf@gmail.com

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PRESIDENT, ESTATES DIVISION
424.249.7162
aaronkirman.com

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PARTNERS



1450 HARRIDGE DRIVE, BEVERLY HILLS

OFFERED AT \$2,650,000

OPEN TUESDAY 11-2PM

VERNA HELBLING
DIRECTOR, ESTATES DIVISION
310.849.2485
vernahelbling1@gmail.com

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7815 MULHOLLAND DRIVE | HOLLYWOOD HILLS



Gated and private Mulholland Drive estate with majestic views, offered for the first time in 50 years. Lovingly maintained home, situated in a Provence-like setting, surrounded by mature fruit trees, lush greenery, roses and lavender. 4 bd, 3 ba, den, fireplace and sparkling pool. Offered at \$2,549,000



CHRIS & SANDY CARLSON
Realtors
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homesbychris@me.com
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INTERNATIONAL**

1200 BENEDICT CANYON DRIVE CITY OF BEVERLY HILLS

Offered at \$4,695,000

Open Tuesday 11-2

Absolutely the best deal North of Sunset in the City of Beverly Hills. This Paul Williams home is located in the estates section of lower Benedict Canyon Drive. The 5 bedroom, 6 bathroom home sits on just under 15,000 square feet of land and has a lovely pool. Magnificent moldings and casings adorn each room. This is the lowest priced home in 90210!



