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INTERNATIONAL

TUESDAY, APRIL 18, 2017

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ESTATE PROPERTIES



Cheviot Hills | Rory Posin | Kristian Bonk | 10636 Rountree Road | \$2,569,000

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Join our expanding team. For a confidential interview, contact James Sanders (310) 378-9494 or JSanders@eplahomes.com

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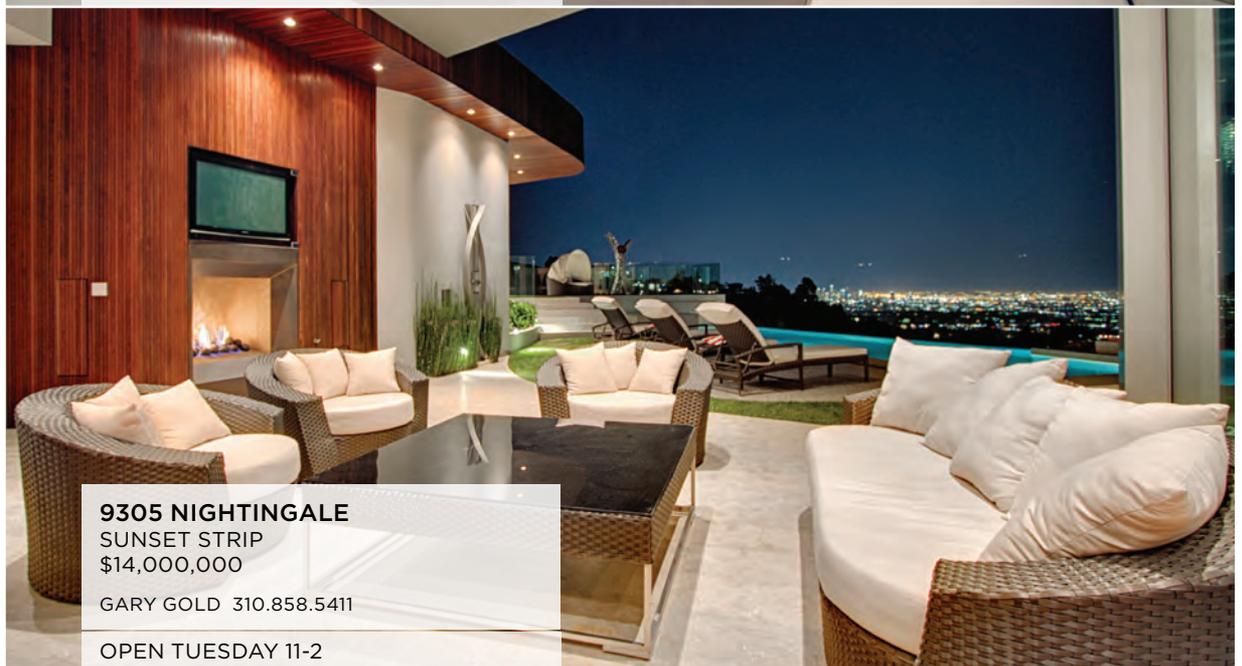
HILTON & HYLAND



22506 PACIFIC COAST HWY
MALIBU
\$57,500,000
JUDY FEDER 310.858.5464
BY APPOINTMENT ONLY



1822 MARCHEETA PL
SUNSET STRIP
NEW PRICE \$21,750,000
JUSTIN P HUCHEL, DREW FENTON
310.617.4824
OPEN TUESDAY 11-2



9305 NIGHTINGALE
SUNSET STRIP
\$14,000,000
GARY GOLD 310.858.5411
OPEN TUESDAY 11-2



225 N CANON DR #7E
BEVERLY HILLS
\$24,500,000

BRETT LAWYER 310.858.5402

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410 DABNEY LN
BEVERLY HILLS
\$16,995,000

BRANDEN WILLIAMS, RAYNI WILLIAMS
310.691.5935

OPEN TUESDAY 11-2



850 LINDA FLORA DR
BEL-AIR
\$19,950,000

JEFF HYLAND 310.278.3311

OPEN TUESDAY 11-2 VALET PROVIDED



HILTONHYLAND.COM

Alfred Priest, Architect

The William Lindsey House, 1912



Restoration opportunity: She is the first residence built in the Verdugo Woodlands tract, and at the time served as the cover girl for the development. While obviously showing her age, she still appears as sturdy as a rock, and was recently recognized by historians for her “comparatively large lot, estate-like setting, generous setback, and overall sense of grandeur.” Sited on a largely flat $\frac{3}{4}$ + acre site, the 5 bedroom, 4 bath residence retains significant historic fabric, such as hardwood oak floors, dramatic natural mahogany interior detailing, and original hardware. Later full size pool contributes to the estate ambience. Property is eligible for inclusion in the Glendale Historic Register, and possible Mills Act tax savings.

CROSBY DOE
ASSOCIATES
crosbydoe.com

Estates, Architecture & Historic Properties
Beverly Hills 310.275.2222
Pasadena 626.793.6677

CALBRE# 01844144

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103

Grande Dame of the Verdugo Woodlands



1616 Wabasso Way, Glendale, California

\$1,750,000

Open House: Wednesday (4/19), 10am-1pm and Sunday (4/23), 2pm-5pm

Contact Agent Scott Lander 323.697.4909

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architectureforsale.comTM

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in Southern California

PARTNERS
trust

Villa Palombo-Togneri

Los Angeles Historic-Cultural Monument No. 971
2508 MAYBERRY STREET
SILVER LAKE

Offered at \$1,895,000

BY
APPOINTMENT

GREG HOLCOMB

310.500.3925 | greg@gregholcomb.com



GREGHOLCOMB.COM

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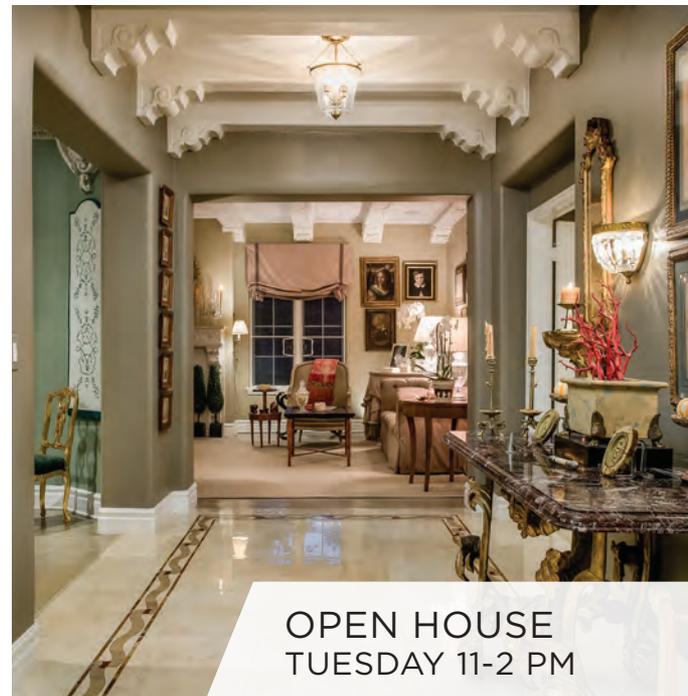
EXCLUSIVE AFFILIATE OF

LEVERAGE
GLOBAL PARTNERS



308 N. SYCAMORE AVENUE, UNIT 206 | LOS ANGELES

Price Reduction \$1,795,000 | 3 BED | 3.5 BATH | + DEN | 2,154 S.F.



OPEN HOUSE
TUESDAY 11-2 PM

NICK SEGAL

nick.segal@thepartnertrust.com
310.500.1388

SHAUN ALAN-LEE

shaun.alanlee@thepartnertrust.com
310.975.5208

RICK OJEDA

rick.ojeda@thepartnertrust.com
310.902.7676



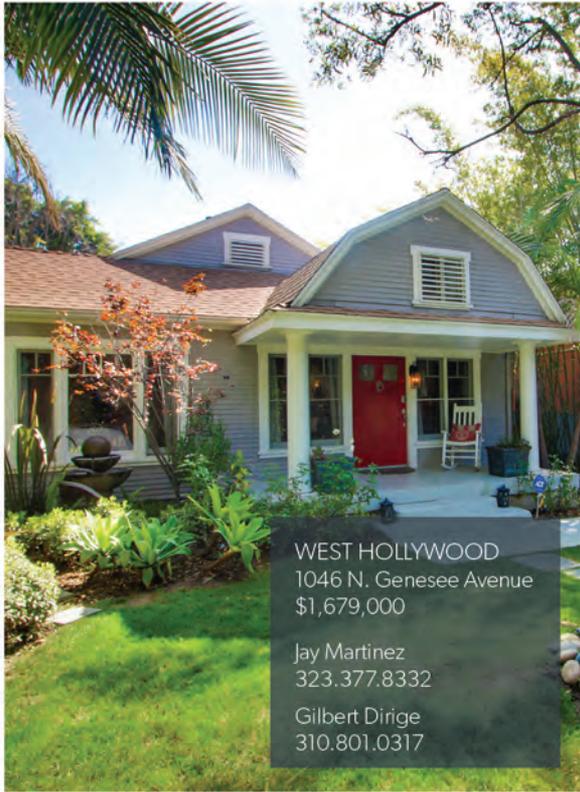
THEPARTNERTRUST.COM

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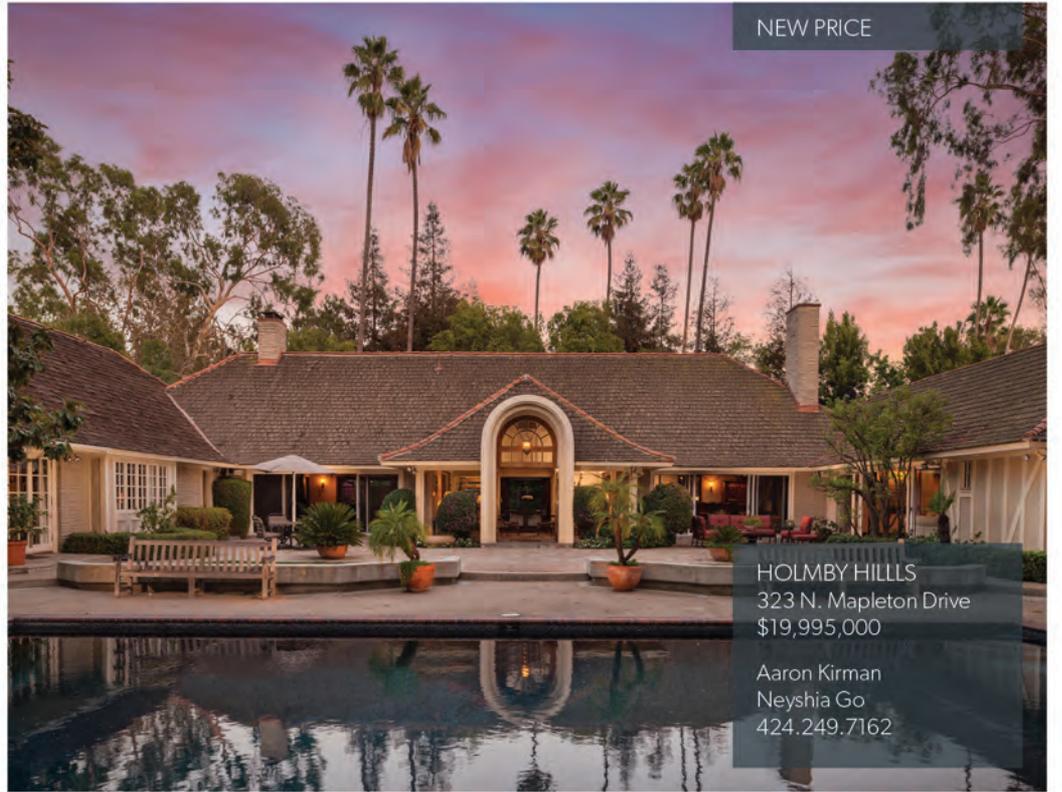
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JOHN AAROE GROUP



WEST HOLLYWOOD
1046 N. Genesee Avenue
\$1,679,000
Jay Martinez
323.377.8332
Gilbert Dirige
310.801.0317