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JOSH **FF** FLAGG





1536 BLUE JAY WAY
BEVERLY HILLS
\$27,900,000

JUSTIN HUCHEL, DREW FENTON
310.617.4824

OPEN TUESDAY 11-2



9305 NIGHTINGALE
SUNSET STRIP
\$12,000,000

GARY GOLD 310.858.5411

OPEN TUESDAY 11-2



9308 READCREST DR
BEVERLY HILLS
\$7,695,000

RICHARD MASLAN 310.435.2196

BY APPOINTMENT ONLY

HILTON & HYLAND



1317 DELRESTO DR
BEVERLY HILLS
\$14,890,000

SUSAN PERRYMAN 310.261.1960

BY APPOINTMENT ONLY



9212 HAZEN DR
BEVERLY HILLS
\$10,795,000

BRANDEN WILLIAMS, RAYNI WILLIAMS
310.691.5935

OPEN TUESDAY 11-2



1883 RISING GLEN RD
SUNSET STRIP
\$6,495,000

MARCIE HARTLEY 310.691.5950

BY APPOINTMENT ONLY



HILTONHYLAND.COM



12309 VIEWCREST RD
STUDIO CITY
\$6,250,000
DONOVAN HEALEY 310.903.1876
BY APPOINTMENT ONLY



242 CARMELINA AVE
BRENTWOOD
\$4,795,000
ALPHONSO LASCANO, BJORN FARRUGIA
424.253.5489
OPEN TUESDAY 11-2



19220 ALLANDALE DR
TARZANA
\$3,199,000
DAVID KRAMER, ZIV GABAY 310.691.2400
OPEN TUESDAY 11-2

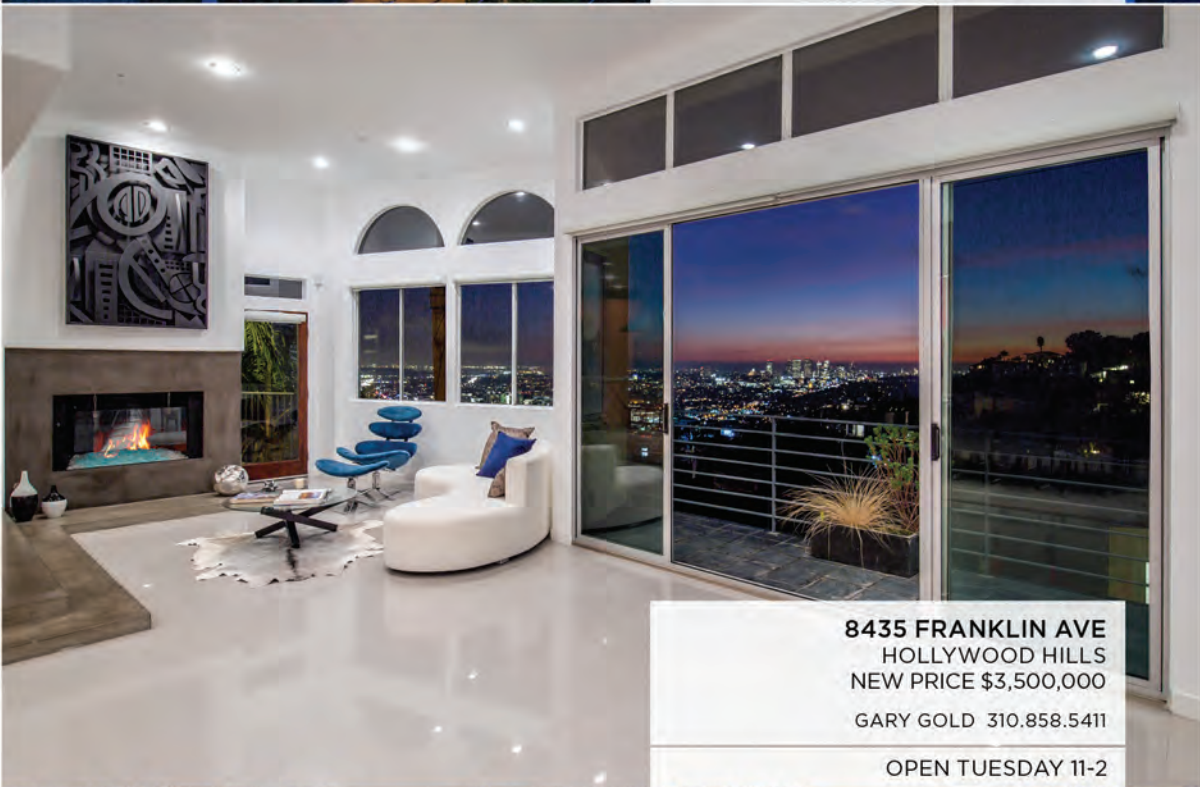
HILTON & HYLAND



8461 CARLTON WAY
HOLLYWOOD HILLS
\$4,898,000

DENISE MORENO, GORDON MACGEACHY
310.903.3935

BY APPOINTMENT ONLY



8435 FRANKLIN AVE
HOLLYWOOD HILLS
NEW PRICE \$3,500,000

GARY GOLD 310.858.5411

OPEN TUESDAY 11-2



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2501 BOWMONT DR
BEVERLY HILLS
\$2,999,000

HEATHER BOYD 310.994.3140

OPEN TUESDAY 11-2



613 North Cañon Drive Beverly Hills

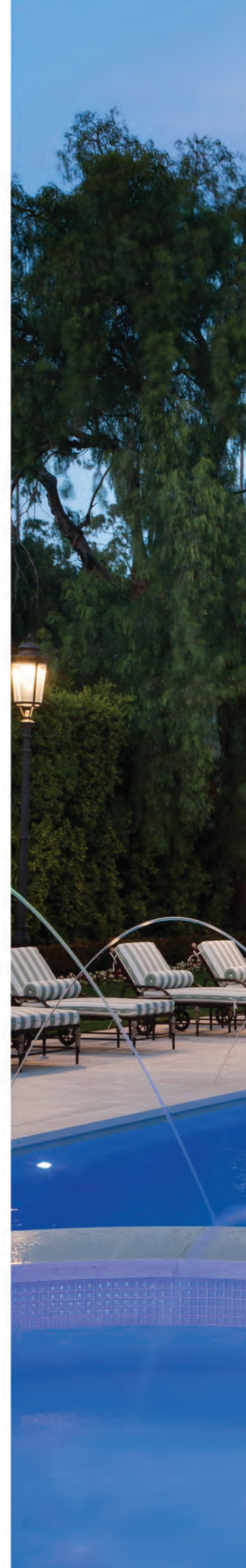
\$29,500,000

Open Tuesday 11-2PM

JEFF HYLAND
310.278.3311



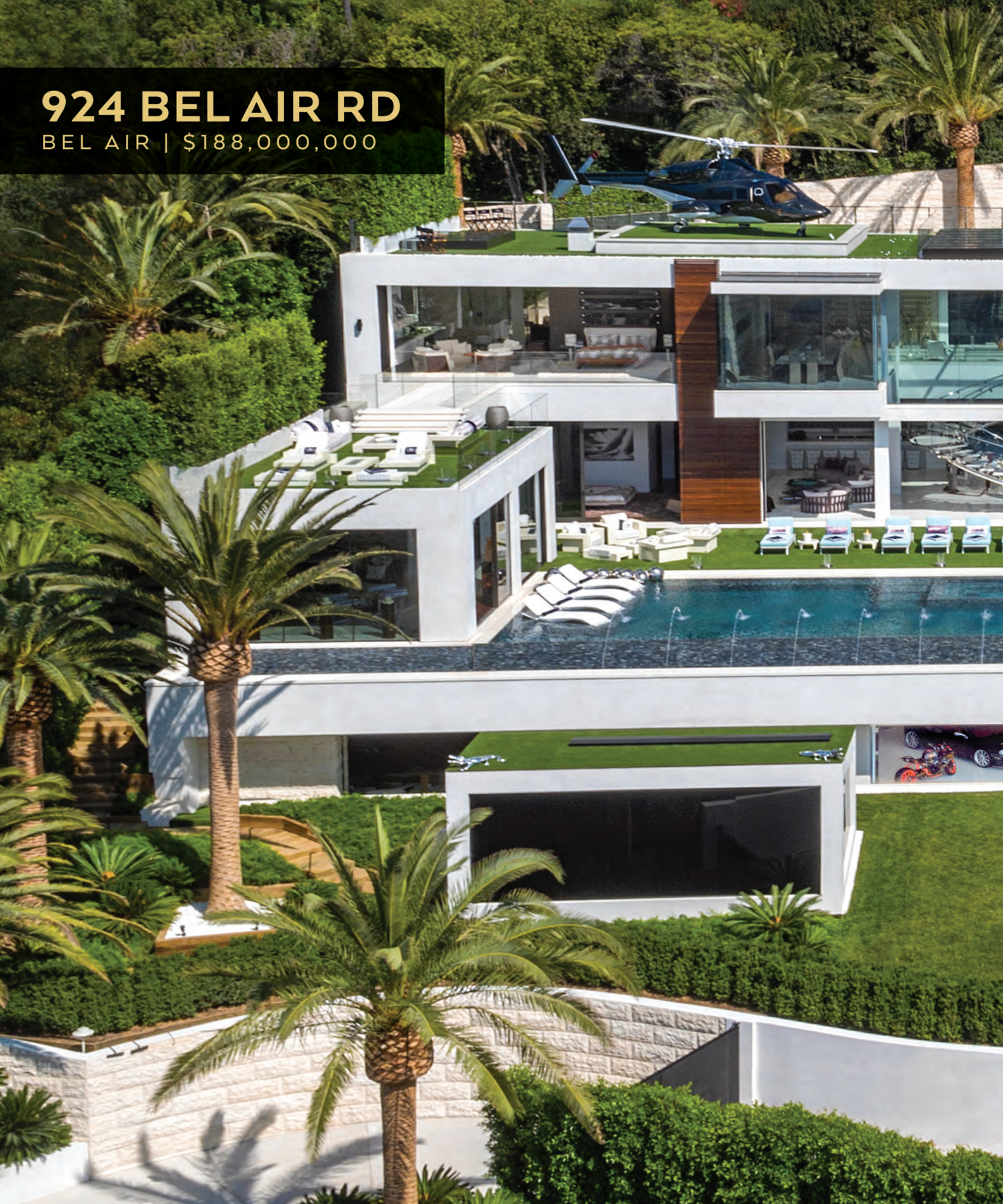
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924 BEL AIR RD