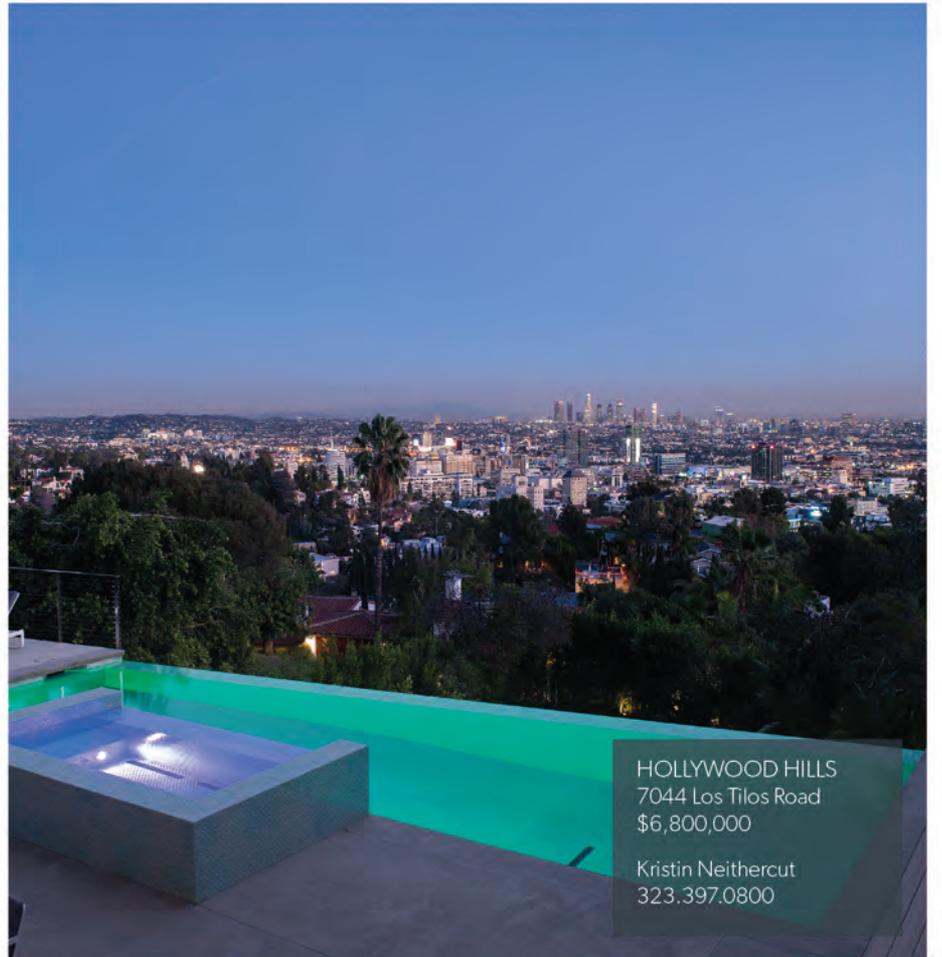
NEW PRICE

HOLMBY HILLS
323 N. Mapleton Drive
\$19,995,000
Aaron Kirman
Neyshia Go
424.249.7162



NEW LISTING

OPEN TUESDAY 11-2
SANTA MONICA
2215 Dewey Street
\$3,850,000
Jim Ostridge
310.857.8827

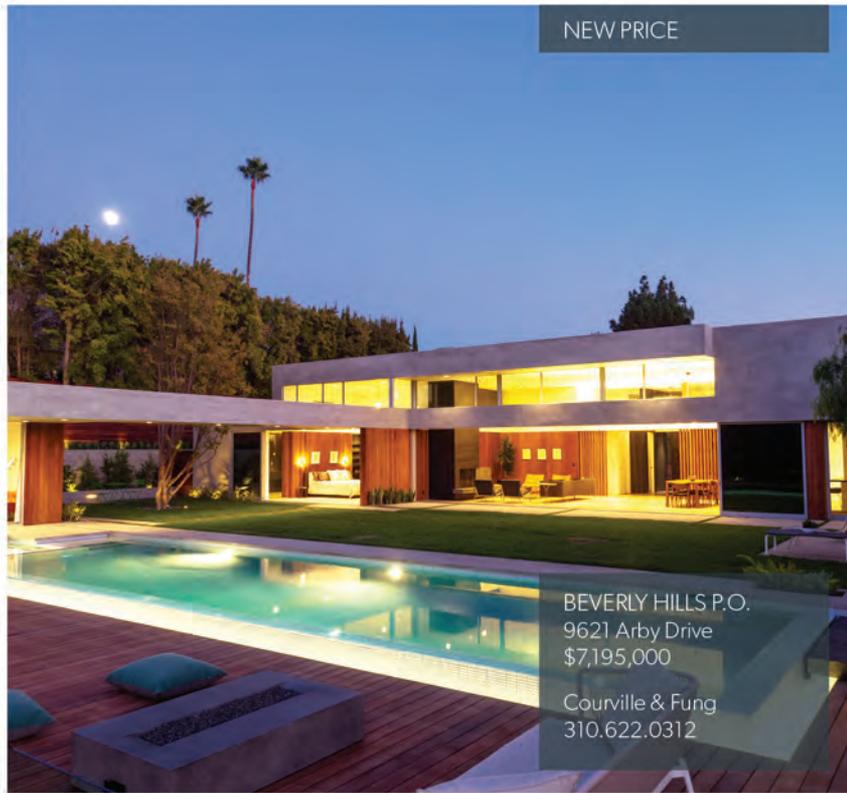


HOLLYWOOD HILLS
7044 Los Tilos Road
\$6,800,000
Kristin Neithercut
323.397.0800

aaroe.com

BEVERLY HILLS
BRENTWOOD
SUNSET STRIP
BALDWIN HILLS
SHERMAN OAKS

TOLUCA LAKE
PASADENA
DOWNTOWN LA
STUDIO CITY



NEW PRICE

BEVERLY HILLS P.O.
9621 Arby Drive
\$7,195,000
Courville & Fung
310.622.0312



NEW PRICE

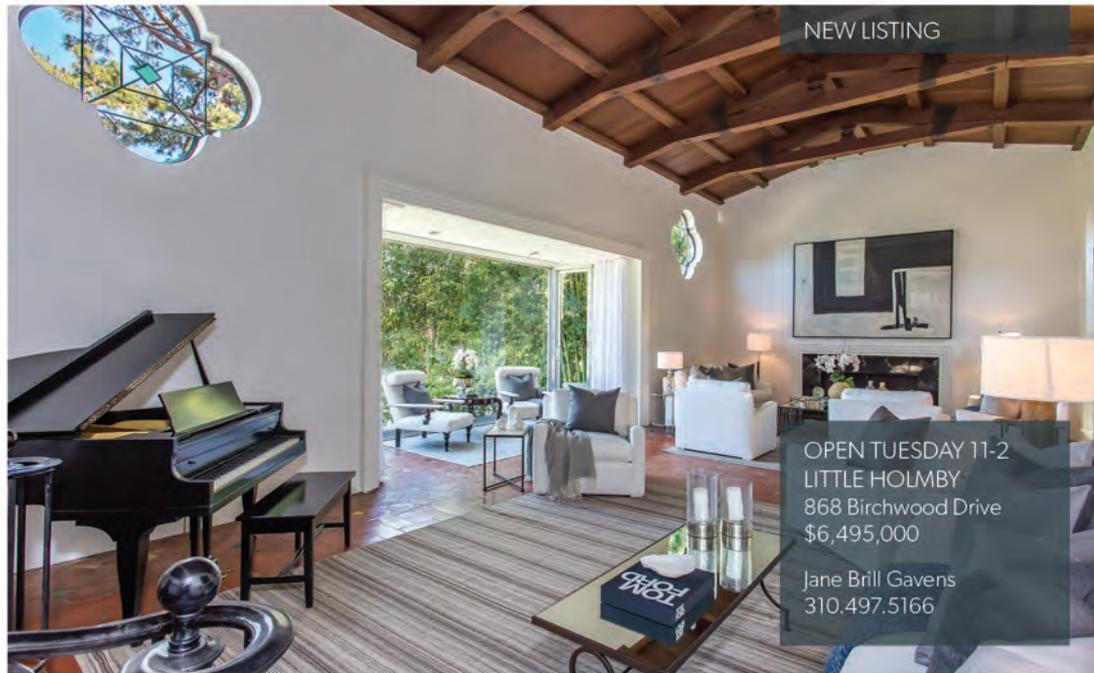
OPEN TUESDAY 11-2
SUNSET STRIP
7868 Electra Drive
\$3,375,000
Elayne Ceder
424.249.7170



SHERMAN OAKS
4104 Stansbury Avenue
\$2,299,000
Donovan Healey
31.903.1876



MALIBU
31454 Broad Beach Road
\$15,000,000
Sally Forster Jones
310.691.7888



NEW LISTING

OPEN TUESDAY 11-2
LITTLE HOLMBY
868 Birchwood Drive
\$6,495,000
Jane Brill Gavens
310.497.5166



1281 LOMA VISTA DRIVE, TROUSDALE ESTATES

LISTED AT \$9,600,000

OPEN TUESDAY 11-2PM

This Sexy modern home is located in the most exclusive Beverly Hills neighborhood. Recently re-built using the finest materials with 4 Bd+4.5 Baths in almost 5,000sf, this gorgeous property features a sparkling pool/spa, spacious rear yard, Crestron Smart Home System and the perfect open floor plan for indoor/outdoor flow allowing the owners to live the best of a Southern California lifestyle.

GREGG SILVER
DAFNA MILSTEIN
www.1281LOMAVISTADRIVE.com

310.770.0777
310.867.5598
gregg@greggsilver.com
dafna555@yahoo.com



3648 SHANNON ROAD, LOS FELIZ

LISTED AT \$2,499,000

BY APPOINTMENT

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

DOROTHY CARTER
MICHAEL ORLAND
www.CARTERORLANDESTATES.com

213.703.1001
310.429.9797
dorothycarter@kw.com

14636 ROUND VALLEY DRIVE, SHERMAN OAKS

LISTED AT \$1,500,000

BY APPOINTMENT

Impressive 4+3.5 in the hills of Sherman Oaks. Open living rm with vaulted ceiling & view deck. DR with fireplace. Cook's kitchen with Viking gas range & Viking frig, extra oven, dishwasher & wine cooler. Center island + breakfast bar. Spacious master suite with high ceilings, walk-in closet & spa-like bath. Enjoy city lights from bath & patio! Yard. 2-car garage with direct access & extra 3rd parking spot. Only a short distance to wonderful restaurants and shops!

GEORGE & EILEEN MORENO
moreno@georgeandeileen.com

323.668.7600



3601 GRIFFITH PARK, LOS FELIZ
LISTED AT \$2,499,000

BY APPOINTMENT

Casa Pavoreal... A Moroccan inspired Spanish, 3 Bedroom and 3 Bathroom home with family room, pool, guest house, fountains and fire pits!

CARTER + ORLAND
www.CARTERORLANDESTATES.com

323.300.1025
dorothycarter@kw.com



2103 ALCYONA, HOLLYWOOD HILLS
LISTED AT \$1,895,000

BY APPOINTMENT

Romantic Spanish Hacienda, wrapped around a grassy courtyard on a cul de sac. The living room with open tress ceiling. Hardwood floors throughout. Chef's kitchen. Formal dining room with views of the hills around Hollywood Bowl. Downstairs screening room with wet bar and French Doors to a lower deck. One bedroom & office up; two bedrooms down. The master suite has dual sinks & separate tub & shower. Above the garage apartment with bath & kitchenette.

CHRIS LAIB
BRYCE HAYES
chris@chrislaib.com

323.854.1820
323.797.1173

849 S. BROADWAY, M01, DT LOS ANGELES
LISTED AT \$1,130,000

BY APPOINTMENT

Renowned residential loft in Downtown Los Angeles. Kitchen recently remodeled featuring new cabinetry, countertops and the finest in appliances. Looks out on the excitement of a revitalized Downtown Broadway Theater District and enjoys a Walking Score of 98 with literally dozens of restaurants, entertainment spots, and retail stores just steps away including Ralph's and Whole Foods Market. 1 Bdrm/1 Bathrm.

JOHN NILSSON

213.266.2224
Nilsson dtlanow@gmail.com



Sotheby's

INTERNATIONAL REALTY



MALIBU | 3511CROSSCREEKLANE.COM | 4 bedrooms/5 bathrooms | \$11,999,000 | web: 0344062

An amazing "Unvarnished" modern home designed by Scott Gillen on one of the most magical lots Serra Retreat has to offer: a 53,270 square foot (approx) property with soaring sycamore, eucalyptus, fig, plum and citrus trees, outdoor pool, fire-pit, built-in barbeque, dining area and all of this in a quiet country setting alongside Malibu Creek. Beautiful gardens and mountain views.