BEL AIR | \$188,000,000





OPEN TUESDAY
APRIL 17TH | 4PM-9PM



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OPEN TUESDAY
APRIL 17TH | 4PM-9PM



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Nest Seekers
INTERNATIONAL



OPEN TUESDAY

11AM-2PM | 9212 HAZEN DR



BEVERLY HILLS | \$10,795,000



BRANDEN WILLIAMS

RAYNI WILLIAMS

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RAYNI@THEWILLIAMSESTATES.COM
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THEWILLIAMSESTATES.COM | @WILLIAMSANDWILLIAMS | DRE# 01774287 | DRE# 01496786

NEW LISTING



2096 Topanga Skyline Drive | Topanga

\$2,295,000 | 2BD 2BA | 2096topangaskyline.com

Marmol Radziner hilltop retreat with stunning canyon views



AREN AFSHARIAN

310.200.9323 | AREN@HILTONHYLAND.COM

DRE 01928144



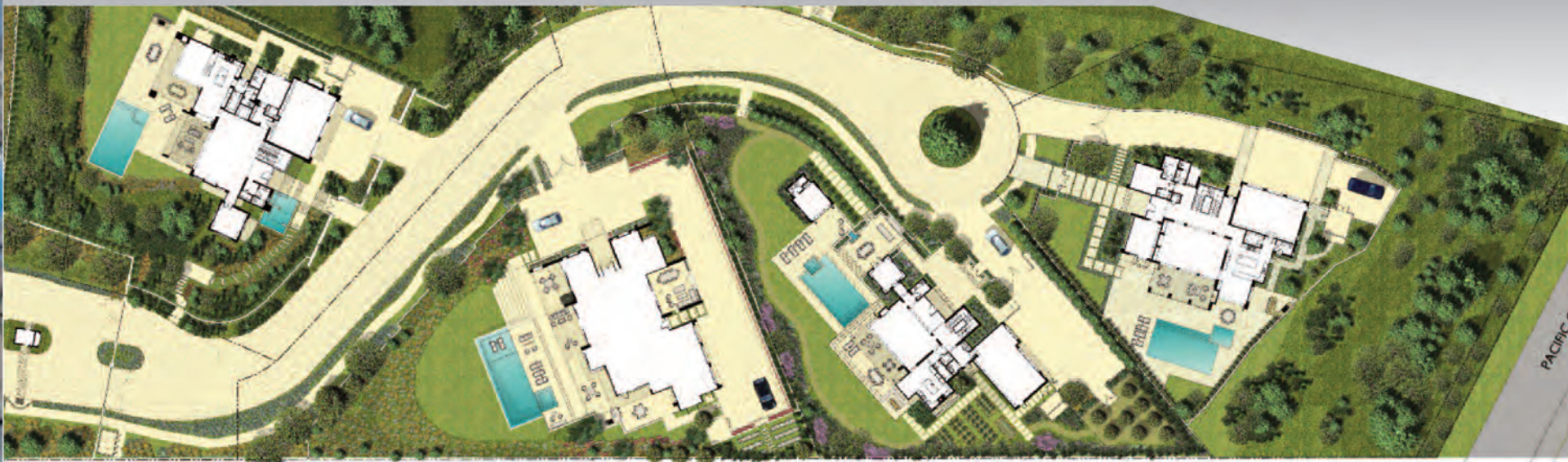
Rodrigo Iglesias

presents



GaviotasBeach.com
episode one





THE DIAMOND

SOLD

THE EMERALD

THE SAPPHIRE



The Diamond 23917 Malibu Road
IN ESCROW



The Emerald 23921 Malibu Road
\$4,950,000



The Sapphire 23923 Malibu Road
IN ESCROW

RODRIGO IGLESIAS
CO-LISTED WITH RICK HILTON AND TIFFANY HU

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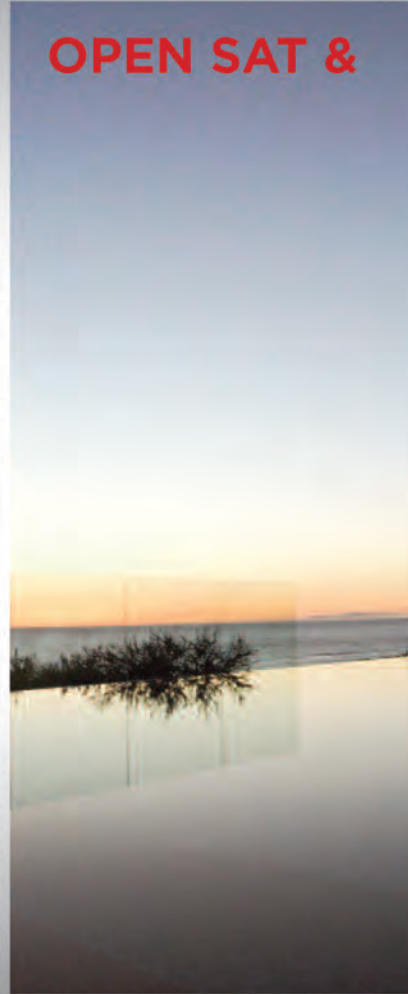
16421 Pacific Coast Highway
\$25,000,000

OPEN SAT & SUN 2-5PM



9900 Deer Creek
\$2,000,000

OPEN SAT &



11902 Ellice Street
\$16,500,000

RODRIGO IGLESIAS

310.699.3435

HH HILTON & HYLAND

CO-LISTING AGENTS: HELENA DEEDS, LAURA SIAPIN (BEACHVIEW REALTY), BRANT DIDDEN (4 MALIBU), RICK HILTON

dream property...

SUN 2-5PM



OPEN SAT & SUN 2-5PM



OPEN SAT & SUN 2-5PM



11870 Ellice Street
\$5,900,000

31527 Pacific Coast Highway
\$9,995,000



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episode one

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DRE 00994039



Randy Solakian
805.565.2208
randy@montecitostates.com
DRE 00622258





HEATHER HOUSE

New Price
\$42.5 MILLION

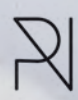
9550 HEATHER RD
Beverly Hills

By appointment only

JONATHAN NASH
424.230.6088
DRE 01943888

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310.858.5474
01317962



KURT RAPPAPORT
310.860.8889
01036061



826 Greenway Drive
New Price \$31,900,000



RENDERING BY TIM CAMPBELL

A RARE OFFERING

- Private View Promontory lot with driveway
- First time on market in over 25 years
- Shovel Ready Paul McClean Designed 13,000 sq ft
- End of cul-de-sac

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9105 CORDELL DRIVE, SUNSET STRIP
OPEN TUESDAY 11-2
\$9,950,000



DREW FENTON
310.858.5474
DRE 01317962

DAVANA FRYZER
949.338.4520
DRE 02008355



HILTON & HYLAND





1536 BLUE JAY WAY, SUNSET STRIP
OPEN TUESDAY 11-2
\$27,900,000



DREW FENTON
310.858.5474
DRE 01317962

JUSTIN P. HUCHEL
310.617.4824
DRE 01375793



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OPEN TUE 11-2PM



2501 Bowmont Dr | Beverly Hills

\$2,999,000 | 4BD 7BA | 4,344 SQ FT

Celebrity hideaway in Beverly Hills PO, reminiscent of an Italian Villa.

HEATHER BOYD

310.994.3140 | HBOYD@HILTONHYLAND.COM

DRE 01836830

HH HILTON & HYLAND



**NEW
LISTING**

BY
APPOINTMENT
ONLY

511 N ARDEN DRIVE

BEVERLY HILLS | \$15,995,000

5 BEDS | 9 BATHS | APPROX. 9,304 SQ. FT. | APPROX. 11,325 SQ. FT. LOT

JAMES HARRIS JAMES@THEAGENCYRE.COM | 424.400.5915 | LIC. #01909801
DAVID PARNES DPARNES@THEAGENCYRE.COM | 424.400.5916 | LIC. #01905862



14953 SUTTON STREET
SHERMAN OAKS | \$3,175,000

New Listing - Open Tuesday & Friday 11-2pm & Sunday 2-5pm
5 BEDS | 7 BATHS | APPROX. 5,720 SQ. FT. | APPROX. 10,750 SQ. FT. LOT

JAMES HARRIS James@TheAgencyRE.com | 424.400.5915 | LIC. # 01909801
DAVID PARNES DParnes@TheAgencyRE.com | 424.400.5916 | LIC. # 01905862
JEN WINSTON JWinston@TheAgencyRE.com | 424.230.7792 | LIC. # 01522987



513 CUMBERLAND ROAD

GLENDALE | \$1,749,000

New Price - By Appointment Only

5 BEDS | 4 BATHS | 3,850 SQ. FT. | 10,785 SQ. FT. LOT

JAMES HARRIS James@TheAgencyRE.com | 424.400.5915 | LIC. # 01909801

DAVID PARNES DParnes@TheAgencyRE.com | 424.400.5916 | LIC. # 01905862

JEN WINSTON JWinston@TheAgencyRE.com | 424.230.7792 | LIC. # 01522987





NEW PRICE

9318 NIGHTINGALE DRIVE | BIRD STREETS

OPEN TUESDAY 11-2 PM

\$27,000,000 | 5 BEDS | 8 BATHS | 9,000 SQ. FT. | 29,000 SQ. FT. LOT

This award-winning contemporary home, designed by Zoltan Pali of SPF:architects and built by Dugally Oberfeld, is offered for the first time ever. Located on L.A.'s Bird Streets, the fully-automated residence showcases museum-quality construction and exquisite interiors. Sliding walls of glass take full advantage of sweeping city and ocean vistas, fostering a seamless connection to phenomenal grounds by Andrea Cochran, including dining terraces, a grand lawn and 70-foot infinity-edge pool and spa.

MAURICIO UMANSKY

MUmansky@TheAgencyRE.com

424.230.3701

LIC. # 01222825

ALEJANDRO ALDRETE

AAldrete@TheAgencyRE.com

424.230.3705

LIC. # 01783526



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1175 HILLCREST ROAD | BEVERLY HILLS | \$77,500,000
7 BEDS | 11 BATHS | 1 ACRE LOT
CO-LISTED WITH DREW FENTON | LIC. # 01317962



75 BEVERLY PARK LANE | BEVERLY HILLS | \$47,500,000
8 BEDS | 10 BATHS | 5 ACRE LOT

MAURICIO UMANSKY

MUmansky@TheAgencyRE.com

424.230.3701

LIC. # 01222825



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NEW LISTING

1120 S. MAGNOLIA AVENUE | KOREATOWN

OPEN TUESDAY 11-2 PM

VINTAGE DUPLEX WITH CHARACTER

\$1,200,000 | 6 BEDS | 4 BATHS | 3,878 SQ. FT. | 7,001 SQ. FT. LOT

Made in the USA with character intact. This duplex is a unique offering due to its many unadulterated qualities of the early 1900s. First time on the market for more than 60 years, the current owner has done their best to keep the integrity of original qualities of the home. Fully operational vintage Wedgewood stoves upstairs and downstairs to please any old-home connoisseurs. Many original wood features intact and supplemented by matching custom wood work on the exterior.

ANSEL KIM

AKim@TheAgencyRE.com
424.231.2407
LIC. # 01824174

FARRAH ALDJUFRIE

Farrah@TheAgencyRE.com
424.230.3712
LIC. # 01933070



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NEW LISTING

3245 SHELBY DRIVE | CHEVIOT HILLS

OPEN TUESDAY 11-2PM

STUNNING CHEVIOT HILLS CONTEMPORARY WITH CITY LIGHTS VIEWS

\$3,695,000 | 6 BEDS | 6 BATHS | 3,999 SQ. FT. | 12,000 SQ. FT. LOT

Set atop a beautifully landscaped knoll in the desirable Cheviot Hills, this recently remodeled contemporary features six bedrooms, six bathrooms, and sensational city views. An open floor plan affords effortless indoor-outdoor entertaining with floor-to-ceiling glass doors. A cook's kitchen features quartzite countertops, and Subzero, Wolf and Bosch appliances. A giant detached garage, gym, and guest suite featuring one full bedroom and one bathroom complete this Cheviot Hills home.

JOSH MYLER

JMyler@TheAgencyRE.com

424.230.3733

LIC. # 01443547



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5155 VALJEAN AVENUE

OPEN TUESDAY & FRIDAY 11-2PM



NEW LISTING

\$3,195,000

5 BEDS

4.75 BATHS

6,000 SQ. FT.

10,238 SQ. FT. LOT

MICHELLE SCHWARTZ

MSchwartz@TheAgencyRE.com

424.230.3716

LIC. # 01889141

CRAIG KNIZEK

CKnizek@TheAgencyRE.com

424.230.3718

LIC. # 01377932



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4550 PORTICO PLACE

ENCINO



PRESTIGE, PRIVACY, PERFECTION

Gates synchronically open to expose a lushly landscaped long drive, and ultimately this exquisite remodeled estate on prestigious Portico Place. Architectural integrity abounds with an inspired blue print enhanced by lush greenery captured by French doors in every public room. Enjoy the formal living and dining rooms, chef's kitchen, family room, main floor en-suite bedroom, lavish master suite, and second floor media room. Outside, find intimate and open areas to swim, play, gather, and entertain.

ANDREA KORCHEK

Andrea.Korchek@TheAgencyRE.com

818.379.7703

LIC. # 01311917

OPEN TUESDAY 11-2PM

NEW PRICE | \$3,395,000

5 BEDS

6 BATHS

6,293 SQ. FT.

23,408 SQ. FT. LOT



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NEW LISTING

8265 FOUNTAIN AVENUE #202 | WEST HOLLYWOOD

OPEN TUESDAY 11-2 PM

CONTEMPORARY OASIS IN WEST HOLLYWOOD

\$899,000 | 2 BEDS | 2 BATHS | 1,340 SQ. FT. | 7,756 SQ. FT. LOT

Located in the heart of West Hollywood, a stone's throw from the Sunset Strip is this contemporary oasis in a boutique seven residence building. Flooded with natural light through large windows, an open floor plan is ideal for entertaining and graceful living. This sophisticated residence features bamboo wood floors, recessed lighting, and ample closets and storage. Situated in the rear of the building, enjoy a quiet and peaceful atmosphere. A fantastic opportunity in the center of the city.