ROBERT RADCLIFFE

robert.radcliffe@sothebyshomes.com | 310.255.5454

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Jesse Ehrlich 310.467.7801



LOS FELIZ | LOS FELIZ OAKS

6BD/8BA | \$6,995,000 | web: 0027673
Marc Silver 310.809.4656, Barry Sloane 310.786.1844



BEL-AIR | BEL-AIR TRADITIONAL

5BD/7BA | \$6,000,000 | web: 0308872
Sharona Alperin 310.888.3708



MALIBU | OCEAN VIEWS

5BD/5BA | \$5,595,000 | web: 1300149
Michael Gardner 310.699.8428



OUTPOST ESTATES | CHIC VILLA

5BD/6BA | \$5,495,000 | web: 0309007
Julie Jones 323.481.2061



MALIBU | 6738WILDLIFE.COM

5BD/3BA | \$4,995,000 | web: 1290434
Hassen Masri 310.780.6133

GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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The place for discerning taste.



251 N Layton Dr • Brentwood

Sandra Miller

4 bed • 4 bath • 25,775 sf lot

\$6,995,000

310.616.6213



120 Outrigger Mall • Marina Del Rey

Chelsea Montgomery-Duban | Dominic Wächter

5 bed • 5.25 bath • 5,034 sf

\$4,250,000

310.433.8009



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CHARITY



603 Ocean Ave #3S · Santa Monica **\$5,800,000**
 Staci Siegel 310.592.6500
 2 bed · 2.5 bath · 2,015 sf



13001 Pacific Coast Highway · Malibu **\$2,560,000**
 Marsha Schoen | Nevin Schreiner 323.823.9186
 10.5 acres lot



17001 Bollinger Dr · Pacific Palisades **\$2,395,000**
 Javier Puga | Federico Salvatori 310.500.8213
 5 bed · 4 bath · 3,200 sf · 7,702 sf lot



135 N Harper Ave · Los Angeles **\$1,895,000**
 Rosalie Klein | Justin Greenberg 323.935.8680
 6 bed · 4 bath · 4 unit income property



915 12th St #5 · Santa Monica **\$1,350,000**
 Sandra Miller 310.616.6213
 2 bed · 2.5 bath · 1,512 sf



4215 Glencoe Ave #112 · Marina Del Rey **\$1,299,000**
 Renee Pietrangelo | Chad Mehle 323.899.1066
 2 bed · 2 bath · 1,640 sf



120 S Palm Dr #202 · Beverly Hills **\$1,075,000**
 Michelle Gurman 310.995.2780
 2 bed · 3 bath · 1,881 sf



531 11th St · Santa Monica **\$26,995/mo**
 Guy Reid | Raphael Barragán 310.699.2601
 6 bed · 8 bath · 6,394 sf · 7,509 sf lot



ENGEL & VÖLKERS

SANTA MONICA
 SantaMonica.EVUSA.com
 310.460.2525

BEVERLY HILLS
 BeverlyHills.EVUSA.com
 310.777.7510

LOS ANGELES
 LosAngeles.EVUSA.com
 323.937.5101

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THE ICONIC MALIBU CASTLE

COMES TO MARKET DESIGNED BY SCOTT GILLEN/UNVARNISHED

Situated on one of Malibu's landmark sites adjacent to Serra Retreat, this 360 degree promontory offers some of the best views available overlooking Malibu Colony, Surfrider Beach, Serra Retreat, and head on views of the Santa Monica Bay and Catalina Island. Completely private at the end of the cul-de-sac is an over 400 foot long private double gated driveway which leads you to the most impressive construction Malibu has to offer. 5 bedroom main house with 120' long great room that opens to the 75' infinity pool and jaw dropping ocean views. Custom teak doors through out the entire home, 80 year old dry aged Oak floors, wine tasting & cigar room, a Bulthaup kitchen along with complete home automation are just a few of the high end features. Main house also includes a day-lighted basement with media room, game room + staff quarters. Detached 4,000 SQ.FT. guest house with 2 bedroom suites, large great room and kitchen plus a full gym and spa. Turnkey with custom furnishings and a one year concierge service included.



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LUXURY™

SCOTT GILLEN
UNVARNISHED
DIRECTOR, BUILDER, THINKER, CREATOR



\$80,000,000

more information

Sandro Dazzan | 310.317.9348 | DazzanEstates.com

BRE# 01418033

Sotheby's
INTERNATIONAL REALTY

13916 SUNSET BOULEVARD
PACIFIC PALISADES



OPEN TUESDAY 11-2
ESPRESSO BAR

6 BEDROOMS | 8 BATHS | 9,500+ SQ.FT.
Offered at \$9,419,000

Newly constructed East Coast Traditional estate in the heart of the desirable Riviera neighborhood. The perfect combination of elegance and casual sophistication.

Sunset Strip Brokerage
JAY ROBERTSON | 310.703.7707
jay.robertson@sothebys homes.com

MARC NOAH | 310.968.9212
marc@marcnoah.com | marcnoah.com

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EXTRAORDINARY SPANISH COLONIAL

OPEN TUESDAY
11AM-2PM | ESPRESSO BAR

868 BIRCHWOOD DRIVE

LOS ANGELES 90024 | 4BD | 5BA | 6,167 SQFT | OFFERED AT \$6,495,000

MARC NOAH & JAY ROBERTSON
MARC@MARCNOAH.COM | 310.968.9212
SOTHEBY'S INTERNATIONAL REALTY SUNSET STRIP

JANE BRILL GAVENS
JANEGAVENS@GMAIL.COM | 310.497.5166
BROKER, DIRECTOR AAROE ESTATES | THE BRILL GROUP

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SOTHEBY'S INTERNATIONAL REALTY SUNSET STRIP BROKERAGE | 9255 SUNSET BLVD. MEZZANINE, WEST HOLLYWOOD, CA 90069
JOHN AAROE GROUP | THE BRILL GROUP | 150 SOUTH RODEO DRIVE BEVERLY HILLS, CA 90212

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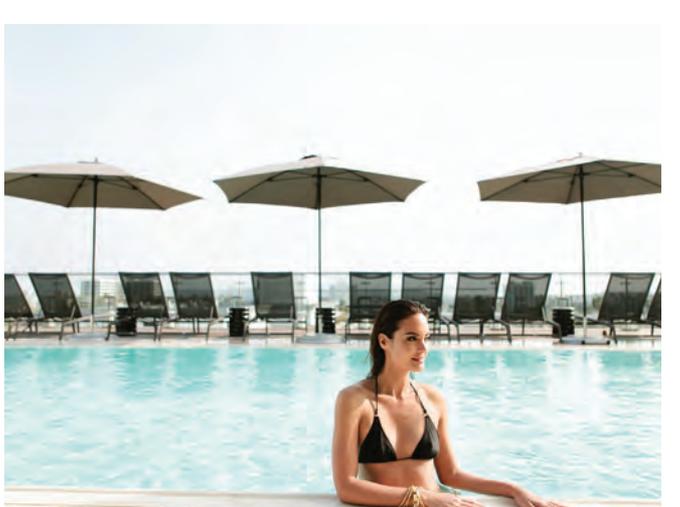
8500

AWARDED
"BEST RESIDENTIAL
PROJECT OF THE YEAR"

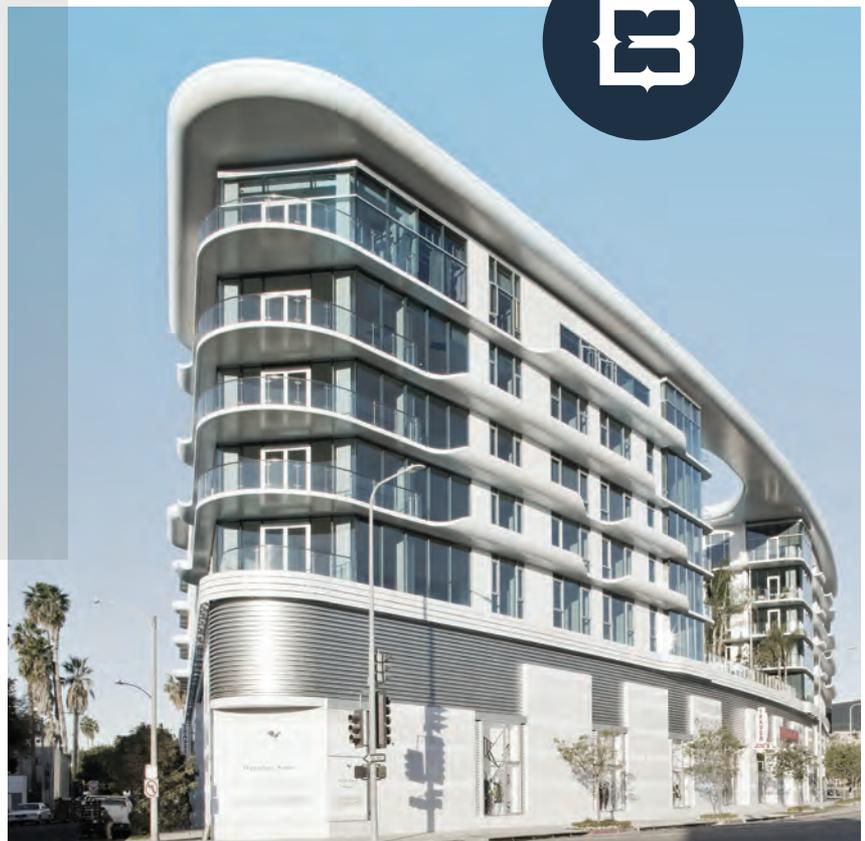
Leases starting at \$5,500/mo.

FEATURES

One & two bedroom apartments with private balconies
Penthouse Club Room • House Car & Driver
Rooftop Pool & Fire Pit • 5-Star Concierge
Stunning views • 24-hour Attendant • Trader Joe's
Room Service from The Larder at Burton Way



5% BROKER PARTICIPATION



Virtual tour at 8500burton.com | info@8500burton.com | 310.274.9898 |   8500Burton

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WESTSIDE ESTATE AGENCY



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

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



REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

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

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



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



ONE OF MALIBU'S FINEST ESTATES MALIBU | \$32,995,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061
Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$29,950,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

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



IMPRESSIVE TROPHY ESTATE ON 59' OF PRISTINE BEACH MALIBU | \$15,950,000

The house is "as new" & has never been lived in! Sophisticated Contemporary Mediterranean with seamless indoor-outdoor flow and luxe amenities. Whitewater views, master suite on its own level, 3 en-suite guest rooms with private lounge area, & more. 31418broadbeach.com

Mark S. Gruskin (310) 317-8202 | CalBRE# 01324387
Stephen Shapiro (310) 860-8888 | CalBRE# 01257836

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



OPEN TUE 11-2

222 AMALFI DR SANTA MONICA

4 BD • 5 BA • 5,394 SF
ALL NEW RENOVATION

PRICE REDUCED
OFFERED AT
\$5,490,000

MR

MICHAEL RODGERS
The Rodgers Group

Discretion · Integrity · Results



OPEN TUE 11-2

9611 ARBY DR BEVERLY HILLS.

4 BD • 4 BA • 3,200 SF
NEWLY RENOVATED
MIDCENTURY

PRICE REDUCED
OFFERED AT
\$3,295,000

KW BRENTWOOD
KELLERWILLIAMS. REALTY

11812 SAN VICENTE BLVD. SUITE 100, LOS ANGELES, CA 90049
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Michael@MichaelRodgers.com
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MICHAEL RODGERS & THE RODGERS GROUP PRESENT:

MR



5127 FRANKLIN AVENUE LOS ANGELES, CA 90027
5BD • 6BA • 4,826 SF • 17,000 SF LOT • \$4,595,000

Built in 1917, this renowned and historic villa has recently been beautifully renovated throughout and she is now ready for her next century of elegant living. Vast flat lawns and gardens and expansive terraces with beautiful city views add to the charm of this exquisite Estate!

DON'T MISS THE PARTY AND LUXURY CRUISE GIVEAWAY!

**ONE LUCKY GUEST WILL WIN A 5 DAY/4 NIGHT LUXURY CRUISE TO
MEXICO, THE BAHAMAS OR THE CARRIBEAN**

CELEBRATE THE RELEASE TO THE MARKET OF THIS CENTURY OLD HISTORIC ESTATE

Friday, April 21, 2017 • 6:00 PM - 9:00 PM

Live Music ~ Fine Wine ~ Hors d'oeuvres ~ Valet Parking

CATERING BY: SHANNON EVENT PRODUCTIONS

PLEASE RSVP: 310.954.0531

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MICHAEL RODGERS
310.280.8983

Michael@MichaelRodgers.com
www.MichaelRodgers.com



Shown by Appointment



137 N Woodburn

Offered for Sale at \$10,500,000

New Listing in the guard gated community – Brentwood Circle, north of Sunset

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



LESLIE KAVANAUGH

CalBRE License #00807553

310-413-1171

lesliekavanaugh@rodeore.com

202 N. CANON DR.
BEVERLY HILLS, CA 90210



RODEO REALTY

LOCAL EXPERTISE, GLOBAL PRESENCE.

9030 PHYLLIS AVENUE

WEST HOLLYWOOD

BY APPOINTMENT

\$2,250,000

3 BED 3 BATH
2,066 sq ft

ELISA BARAN

631.926.6671
elisa@mercervine.com

MERCERVINE.COM

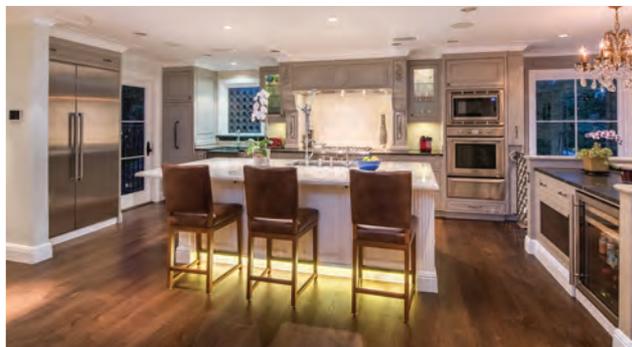
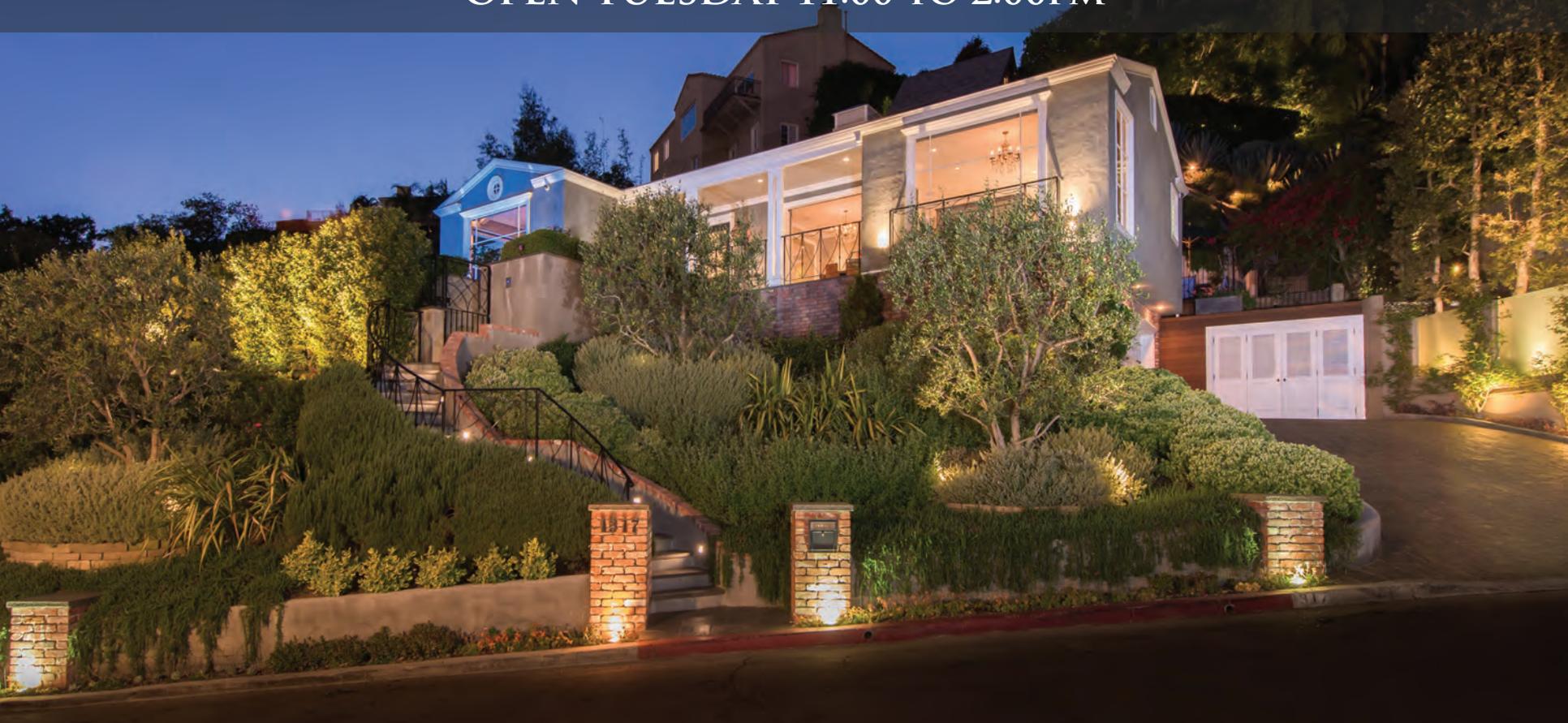
8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048
call # 01778797 | EB 01775115



MERCERVINE

PRIME SUNSET STRIP

OPEN TUESDAY 11:00 TO 2:00PM



1317 CORDELL PLACE, SUNSET STRIP

SOPHISTICATED AND INVITING IN EVERY ASPECT, THIS LOWER DOHENY TRADITIONAL CAPTURES GLAMOUR AND STYLE OF OLD HOLLYWOOD WITH ALL THE CONVENIENCES AND TECHNOLOGY OF MODERN LIVING. LOCATED ON QUIET CUL-DE-SAC, FULLY RENOVATED, EXTRAORDINARY DESIGN AND ATTENTION TO DETAIL - PERFECT FOR INDOOR/OUTDOOR ENTERTAINING. DRAMATIC LIVING ROOM WITH BEAMED CEILING OVERLOOKS STUNNING POOL/SPA, CITY VIEWS, AND OPENS TO PATIO WITH FIREPLACE. STATE-OF-THE-ART KITCHEN, FORMAL DINING ROOM AND SEPARATE WOOD-PANELED MEDIA ROOM/OFFICE. LIGHTING, WHOLE-HOUSE SOUND, SECURITY AND MORE ARE FULLY AUTOMATED WITH CONTROL4 TECHNOLOGY. CHARMING AND RUSTIC WRITER'S COTTAGE WITH CITY VIEWS, STONE FLOORS AND FIREPLACE, AND LARGE BRICK PATIO. TROPHY PROPERTY FOR THE MOST DISCERNING BUYER!

WWW.1317CORDELLPLACE.COM OFFERED AT \$4,950,000



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V I E W



FEATURED *Properties*

BEVERLY HILLS | \$13,999,000

Represented by JOYCE REY (310) 285-7529 & ARLENE RUTENBERG (310) 345-3331

COLDWELL BANKER RESIDENTIAL BROKERAGE

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**COLDWELL
BANKER** 



BEL AIR | \$18,000,000
 1516 Stone Canyon | Bankruptcy sale subj. to court
 conf+overbid. Over 6 acres.
MICHAEL SAHAKIAN (310) 285-7524



BRENTWOOD | \$3,225,000
 Re-Imagined Showplace Canyon Ranch. 5+3.5ba, pool/
 spa, 17k lush setting.
JOAN CAPLIS (310) 748-2208



CALABASAS | \$2,550,000
 Beautiful 5 bed + 5 bath home in Mountain View
 Estates w/open floor plan, pool, spa, views
BARBARA & MISSY ALPERT (818) 625-1377



CHEVIOT HILLS | \$1,995,000
 2736 Anchor Ave | Traditional 4BR/3BA home with
 fireplace, patio and private yard.
ELIANE CAPDEVILLE (310) 586-0390



HANCOCK PARK | \$2,290,000
 Lovely side by side Duplex near Larchmont &
 Paramount Pictures. 4 bedrooms in each unit!
LISA HUTCHINS (323) 460-7626



HAWTHORNE | \$619,000
 Top Floor Large 1BD Condo | Open Floor Plan Unit |
 Oversized Balcony Overlooking Courtyard
JOHN CAPELLARO (310) 463-4100



LOS ANGELES | \$438,000
 7111 La Tijera Blvd #D201 | 2 BR/1BA condo with high
 ceilings and private rooftop deck.
PHYLLIS POLLINI (310) 916-8821



LOS ANGELES | \$7,700/MONTH
 4235 Don Jose Dr, exquisite & luxurious modern home
 w/ LA views, 3 Bd, 3 Ba
BOB WALDRON & JESSICA HEREDIA (310) 780-0864



MALIBU | \$3,348,000
 Open Sun. 2-5 | 19906 PCH: Big Rock Beach house on
 55 ft wide lot. Recently remodeled.
PAUL GRISANTI & SARA GRISANTI (310) 317-9328



MALIBU | \$100,000/MONTH
 Stunning Pt Dume bluff home. Ocean views, 5+7 &
 tennis court. \$125,000/month July & August
PAMELA VAN IERLAND (310) 487-8799



MAR VISTA | \$1,235,000
 Charming Craftsman 3+2.5, studio guest house & Large
 Private Yard!
JAMES HANCOCK (310) 777-6351



MARINA DEL REY | \$1,335,000
 Reduced! Spacious 2-level 2bd/2ba townhome w/ocean
 views on walk street on MDR Peninsula.
ANN YELLIN (310) 666-1316



Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
 Beverly Hills South (310) 273-3113
 Brentwood (310) 820-6651

Calabasas (818) 222-0023
 Glendale (818) 240-1111
 Hancock Park North (323) 464-9272
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
 Los Feliz (323) 665-5841
 Malibu Colony (310) 456-3638
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
 Marina del Rey (310) 301-3500
 Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM

RESIDENTIAL BROKERAGE



MONTECITO | \$4,350,000

Beautifully remodeled home, in the desirable hedgerows neighborhood of Montecito.

CHARLIE PETERSEN & SUSAN CONGER (805) 637-0312



PACIFIC PALISADES | \$699,800

Ocean view. Vacant 1+1. Fresh paint, balcony off MBR, Come see all the renovations!

MICHAEL CRAIG (310) 570-5734



PASADENA | \$1,538,000

521Winston.com Eng.Tudor, lovely details, 2872SF, 3BR/3BA,Nursery, FDR,beautiful Gardens.

ROBIN STEVER (626) 695-2846



ROLLING HILLS ESTATES | \$839,000

Beautiful remodeled 3Bd/3Ba townhome w/ granite counters & stainless appl in The Terraces.

GUNILLA GOUDEAU (310) 920-5176



SAN MARINO | \$2,950,000

Serene lovely 3BR/2.5BA home in the prime estate area of San Marino. www.1573OakGrove.com

MARY HALTOM (626) 685-5237



SHERMAN OAKS | \$2,777,000

Gated Mediterranean, 5+6 estate in prime Sherman Oaks neighborhood. Pool, spa, Guest House

ERIC DOMEYER (818) 426-0944



SIERRA MADRE | \$4,188,000

Luxury living, single level, spectacular views, 5,241 SF, 5br/6ba. Pool & Spa.

PATRICE JACOBS (626) 221-0213



SIMI VALLEY | \$799,000

Highly upgraded Fountainwood 6+3 home. Permitted 498sf 1+1 gst hse. Lg pvt yard.