DAN WEISER

Dan.Weiser@TheAgencyRE.com

424.285.1958

LIC. # 01757150



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in Downtown Los Angeles



1855 INDUSTRIAL STREET #712 - 713 | ARTS DISTRICT
\$2,500,000 | 2 BEDS | 2 BATHS | 3,218 SQ. FT.



1155 S. GRAND AVENUE #2011 | SOUTH PARK
\$1,925,000 | 2 BEDS | 2.5 BATHS | 2,320 SQ. FT.



645 W. 9TH STREET #200 | SOUTH PARK
\$850,000 | 2 BEDS | 2 BATHS | 1,310 SQ. FT.



645 W. 9TH STREET #435 | SOUTH PARK
\$765,000 | 2 BEDS | 2 BATHS | 1,190 SQ. FT.



645 W. 9TH STREET #503 | SOUTH PARK
\$799,000 | 2 BEDS | 2 BATHS | 1,090 SQ. FT.

KERRY MARSICO

Kerry.Marsico@TheAgencyRE.com

213.700.6515

LIC. # 01456415



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OXFORD TRIANGLE ARCHITECTURAL
740 HOWARD STREET

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\$1,949,000

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The Porter Ranch Master Plan features gated communities with one-, two- & three-story homes ranging from 1,800–5,500 square feet, great local public and private schools, just minutes from the studios and a short drive to Beverly Hills and Downtown LA!



Wildwood Model - Glen at Avila | Porter Ranch

Designer decorated and upgraded home with Views & Pool
4 Bedrooms, 3.5 Bathrooms, 3,032 sq. ft.

\$1,499,995 | \$45,000 Agent Commission

Augusta Model - Glen at Avila | Porter Ranch

Designer decorated and upgraded home with Views & Pool
4 Bedrooms, 3.5 Bathrooms, 3,093 sq. ft.

\$1,529,995 | \$45,000 Agent Commission

Mayberry Model - Glen at Avila | Porter Ranch

Designer decorated and upgraded home with Views & Pool
4 Bedrooms, 4 Bathrooms, 3,239 sq. ft.

\$1,569,995 | \$45,000 Agent Commission



Madison Model - Bluffs at Bella Vista | Porter Ranch

Designer decorated and upgraded home with Views
5 Bedrooms, 4.5 Bathrooms, 4,167 sq. ft.

\$1,982,995 | \$60,000 Agent Commission

Saratoga Model - Bluffs at Bella Vista | Porter Ranch

Designer decorated and upgraded home with Views & Pool
5 Bedrooms, 5.5 Bathrooms, 4,039 sq. ft.

\$2,032,995 | \$60,000 Agent Commission

Laurel Model at Bluffs at Bella Vista | Porter Ranch

Designer decorated and upgraded home with Views & Pool
5 Bedrooms, 5.5 Bathrooms, 3,825 sq. ft.

\$2,039,995 | \$60,000 Agent Commission



Palisades at Westcliffe | Porter Ranch

Priced from the \$1.4 Millions

4-6 Bedrooms, 4.5-6.5 Bathrooms, up to 5,500 sq. ft.

\$60,000 Agent Commission

Canyon Oaks | Chatsworth

Priced from the \$1.3 Millions

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\$60,000 Agent Commission

SOPHISTICATED STYLE | AMAZING LOCATION | OPEN TUESDAY 11-2



331 N. Kilkea Drive
3 bd 2.5 ba + guest house
Listed at \$2,499,000

Spanish style, fabulous floor plan + unbeatable location are on display in this 3+2.5 w guesthouse + spa! Superbly updated, this centrally-located Spanish home boasts unparalleled walkability in LA. This house achieves a perfect balance of original character + modern amenities, expertly executed for today's living. Dramatic living room features a picture window + raw exposed beams. Formal dining room leads to a gourmet kitchen w a breakfast nook to start the day. Continue from both the dining room or the kitchen to an open family room w a fireplace + French doors that open to the backyard. A master suite w curved windows, an attached bonus room + marble bathroom, as well as two bedrooms (one is currently being used as a closet) separated by a full bath complete the floor plan. In the backyard, find a lounge area w an in-ground spa. A detached guest suite gives visitors their own space to unwind. This is the house you have been waiting for - it will not last. jennacooperla.com/331kilkea

JENNA COOPER

323.481.0644 | jennacooperla@gmail.com

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COMPASS

Open House
Tuesday 4/17
11 am-2 pm



905 South Burnside Avenue



Entertain with Ease from Day to Night

905 South Burnside Avenue
Miracle Mile
\$2,350,000
4 Bed | 4.5 Bath | 2,970 Sq Ft

Andrew Rhoda
213.915.8879
andrew.rhoda@compass.com
CalBRE 01879250

AR ANDREW
RHODA

1318 N Benton Way



OPEN HOUSE
APRIL 17
11A-2P
OPEN HOUSE

\$1,249,000

3 Bed | 2 Bath | 1,458 Sq Ft

**Sally Forster Jones &
Joshua Smith**

310.579.2200/ 310.871.5528

showings@sfjgroup.com

CalBRE(s) 00558939/01739044

Perched above the street with incredible views and tranquil privacy, this remodeled and re-imagined Silver Lake home is the quintessential charmer. Recently renovated, this almost 1,500 sq ft 3 bedroom 2 bath house is the one you've been imagining. Brand new Natural Oak floors, custom tile, newly painted interior, exterior and driveway, high end light fixtures, updated kitchen and appliances, a master suite with a cedar walk in closet, tankless water heater and solar panels highlight only some of the many upgrades. Lots of outdoor space throughout to have a morning coffee on your front patio or sip Rose with friends in your private backyard with jacuzzi. An incredible, mature garden with gorgeous landscaping to add to the head turning curb appeal. Top it off with easy access to Downtown, and Echo Park as well as being walking distance to cafes, restaurants and everything Silver Lake has to offer and you'll get why this home is so special. Just bring your stuff - this one is move-in ready!