PAM ROBERTSON (805) 495-1048



STUDIO CITY | \$4,290,000 OR LEASE

Incredible!Approx 6850 sf home w/180°VIEWS! 5BR+7BA,media ctr,fam rm on secluded cul-de-sac

TAMMY JEROME (818) 903-5854



STUDIO CITY | \$2,295,000

Renovated 3 bd, 4 ba. view + pool, sleek mid - century modern meets Hollywood regency

RUBINA HARTUNIAN (818) 636-2638



SUNSET STRIP | \$2,999,000

"La Dolce Vita" c. 1926 villa in heart of Sunset Strip. Available for rent at \$12,500/mo

JANE SCHORE (323) 573-6562



VENTURA | \$1,150,000

Spectacular architectural remodel. One of Ventura's finest homes! Single level 3+2.5, .5ac

LAURIE RUTLEDGE (805) 648-5051

Pacific Palisades (310) 454-1111
Palos Verdes (310) 378-5201
Pasadena (626) 584-0050
Playa Vista (310) 862-5777

San Marino (626) 449-5222
Santa Barbara (805) 682-2477
Santa Monica Montana (310) 458-0091
Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424
Studio City (818) 788-5400
Sunset Strip (310) 278-9470
Venice (424) 280-7400

Ventura (805) 648-5051
Westchester (424) 702-3000
Westlake Village (805) 495-1048
COLDWELLBANKERHOMES.COM



IT'S ALL ABOUT THE VIEW!

by Bret Parsons

Before building your mountain top aerie, heed the following advice from Los Angeles-based architect Dean Larkin who has designed some of the best. First, hire an architect who knows LA's Baseline Hillside Ordinance (BHO), but more importantly, knows how officials interpret it, which is often gray, not black or white. Second, assemble the team: architect, grading/civil engineer, soils engineer, surveyor, and structural engineer. Third, hire the contractor early, ideally at the initial drawing stage as it's crucial to determine the budget with him or her in advance. For example, site restrictions could mandate a specific construction methodology which might increase costs. Fourth, be open to design opportunities! Although "modern boxes" are all the rage, the BHO allows greater height allowances for pitched roofs based upon a 3-D envelope of the site's contours. Skip the "square houses" and make full use of the site and topography. Finally, it's all about the view! Hillside homes offer that distinct advantage and each aspect of the design program should complement it.

www.DeanLarkinDesign.com



Photo credits: Adrian Van Anz, top left, top right, bottom right; John Ellis, bottom left.

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: ED NILES, AIA



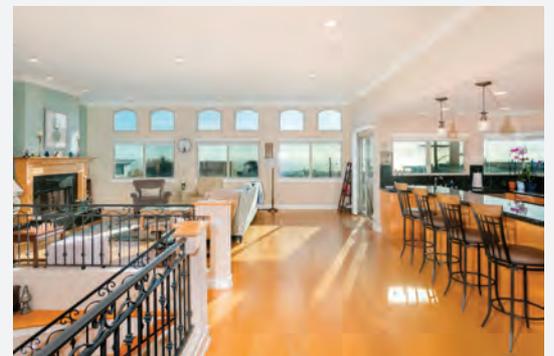
MALIBU | \$12,995,000
Modern Design on Pt. Dume with BIG Ocean View, spacious Master Suite, pool, GH & BEACH KEY!
Paul Grisanti & Sara Grisanti (310) 317-9327

ARCHITECT: SAMIR HANNOUCHE



SUNSET STRIP | \$3,100,000
1621 N Fairfax Ave | Open Sat/Sun 2-5 | Hip New Construction 4+5+office, Pvt Pool & Views!
Laura Marie (213) 840-5353

ARCHITECT: LARRY PEHA



HERMOSA BEACH | \$1,899,000
Contemporary townhome with panoramic ocean views from LR, kitchen, & 2 decks. 3 BD/3.5 BA

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION





9267 THRUSH WAY | SUNSET STRIP

 4 |  5.5 |  4,500 sq. ft.

\$7,195,000

OPEN TUESDAY 11-2

www.9267Thrush.com

TOM DUNLAP
D.310.281.3625 | M.310.422.1404
tom.dunlap@camoves.com



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ENCHANTING HACIENDA



2216 HILL STREET
OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL



in Santa Monica

An astonishingly, spacious and beautiful Hacienda renovated with the finest taste. Open and light with high ceilings, gorgeous living and dining rooms. Three bedrooms including a romantic master suite. French doors everywhere open to a lovely front courtyard and a sweet, private porch and large garden in the rear. The happy energy and hip, young style make one want to move right in. Within walking distance of all the shopping and dining on Ocean Park, this is the best offering of the week. \$2,295,000

ARCHITECTURAL PERFECTION

IN BEVERLY HILLS



OPEN HOUSE

11-2 REFRESHMENTS

6-8 WINE AND CHEESE

COLDWELL
BANKER

GLOBAL
LUXURY.

1288 ANGELO DRIVE | BEVERLY HILLS | \$13,999,000

JOYCE REY | (310) 285.7529 | Joyce@JoyceRey.com

ARLENE RUTENBERG | (310) 281.4365 | Arlene@ArleneRutenberg.com

Joyce Rey

AR
ARLENE RUTENBERG

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SHOREHAM TOWERS



OPEN TUESDAY, APRIL 18TH 11AM-2PM

8787 Shoreham Drive #1206, West Hollywood CA 90069

1 Bedroom, 1.5 Bathrooms - \$1,299,000

Find out why this is the most exciting building on the Sunset Strip with the best prices and views! A full service luxury building with 24-hour valet parking, concierge service, pool and gym. This front facing condo has spectacular city to ocean views. Walking distance to fashionable Sunset Plaza for shopping and dining.

Amazing new amenities and upgrades coming soon:

- New lobby • New elevator cabs and equipment • New driveway • New boilers • New pool deck • New gym and equipment
- Exterior building being repainted • Self-contained air/heating units on terraces for individual use
- Assessment has been paid by seller.

Valerie Fitzgerald

Phone: 310-285-7515
 valerie@valeriefitzgerald.com
 www.valeriefitzgerald.com
 CalBRE #00974075



VALERIE FITZGERALD



**GLOBAL
LUXURY**

David T. Kessler

Cell: 310-245-6715
 Ofc: 310-271-4890
 david@valeriefitzgerald.com
 CalBRE #00616212



OPEN TUESDAY, APRIL 18TH 11-2PM

1774 Westridge Road, Brentwood

\$8,295,000

It is a rare offering in Brentwood. Located on lower Westridge Road this just completed modern-traditional home invites the perfect buyer who wants volume, open spaces, tons of light and gorgeous views. Private and gated, you enter a private world to entertain, or simply enjoy the rich finishes and outdoor lifestyle. This home offers five bedrooms plus an office and ceilings are twelve feet high in every room. Stunning state of the art kitchen and fireplace, huge formal dining room (or family room), large living room and entertainment bar. Every room opens to the views. There is a spacious backyard with grassy yard, huge deck, lovely pool, and barbecue area all to enjoy the beautiful sunsets.



APPROX. 5,867 SFT



6 BEDROOMS



5 BATHROOMS



Valerie Fitzgerald

Phone: 310-285-7515

valerie@valeriefitzgerald.com

www.valeriefitzgerald.com

CalBRE #00974075



VALERIE FITZGERALD



Michelle Dong, Esq.

Cell: 310-923-1306

michelle@valeriefitzgerald.com

www.valeriefitzgerald.com

CalBRE #00616212

Southern Plantation



327 SOUTH BURLINGAME
OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL

in Brentwood Park



Make a lifetime of precious memories in this classic home. Hardwood floors and big fireplaces complement the blend of charm and sophistication. Large entry with graceful living and dining rooms. Great kitchen and family room with fireplace for cozy meals. An amazing recreation room with wet bar opens to the gardens. 3 BR suites up plus 2 down and maid's. Like a clean palette this spacious light-filled home could be glamorized into a treasured, heartwarming family residence. A rare value. \$6,950,000

HIATT HOMES

3123 STONE OAK DRIVE, BRENTWOOD



OPEN TUESDAY, APRIL 18th, 11AM -2PM

Secluded. Gated Access.
5 bedrooms, 6½ bathrooms
6,300+ sq. ft. (approx.) | 27,225 sq. ft. lot (approx.)
Tennis Court | Pool, Spa
Offered for \$5,750,000

MICHAEL HIATT

THEBIGGESTSTAGEINTHEWORLD.COM

MICHAEL.HIATT@SOTHEBYSHOMES.COM | 310.481.4342 | CALBRE#: 1396907

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INTERNATIONAL REALTY

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1778 N ORANGE GROVE AVE | SUNSET STRIP

\$100,000 REDUCTION! NOW \$1,795,000

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



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CRISTIE ST. JAMES

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310.291.1029 | StJamesEst@aol.com

BROKER'S OPEN HOUSE:

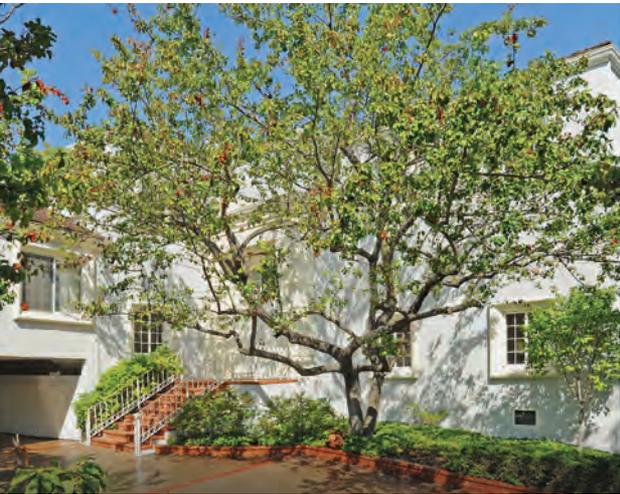
TUESDAY, APRIL 18 | 11 AM - 2 PM

www.1778OrangeGrove.com

WWW.STJAMESCANTER.COM

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HomeServices

QUALITYAGENTS



\$5,999,999 | 10401 Wyton Dr, Little Holmby | 8BD/9BA
Larry Young | 310.777.2879



\$3,995,000 | 2164 Sunset Plaza Drive, West Hollywood | 4BD/3BA
Kirk Hoffman | 310.890.3940



\$3,445,000 | 5745 Newcastle Ln, Calabasas | 7BD/7BA
K. Finnegan/A. Thompson | 818.601.0056/914.262.1970



\$3,395,000 | 3026 Elvido Dr, Upper Brentwood | 4BD/4½BA
Judy & Doug Ross | 818.427.5991



\$2,395,000 | 500 Via Hierba, Santa Barbara | 3BD/2BA
Team Scarborough | 805.331.1465



\$1,795,000 | 1778 N Orange Grove Avenue, Sunset Strip | 3BD/3½BA
St. James + Canter | 310.704.4248



\$1,049,000 | 3611 Scadlock Ln, Sherman Oaks | 3BD/2BA
Scott Wynne | 818.294.4545

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$1,995,000 | 3531 Alana Drive, Sherman Oaks | 5BD/4BA
Cameron/Spitz/Davis | 818.380.2151/818.817.4284/310.801.9457



\$4,495,000 | 130 Foxtail Dr, Santa Monica | 4BD/3BA
Portia Corlin | 310.230.3793



\$1,795,000 | 211 S Spalding Dr #S204, Beverly Hills | 3BD/2½BA
Nicole Segal/Susan Dishell | 310.820.9377



\$1,449,000 | 3700 Bobstone Dr, Sherman Oaks | 4BD/3½BA
Andrew Manning | 818.380.2147



\$1,299,000 | 3101 Berkeley Cir, Silver Lake | 3BD/2½BA
Gary Bergevin | 323.422.7876



\$959,000 | 501 1st St #8, Hermosa Beach | 3BD/3BA
Daniel E. Rinsch | 323.899.7267



\$1,189,000 | 1049 16th Street #1, Santa Monica | 2BD/2½BA
Dan & Charlee Nessel | 310.365.0195/310.755.8180

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



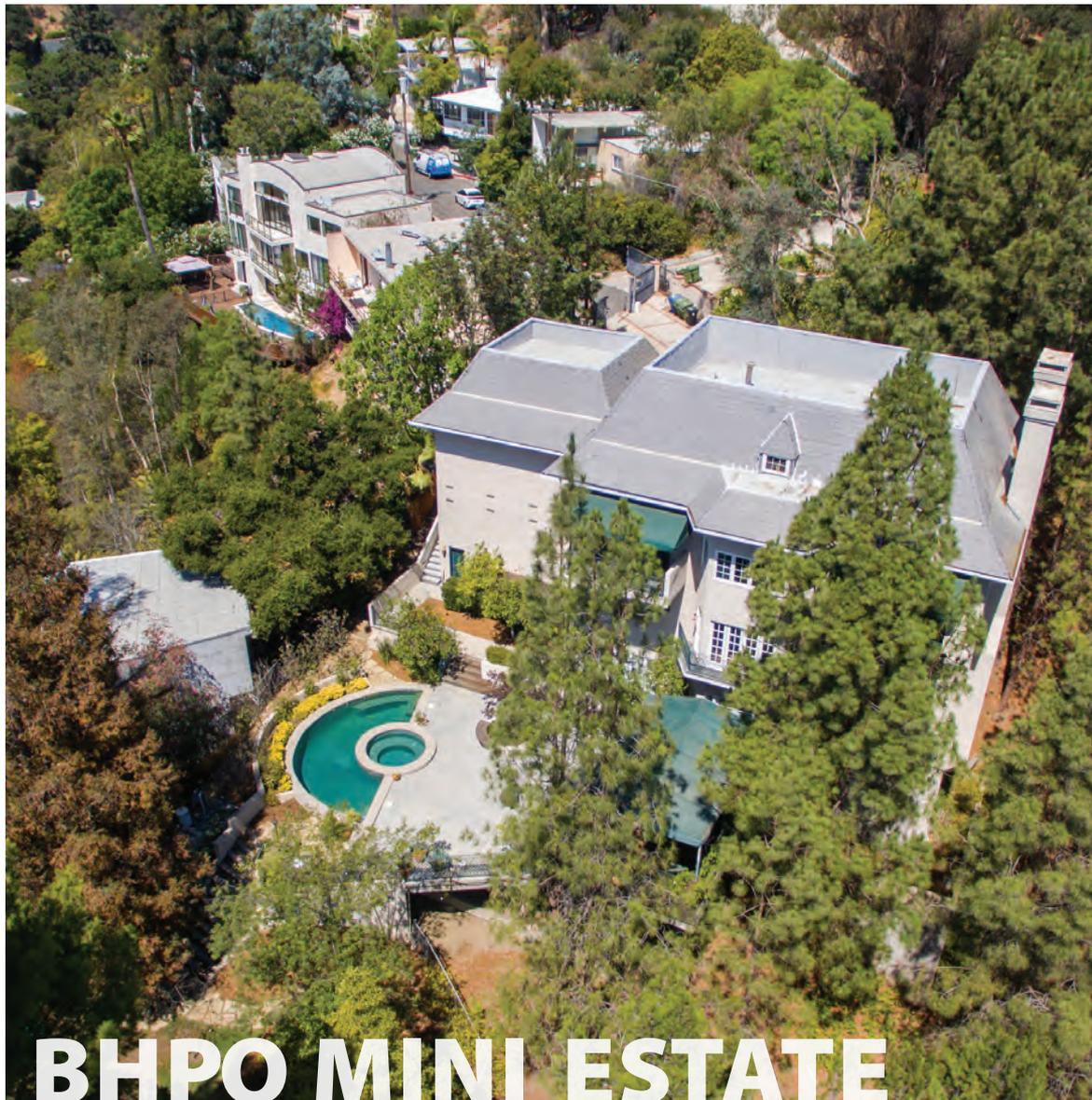
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tom.tostengard@gmail.com
TomTostengard.com



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VNickerson@bhhsca.com
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BHPO MINI ESTATE

9982 Reevesbury Drive | Beverly Hills Post Office

Offered at \$2,795,000

Welcome to a touch of Provence in Beverly Hills. This gated chateau-inspired home sits at the end of a cul-de-sac on nearly 2 acres of land & is surrounded by verdant canyon views. The main level includes a gracious entry hall, formal living & dining rooms, a large kitchen & light-filled breakfast area. Upstairs is a large master suite, an en-suite bedroom & a library. The lower level family room is flanked by another en-suite bedroom & a game room, & opens out to a sunny terrace & pool/spa with access to a meandering wooded pathway & expansive grounds. Fantastic opportunity to update systems & finishes to create your own private sanctuary in the hills with nearby access to Beverly Hills & the Valley.

OPEN TUESDAY 11-2



BERKSHIRE HATHAWAY | California Properties
HomeServices

Open House
Tuesday 4/18
11am-2pm



Mediterranean Oasis with Magnificent Views in The Enclave

16664 Via Pacifica Pacific Palisades

\$3,595,000 6 Bed | 6 Bath | 5,010 Sf

Olga Hooks
olga.hooks@compass.com
310.936.1694

New Price | Magical Private Retreat with Incredible Panoramic Views

2427 Bagley Avenue Beverlywood Adj.

\$1,895,000 3 Bed | 2 Bath | 1,958 Sf

Jeremy Ives
jeremy@jeremyives.com
310.858.1902



By Appointment

Open House
Tuesday 4/18
11am-2pm



Private and Serene Condo Alternative | 2008littlelaurelcanyon.com

2008 Laurel Canyon Rd Venice

\$929,000 2 Bed | 1 Bath | 1,263 Sf

Tori Horowitz
torih@compass.com
323.203.0965

TENNIS COURT ESTATE W/ POOL IN FRYMAN CANYON | OPEN TUESDAY 11-2



3293 Fryman Road
Studio City
4 bd 4ba + guest house
Listed at \$4,199,000

Just steps from the hiking trails of Fryman Canyon, amazing architectural details abound in this sprawling 4 bedrooms / 4 baths 1950s ranch house. Hedged and private, the tennis court estate offers over a half acre of flat land, which includes a sparkling pool and spa, a separate kitchen garden with 3 raised veggie beds, and plenty of big green spaces to play and lounge. Inside, the open floor plan offers a light-filled living room with a fireplace and french doors that lead to a pool, a den with built-in bar and rotisserie oven for ultimate entertaining, a giant family room with fireplace, a separate dining room that leads to an eat-in kitchen, and an amazing guest house with its own outdoor space. Updated baths and closets throughout. Too many details to mention and all of this within easy reach of the exciting new shops and eateries Studio City has to offer. Don't miss this opportunity! jennacooperla.com/frymanestate

JENNA COOPER

323.481.0644 | jennacooperla@gmail.com

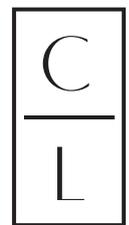
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COMPASS

2960 Belden Drive LA | CA 90068



GIA CASTY



CASTY LIVING

Hollywood Land
Beachwood Canyon

2 beds | 2 baths | 1152sqft

\$968,000

www.2960beldendrive.com

OPEN HOUSE DATES

Tue, April 18 | 11-2

Sat, April 22 | 2-5

Sun, April 23 | 2-5

424.285.5089 | gia@castyliving.com

COMPASS

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OFFERED AT \$24,995,000

Glass Water and Light... A Tour de Force completed in 2016 and designed by Paul McClean. A magnificent blend of indoor and outdoor spaces, tied together by a dynamic use of glass, water and light. Dramatic 12ft ceilings with walls of glass showcasing jetliner city views to the Pacific Ocean. Newly custom built with hand selected book matched slab marble walls and super Thassos floors.

Entertainers living room and formal dining room overlook the cascading water feature. State of the art open kitchen with separate butlers pantry with additional storage. Unparalleled master suite offers spectacular views with a sensational bath with private terrace and fire feature. Two additional bedroom suites complete the first floor. The entertainment level contains a state-of-the-art screening room, an additional living room with fireplace and club-style bar... two additional guest room suites and powder room.

The best of what The Bird Streets have to offer. Shown only to prequalified buyers.

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Classically Chic Hollywood Villa

Privacy and Prestige

5 bedrooms, 6 bathrooms

3,900+ sq. ft. (approx.) | 23,886 sq. ft. lot (approx.)

Panoramic City Views | Resort Style Pool Area

Offered at \$5,495,000

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CANYON VIEWS IN PRIME NICHOLS CANYON

OPEN
TUE 11-2



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7560 DEVISTA DRIVE, HOLLYWOOD HILLS

\$1,695,000

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1619 SAN YSIDRO DRIVE
BEVERLY HILLS

NEW PRICE \$5,750,000

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2727 BENEDICT CANYON DRIVE
BEVERLY HILLS

\$85,000,000



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**6996 LA PRESA DRIVE
OUTPOST ESATES**

\$1,875,000

OPEN TUESDAY 11-2PM



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8238 W. MANCHESTER AVE #102 | PLAYA DEL REY

OFFERED AT \$749,000

Rare opportunity to own in Silicon Beach's premiere condominium La Playa Court. Built in 2008 in desirable Playa Del Rey moments from the ocean. With 1460± square feet of well-designed living space that features an open plan living/dining area with hardwood floors and fireplace, spacious gourmet kitchen, generous master suite with soaking tub and separate shower. Walk-in closet in master with ample closet space throughout and an in-unit washer/dryer hookup. Bedrooms are separated on each end of the unit to ensure privacy. Additional amenities include 2-car tandem parking, plenty of guest parking, gym and hot tub. Great central location ... minutes to the Marina, Playa Vista, LAX, El Segundo, Manhattan Beach and Santa Monica. 8238wmanchester102.aaroe.site

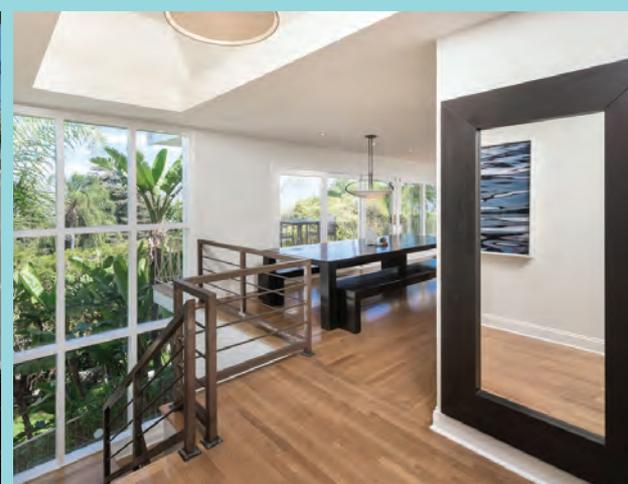
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9,261 SqFt Lot



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\$1,899,000

3 Bedrooms
3 Bathrooms
Theatre

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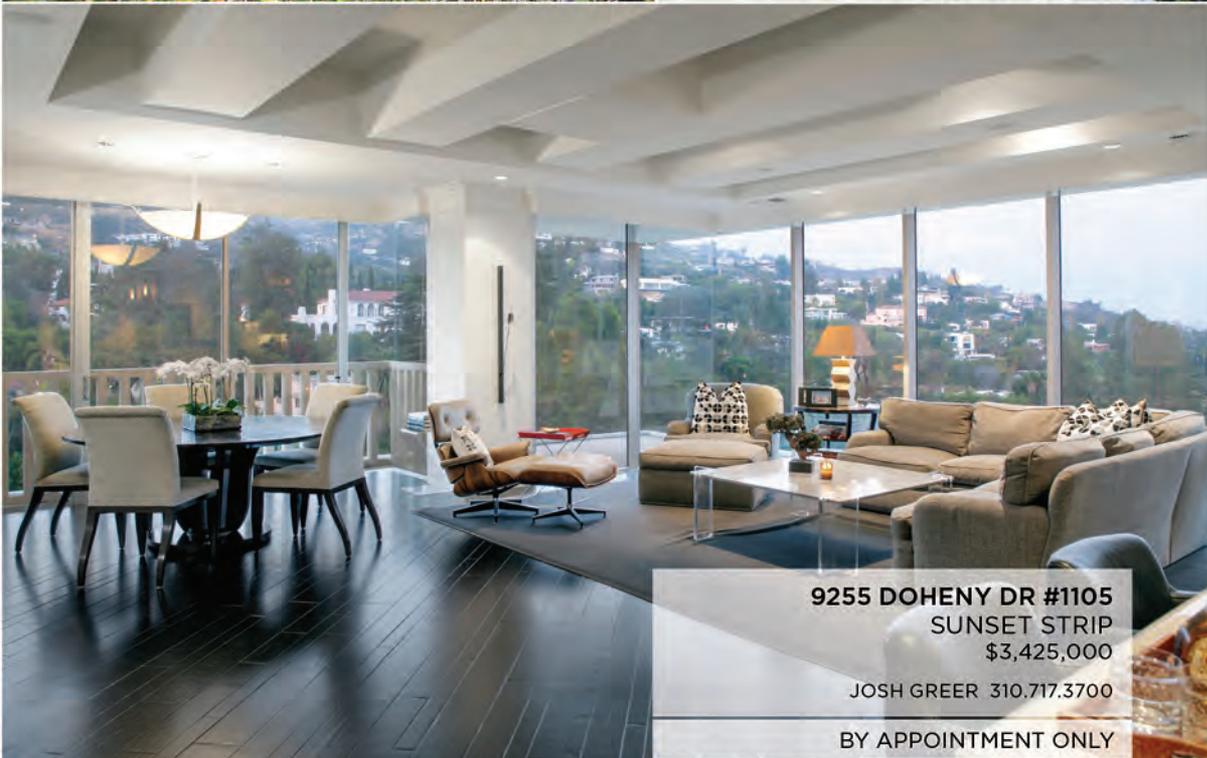
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\$3,425,000
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VALET PROVIDED | \$19,500,000



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Sierra Towers

UNIT #1105

NEW PRICE \$3,275,000
BY APPOINTMENT ONLY



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8020 FLORAL AVE | SUNSET STRIP
\$1,700,000
OPEN TUESDAY 11-2

Fantastic opportunity. This 12,417 sq.ft. lot boasts sweeping city views in an exceptionally private location, just minutes from the Sunset Strip. Endless possibilities to remodel existing home or build new.