310.230.5478 | [compass.com](https://www.compass.com)

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1646 | DORADO.COM • ENCINO

OPEN HOUSE | TUESDAY, APRIL 17, 11AM-2PM



5 BEDROOMS • 3.5 BATHROOMS • 4,404 SF • 16,457 LOT

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Offered at \$3,650,000

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19321 WELLS DRIVE • TARZANA

www.WellsHamptonEstate.com



5 BEDROOMS • 7 BATHROOMS • 6,150 SF • 19,977 SF LOT

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2018-BUILT MODERN MASTERPIECE

16033 VALLEY VISTA BOULEVARD | TOURVALLEYVISTA.COM



7 BEDROOMS • 9 BATHROOMS • APX 9,600 SF • 21,710 SF LOT

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RESORT LIVING IN TARZANA

19808SLEEPYHOLLOW.COM | TENNIS COURT & VIEWS



6 BEDROOMS • 6.5 BATHROOMS • APX 7,662 SF • 42,797 SF LOT

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MULHOLLAND PARK GATED COMMUNITY

REMODELED IN 2017 | 3750MARFIELD.COM



5 BEDROOMS • 5 BATHROOMS • APX 5,800 SF • 18,677 SF LOT

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www.BRIANPANE.COM

818.521.9790 • Brian@BrianPane.com

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Cheviot Hills

2943 CLUB DRIVE

2943ClubDrive.com

OPEN TUESDAY 11 - 2



5BD, 3.5BA | \$4,595,000

Commanding contemporary Mediterranean home with over 116' of frontage on one of the most desirable elevated lots in Cheviot Hills. Sweeping views of the Hollywood Hills, Downtown, and beyond. This home has incredible indoor/outdoor flow for seamless entertaining with beautiful French doors opening to the private backyard with sparkling pool and spa. Impressive living room and dining room with generous space and high beamed ceiling. Excellent floorplan that works for many different lifestyles, private upstairs master suite and four bedroom downstairs. Enjoy the stunning views from the balcony of the sophisticated master bedroom along with two walk-in closets. Impressive cook's kitchen with large center island and lovely breakfast gazebo all opening to the spacious family room with fireplace. Large 3-car garage with incredible storage areas and plenty of additional on-site parking. Professionally landscaped with low-maintenance drought-tolerant plants. Solar panels, excellent walk-in pantry, laundry room, extra large separate dog run or play area, loads of storage throughout, and much, more.



Janelle Friedman

DRE: 991146 | 310.850.3635

Janelle.Friedman@sothebyshomes.com

PACIFIC PALISADES | 15308 Sunset Boulevard, Pacific Palisades, CA 90272 | sothebyshomes.com

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3112 CORDA DRIVE, BRENTWOOD | \$3,500,000

OPEN TUESDAY FROM 11:00AM-2:00PM



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\$3,500,000



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Rick Albert
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STUNNING ARCHITECTURAL



3811 GLENRIDGE DRIVE, SHERMAN OAKS

BROKER'S OPEN: TUES (4/17) 11AM - 2PM LUNCH WILL BE SERVED

TWILIGHT OPEN: THURS (4/19) 6:30PM - 8PM

A true architectural in the famous Bauhaus style designed by a known architect. Boasting incredible views in the Sherman Oaks hills, this elegant three bedroom and three bath tri-level construction offers an exciting lifestyle. Featuring high ceilings, clerestory windows, clean lines and open spacesit is the perfect blend of artistry and function. Dramatic two story living room is the heart of the floor plan, which includes an open kitchen, family room and dining room. Master suite with double sinks and spa tub has its own patio. Fabulous lounging decks offer glamorous settings for relaxation. Lots of windows and french doors invite an array of natural light and showcase its Valley and pastoral canyon views. This unique property on a secluded, cul-de sac street is close to the Westside as well as Ventura Blvd's shops and restaurants.

www.3811Glenridge.com



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TURN-KEY WESTWOOD TOWNHOUSE

OPEN TUES 11-2pm



1655 Greenfield Ave #29, Westwood

Charming, remodeled and sun-washed TOWNHOUSE located on a beautiful tree-lined street in Westwood. First floor features: open living room/dining room with fireplace, powder room, hardwood floors, updated modern kitchen with stainless steel appliances, side-by-side laundry and sliding glass doors leading to oversized garden patio, ideal for BBQs and entertaining with small grassy area perfect for pets. Upstairs features: master suite with two closets, vaulted ceilings and en-suite bathroom. Second bedroom suite features floor-to-ceiling windows, vaulted ceilings, private bathroom and balcony. Also includes new lighting throughout, plantation shutters, 2 secured parking spaces (tandem) and extra storage. HOA dues include earthquake insurance and hot/cold water. An exceptional turn-key opportunity, offering superb style and taste, in a coveted Westwood location close to shops, restaurants and parks.