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1822 MARCHEETA PL | SUNSET STRIP

Modern Masterpiece by Paul McClean

NEW PRICE \$21,750,000

OPEN TUESDAY 11-2

728 LINDA FLORA DRIVE, BEL AIR



The epitome of understated elegance. This Bel Air estate is situated on almost a flat acre of land with panoramic city views. Resembling the San Ysidro Ranch, the gated, single story five bedroom home features a large motor court, great volume, and a huge backyard with swimmers pool. Truly a celebrity compound with the utmost privacy, this is one of the most unique gems in Los Angeles. Rarely does a home boast this much charm, have this amount of land and have such a great view all in one property. This will not last long.

OFFERED AT \$8,995,000
OPEN TUESDAY 11-2

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NEW LISTING

2359 NICHOLS CANYON ROAD | HOLLYWOOD HILLS WEST

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

\$2,495,000 | 18,504 SQ. FT. LOT

INCREDIBLE OPPORTUNITY IN CELEBRITY STUDED NICHOLS CANYON

Offering complete privacy from the street in an enchanted setting enveloped by lush foliage, meandering pathways, water features and a magical bridge. Move right in, remodel/expand or tear down and take advantage of the sizable lot. Amazing development potential with the ability to build a sizable estate. Slope band analysis is available. Street to street lot.

JAMES HARRIS

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424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM
424.400.5916





NEW LISTING

15233 BESTOR BOULEVARD | PACIFIC PALISADES

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

\$5,649,000 | 6 BEDS | 7 BATHS | 6,219 SQ. FT. | 7,143 SQ. FT. LOT

Located in the Heart of the Palisades, this stunning traditional style home sits right above the highly anticipated and soon to be redesigned Palisades Village. This meticulously well kept home offers 6 large bedrooms and 6.5 baths, with the master bedroom offering tree top views from the Village all the way down to the ocean. In addition to the spacious master, there are 3 additional upstairs bedrooms, all with en suite baths and walk in closets. The main floor offers an office, also with ocean views, a formal living room, dining room, chef's kitchen with all top of the line appliances. The open concept kitchen leads you directly into the family room and outside. The backyard is both spacious and private, great for families and entertainers alike. Downstairs, you will find a generous 2 car garage, 2 additional bedrooms, 2 more bathrooms and a great room. The entire home is equipped with an ELAN Electronic smart-house system, an elevator, and beautiful crown moldings all throughout.

SANTIAGO ARANA

SANTIAGO@THEAGENCYRE.COM
310.926.9808

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5625 ROUND MEADOW ROAD | HIDDEN HILLS | \$6,699,000
 EXTRAORDINARY REMODEL ON ALMOST 2 FLAT ACRES
 WITH GUEST HOUSE | 5625ROUNDMEADOW.COM



18625 WELLS DRIVE | TARZANA | \$2,795,000
 RARE SPANISH HACIENDA ON GORGEOUS, PRIVATE FLAT
 ACRE LOT | 18625WELLS.COM



OPEN TUESDAY 11-2 PM

3917 VENTURA CANYON AVENUE | SHERMAN OAKS | \$2,199,000
 HIP, SEXY ARCHITECTURAL ON PRIVATE LOCATION
 3917VENTURACANYON.COM



3724 DIXIE CANYON AVNEUE | SHERMAN OAKS | \$1,599,000
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CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM
 818.618.1006



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4717 ENCINO AVENUE

ENCINO



What a wonderful place to live –Classic Tuscan estate with hip, modern flair and the best backyard you'll ever enjoy. Completely re-done with sophisticated style, this private, gated estate offers tremendous value in this prime "Rancho Estates" area of Encino. Serenely set among mature hedges, even views from the 2nd story balcony are private and peaceful. This house offers every amenity to satisfy the most discerning family.

OPEN TUESDAY & FRIDAY 11-2 PM

NEW LISTING | \$4,495,000

6 BEDS | 7.5 BATHS | 6,718 SQ. FT. | 17,637 SQ. FT. LOT | 4717ENCINO.COM



CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM

818.618.1006

JIMMY A HIRSCH

JHIRSCH@THEAGENCYRE.COM

424.321.4945

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1115 S. OAK KNOLL AVENUE

PASADENA



COMPLETELY RENOVATED SINGLE STORY HACIENDA

Built in 1949 by and for Franklin Otis Booth Jr., philanthropist and a great-grandson of Gen. Harrison Gray Otis founder of the Los Angeles Times, this single-story hacienda has been completely renovated and restored by its current owners. The house balances period architectural elements with today's conveniences. The restored poplar wood paneling, steel and lead glass windows and antique light fixtures accentuate the new additions to the home; providing a seamless thread of balance throughout.

OPEN THURSDAY 10-2PM

NEW LISTING | \$2,995,000

3 BEDS

3.5 BATHS

3,321 SQ. FT.

17,246 SQ. FT. LOT

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THE AGENCY
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BRENT CHANG

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626.487.8100

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9662 WENDOVER DRIVE

BEVERLY HILLS POST OFFICE



CONTEMPORARY SPANISH MASTERPIECE

Contemporary Spanish masterpiece in Benedict Hills Estates with scale, volume and exceptional quality throughout. Expansive entertaining spaces including an elegant living room and oversized dining room, both with beamed ceilings and fireplaces. Gorgeous new gourmet kitchen opens to the family room and park like grounds beyond. Resort inspired 1,000 square foot master suite featuring a luxurious bath, large custom designed walk in closets and balcony overlooking the gardens.

OPEN TUESDAY 11-2 PM

NEW LISTING | \$4,849,000 OR \$27,000/MO

4 BEDS

5 BATHS

4,870 SQ. FT.

15,623 SQ. FT. LOT

FULLY FURNISHED LEASE

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424.238.2475



5720 VALLEY OAK DRIVE

LOS FELIZ



MAGICAL COMPOUND

An exceptional compound is inspired by the Great Lakes of Minnesota and the Colorado Rockies. Main residence with a seamless space of living, dining, kitchen and family areas. As part of the main residence, a sky lit staircase leads to the second floor and gives one the serenity of being perched in the trees. It features a beautiful master suite with bath plus a second bedroom with full bath. From the main house a private walk guides you to a full guest house.

OPEN TUESDAY 11-2PM

NEW LISTING | \$5,995,000

4 BEDS

4 BATHS

27,632 SQ. FT. LOT

AILEEN COMORA

ACOMORA@THEAGENCYRE.COM
424.230.3746

PAUL LESTER

PLESTER@THEAGENCYRE.COM
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15238 FRIENDS STREET

PACIFIC PALISADES



OCEAN VIEW NEW CONSTRUCTION ON THE BLUFFS

Want panoramic ocean views on the highly coveted Pacific Palisades bluffs? How about a stroll into town for shopping, restaurants, schools, hiking or skip to the beach for a sunset or ride the bike path? Brand new 2017 custom contemporary build with 6 bedrooms, 8 bathrooms, 2 family rooms, wine room and sophisticated finishes. Family room/kitchen opens to a covered/heated loggia. Floating steps, oak floors, custom cabinetry, Wolf/Sub-Zero appliances, salt-water pool/spa with sprawling turf area.

DAVID KELMENSEN

DKELMENSEN@THEAGENCYRE.COM

310.863.3030

OPEN TUESDAY 11-2PM

NEW LISTING | \$6,500,000

6 BEDS

8 BATHS

CLOSE TO THE VILLAGE

SALTWATER POOL/SPA



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6221 HOLLY MONT DRIVE

BEACHWOOD CANYON



SPANISH REVIVAL WITH SWEEPING VIEWS RECREATED IN BEACHWOOD CANYON

Outdoor terraces and balconies extend the living space of this restored and reimagined Spanish revival. Sweeping views pick up where the living space ends. Turned wood accents, Magnesite floors, vintage windows, and a sweeping staircase welcome. Bright living room with beamed ceilings, oversized fireplace and Juliet balcony overlooks terraces and downtown to the ocean views. Dining room with arched stained glass window. An oversized custom kitchen, great room and outdoor garden for easy living.

OPEN TUESDAY 11-2 PM

\$2,250,000

4 BEDS

5 BATHS

3,635 SQ. FT.

5,960 SQ. FT. LOT

DARIAN ROBIN

DROBIN@THEAGENCYRE.COM

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2737 ELLISON DR

BEVERLY HILLS POST OFFICE

OPEN TUESDAY 11-2PM

\$1,899,000 OR \$10,000 / MO. | 3 BEDS | 3.5 BATHS | 2,326 SQ. FT. | 8,929 SQ. FT. LOT

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ANNA SOLOMON

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24146 MALIBU RD

MALIBU BEACH

AMAZING WATERFRONT RETREAT WITH GUEST HOUSE

5 BEDS | 4.5 BATHS | 4,204 SQ. FT. | 6,918 SQ. FT. LOT | \$14,750,000



OPEN THURSDAY 9:30AM-2:00PM

9:30-11:45AM | BROKERS OPEN

12:00-2:00PM | PUBLIC OPEN



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THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

Starting at \$3,695,000 | 2.5% Broker Commission

3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.

310.698.7889 | Carbon-Beach.com

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

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The Crown Jewel of the Country Ridge Collection

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2.5% BROKER COMMISSION
\$5,500,000 | 40.07 ACRES

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BEL AIR | NEW LISTING

11531 Orum Road | 6 Bedrooms | 7 Baths | \$5,750,000
Juliette Hohnen 323.422.7147



BEVERLY HILLS POST OFFICE

1944 N Beverly Drive | 5 Bedrooms | 5 Baths | \$3,590,000
Jeeb O'Reilly 310.980.5304 | Tori Barnao 323.633.1878 | Gersh Gershunoff 213.359.0328
Stefani Stolper 310.733.6551



CENTURY CITY

1 W Century Drive PH 40 | 4 Bedrooms | 8 Baths | \$26,500,000
Bachir Oueida 310.722.7727



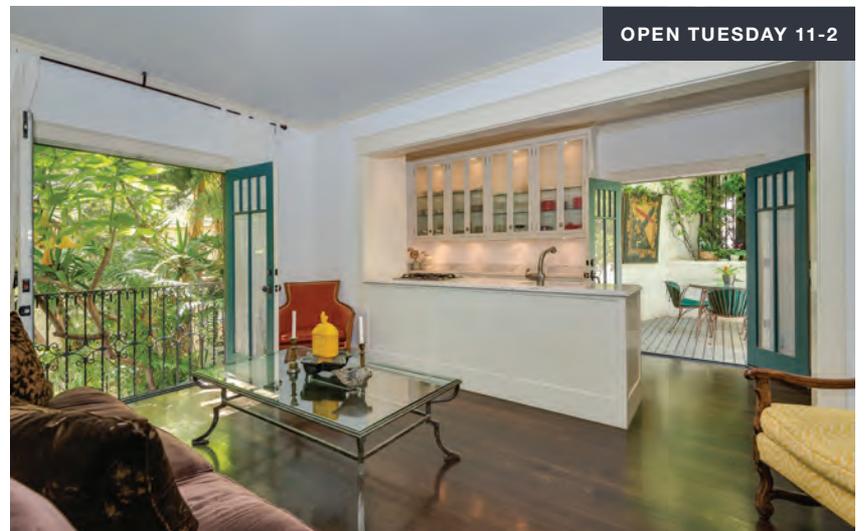
CENTURY CITY

10450 Wilshire Boulevard Unit 4G | 2 Bedrooms | 2 Baths | \$4,250 Per Month
Jeeb O'Reilly 310.980.5304 | Matthew Clayman 914.621.1553