Offered at: \$749,000 | 1655Greenfield.com

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310-623-8825

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Beverly Hills

443 N. PALM DRIVE #102

Open Tuesday 11 - 2



443PalmDrive102.com | 3 Bedrooms, 3.5 Bathrooms | 2,257± Sq. Ft | Offered at \$2,395,000



GREG MOESSER
Greg@LAClassicEstates.com
DRE: 634345 | 310.770.9014

BEVERLY HILLS BROKERAGE | 9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212 | sothebyshomes.com

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WINDSOR SQUARE TRADITIONAL

OPEN TUES 11-2pm



permitted accessory building



548 S Van Ness, Windsor Square

Classic 2-story move-in condition, Windsor Square traditional home with craftsman influences, in a wonderful mid-block location. Step back in time into a generous center hall framed by leaded glass windows and choose your path: to the double-sized living room, to the large formal dining room with vintage Arts & Crafts breakfront, or flow straight through, past the Shaker stairs, to the family room, then into to the gardens. Open plan/updated kitchen-informal dining-family room (stone countertops, luxe shaker cabinetry, and Wolf range) plus a very large 5th bedroom w/ bath (currently used as media room), and large mudroom/laundry room, complete the first floor. Upstairs provides 4 bedrooms + 2 bathrooms (one with playroom/study area), including large master with multiple closets, and a charming 'top of the stairs' nook for curling up with a book or playing games. Open the French doors in the family room, to a raised, covered dining terrace, down a few steps to the oversized, deep grassy yard, complete with play equipment, paved area for games/toys, plus a large chicken coop for urban farmers! The piece de resistance: an enormous, detached, fully finished 1,140 sf structure which features high vaulted ceilings, half bath and 2-car garage (permitted as storage/workshop/garage + legal 1/2 bath)...suitable for guests, music studio, or enormous multi-purpose room -- outfitted, drywalled, beautifully lit and climate controlled, ready to be converted to ADU (subject to City approval). Of course, all the warmth and textured features you will expect in a vintage home: gleaming hardwood floors, wood sash windows, crown molding and extensive millwork. An unbeatable package, offering huge square footage and wonderful opportunity, moments from Larchmont, DTLA, Beverly Hills and beyond.

Offered at: \$2,449,000 | 548VanNess.com

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310-623-8819

TREGG RUSTAD
treggrustad.com
310-623-8825

OPEN TUESDAY 11 - 2 PM



1410 N. CURSON AVE. # 201

2BD/2.5BA | 1,440 sq.ft. | Offered at \$848,000 | 1410NCurson201.com

This 2nd floor, front facing condo has a great open floorplan. Spacious formal entry leads to open living room/dining room with fireplace and balcony makes this an ideal space to entertain. Restful master suite with walk-in closet, spa-like bath with separate tub, shower and its own balcony is perfect to unwind. The secondary en suite bedroom with large closet and built-ins. Building is meticulously maintained, 2 parking spaces, guest parking and fitness/gym room. Great shopping, restaurants and museums nearby make this a great find.



Nina Kleiner Rosen

DRE: 01371965 | 310.993.2036

Nina.Kleinerrosen@sothebyshomes.com



Sharona Alperin

MySharona.com

DRE: 0923981 | 310.888.3708

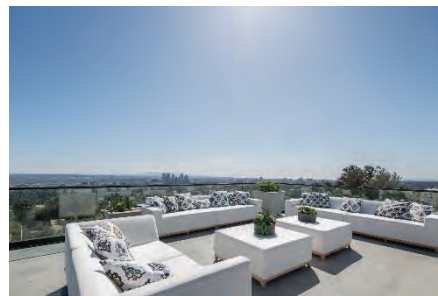
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1432 HARRIDGE DRIVE, BEVERLY HILLS | \$4,575,000

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Over 4,000 Square Feet of Premium Indoor/Outdoor Living Space



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Broker
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Open Tuesday, April 17th 11-2PM

224 S. Rodeo Drive, Beverly Hills | 4 + 5 | Offered at \$4,995,000

Perfection improved! Spectacular no expense spared remodel and restoration of this gorgeous designer done 4 bed, 5 bath Courtyard Spanish. Lush professional landscaping & gates announce a covered loggia entrance to a private secret garden. New state of the art Control 4 Smart Home system. Rotunda Foyer with circular staircase announces all public rooms. Step down to a vaulted stenciled beamed living room with large wood burning fireplace. The formal dining room has a sunny exposure to the courtyard garden. The gourmet high end kitchen with new Caesarstone counters adjoins the generous family room & a new resort style al fresco pergola covered travertine tiled terrace with retractable roof & surround sound TV system overlooking the pool & spa. Built-in BBQ & fridge. Three bedrooms en suite up & a fourth en suite bedroom down. The newly remodeled master bedroom faces beautiful western sunset views & has a master bath with reclaimed chateau pavers & sumptuous walk in closet. This Rodeo Drive home is without rival. Around corner from world renowned shops, restaurants, and excellent schools. www.224rodeo.com

RON HOLLIMAN | 310.777.6216 | ron@ronholliman.com

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