HOLLYWOOD HILLS

2022 Whitley Avenue | 5 Bedrooms | 3 Baths | \$1,770,000
Juliette Hohnen 323.422.7147



HOLLYWOOD HILLS EAST | NEW LISTING

2270 Helios Drive | 1 Bedroom | 1 Bath | \$699,000
Juliette Hohnen 323.422.7147

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MALIBU
6525 Point Lechuza Drive | 4 Bedrooms | 4 Baths | \$11,995,000
Tracy Tutor Maltas 310.595.3889



MALIBU
27159 Sea Vista Drive | 4 Bedrooms | 4 Baths | \$3,950,000
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OPEN TUESDAY 11-2

WEST HOLLYWOOD
1249 N Formosa Avenue | 5 New Townhomes | 1, 2 & 3 Beds | Starting at 1,275,000
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WEST HOLLYWOOD | IN ESCROW
964 Hancock Avenue #105 | 2 Bedrooms | 2 Baths | \$835,000
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WEST HOLLYWOOD | NEW LISTING
932 Alfred Street PH2 | 3 Bedrooms | 3 Baths | \$6,900 Per Month
Jeeb O'Reilly 310.980.5304 | Tori Barnao 323.633.1878



172 BLISS CANYON ROAD | BRADBURY ESTATES | 7 BEDROOMS | 10 BATHS | \$39,986,000

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PRESENT BUSINESS CARD AND/OR BRE LICENSE AT GATE FOR ENTRY | CATERED LUNCH

18 DOVETAIL LANE | BRADBURY ESTATES | 10 BEDROOMS | 13 BATHS | \$18,875,000



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FIVE



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PRIVATE BEL AIR ESTATE ON ALMOST 4 ACRES



NEW LISTING | OPEN TUESDAY 11AM-2PM

11531 Orum Road | Bel Air | 6 Bedrooms | 7 Baths | \$5,750,000 | In a wonderfully private Bel Air location, a long gated driveway leads to a stately Mediterranean villa, completely hidden from the street. Featuring high ceilings, lots of windows, and crown molding, the grand interiors are bright and airy. With 6 bedrooms plus bonus rooms for offices or gym, the floorplan is flexible for a variety of needs. The lot is just under 4 acres, and the lush backyard has a pool/spa, a flat grassy lawn and breathtaking views. Enjoy a gracious and tranquil lifestyle now, or redevelop into a world-class estate, hidden from the cares of the outside world.

www.11531Orumrd.com



JULIETTE HOHNEN
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THE
Century

VERTICAL ESTATE LIVING

1 W Century Drive, Penthouse 40
4 Beds | 8 Baths | Entire Floor 9,318 Sq. Ft.
\$26,500,000



BACHIR OUEIDA
C: 310.722.7727
BACHIR.OUEIDA@ELLIMAN.COM
LAREALESTATEINC.COM

ELLIMAN.COM/CALIFORNIA





9969 WESTWANDA DRIVE, BEVERLY HILLS

\$1,595,000

Open Tuesday 11-2

ELISE BURNETT

310.709.6062

burnttestates@gmail.com

CalBRE# 01411872

JOE BABAJIAN

310.623.8800

joe@joebabajian.com

CalBRE# 00813384

SUSAN BURNETT

310.383.7702

onesusyque@aol.com

CalBRE# 1888037



Fine Estates®



13425 JAVA DRIVE BEVERLY HILLS

3 BED | 3 BATH | 3,069 sq ft

\$2,795,000

Open Tuesday 11-2



JOE BABAJIAN

310.623.8800

joe@joebabajian.com



MICHAEL RABBANI
REPRESENTING THE FINEST

310.499.8835

michaelrabbani@gmail.com



10505 SANDALL LANE BEL AIR

www.10505Sandall.com

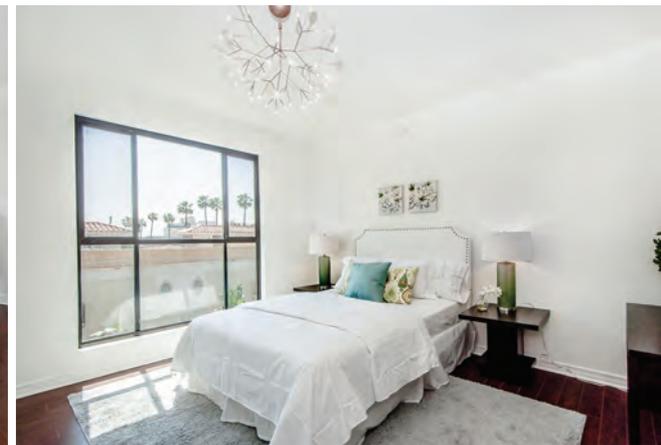
\$4,350,000

Open Tuesday 11-2

JOE BABAJIAN
310.623.8800
joe@joebabajian.com

CalBRE# 00813384





RARE BEVERLY HILLS GOLDEN TRIANGLE PENTHOUSE | OPEN TUESDAY 11-2 | CATERED LUNCH

214 N. CRESCENT DRIVE, PH, BEVERLY HILLS 90210
3 BEDROOMS 3.5 BATHROOMS | **\$2,895,000**

Take the private elevator to the top floor and enter this beautiful and bright condo with over 3500 sq ft. of living space. With high ceilings and hardwood floors throughout, the remodeled unit has 3 bedrooms and 3.5 bathrooms, a formal dining room & extra large living room and den. The spacious master bedroom has two walk-in closets, a remodeled bathroom with white carrara marble, and a large balcony with views of the Hollywood Hills, Hollywood sign, and Downtown LA. The home is complete with a separate laundry room, sauna, extra storage and three parking spaces. A great location walking distance to all the shops and restaurants Beverly Hills has to offer.



**GLOBAL
LUXURY**

JUSTIN FREELING

310.948.5553 | justinjfreeling@gmail.com
Beverly Hills North | CalBRE# 01927532



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CHOICE PROPERTIES AVAILABLE



For Sale

356-358 S. Doheny Dr. Beverly Hills

Rare opportunity to own a beautifully remodeled, pride-of-ownership French-Normandie triplex townhomes in prime South Beverly Hills. Units consist of two 3bed./3bth Townhomes & one 2bed./2bth Townhome. Units have Grand living room, Formal dining room, two units have remodeled granite kitchen with separate laundry room & stainless steel appliances, hardwood floors, and ample storage space. Currently all units are tenant occupied.

Offered at \$ 3,195,000

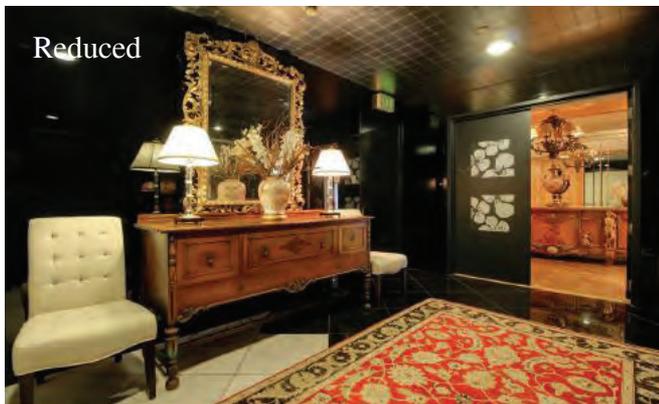


The McCarty Residence

132-134 S. McCarty Drive Beverly Hills

Fully renovated (2017) charming and stylish 2 & 3 Bedroom apartments in prime AAA location, just behind Neiman Marcus and within walking distance to the world renowned Rodeo Drive, Century City and major five-star hotels in Beverly Hills. All units have brand new amenities. Classic yet modern!

For Lease from \$ 4,550 - \$ 5,250/month



Reduced

10601 Wilshire Blvd. #303 Wilshire House

Extremely large & Spacious remodeled 2Bed+Sep. Den (3rd Bed. possibility) residence in Wilshire House, LA's most prestigious Hi-rise. Formal entry hallway leads to Grand Living & Dining rooms as a separate Den. Most charming & remodeled kitchen w/top-of-the-line appliances & a Sunny breakfast area. A sumptuous Master Suite with two walk-in closets. Most coveted floor plan.

Offered at \$ 1,895,000.



For Lease

9965 Durant Dr. Beverly Hills

Fully remodeled spacious 2 Bed./ 2Bth lease in Prime BH within steps from The Peninsula Hotel & Century City. Huge Living room w/ hardwood floors, Open brand new modern kitchen with stainless steel appliances, separate washer/dryer room & walk-in pantry, family room/Den, two large bedrooms with double walk-in closets, two designer modern bathrooms with over-sized showers, covered patio w. great indoor/outdoor access and two car private garage. May be leased short term. Call LA for details.

For Lease at \$ 5,950/month

MAZDA HOGHOUGH

www.mazdahcollection.com

mazda@eliteproperty.com

(310)210-2225 - Mobile

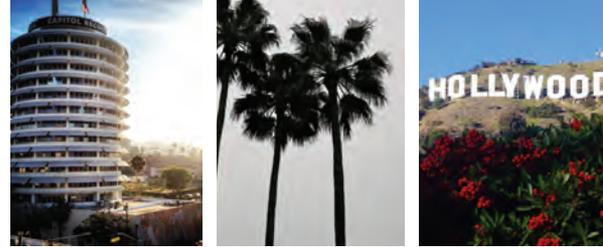
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CATERED FOOD BY CLEMENTINE!
Broker's Open: Tues, April 18 11am-2pm
Open House: Sun, April 23 from 2-5pm



GATED CELEBRITY VIEW ESTATE



5BR :: 5.5BA :: 5,593 SF :: Lot Size +/- 1.25 Acres :: Pool

Bestow this gated celebrity pool estate on more than 1.25 acres, tucked away on a quiet cul-de-sac above Studio City. This two story home boasts breathtaking unobstructed 180° views from Universal City skylines through the west valley with absolute privacy. This sun filled home is a superb blend of understated elegance and impeccable craftsmanship with oak plank floors and custom French doors throughout. The floor plan accommodates all lifestyles from the family to the entertainer with voluminous public spaces and a gourmet kitchen featuring center island, custom cabinetry, and Thermador appliances. With 5 bedrooms & 5.5 bathrooms the main floor features family room with fireplace, dining area, and spacious living room with soaring beamed ceilings and refreshing indoor/outdoor flow to the gorgeous backyard/Pool. Main level also includes spacious bedroom with bath and walk in closet, two other bedrooms with Jack and jill bath, laundry room, powder room and gym with built in sauna. Second level offers a luxurious city view owners suite with Walk-in closet, master bath, wraparound deck, and huge den/office space.

Open Tuesday 11-2 and Sunday 2-5

www.3523Wrightwood.com

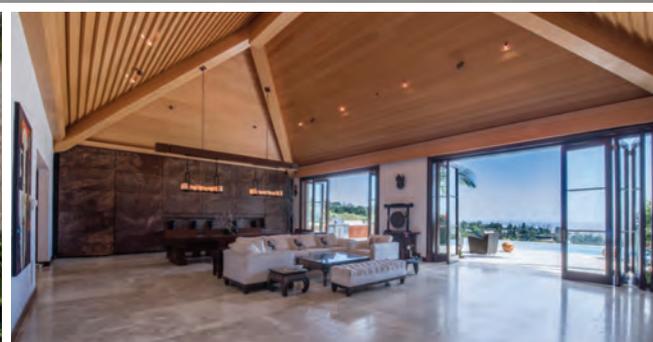
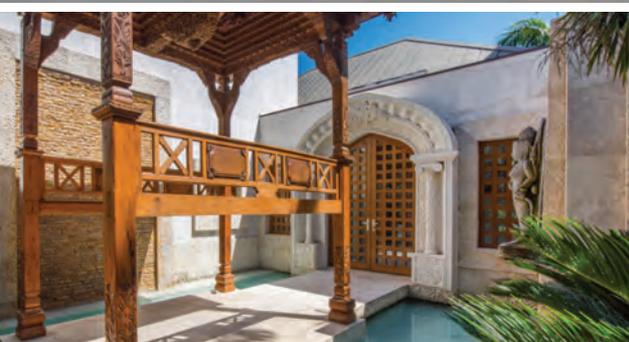


SHAWN KORMONDY
323.638.7567
Skor@SkorREG.com

3523 Wrightwood Ct,
Studio City, CA 91604

Offered at: \$5,499,000
Available for Lease: \$25,000/mo





JUST LISTED

1446 DONHILL DRIVE, BEVERLY HILLS, CA 90210

6 Beds | 9 Baths | 11,800 Sq. Ft.

Walk through the gate and enter into the inimitable ambience of a modern Balinese-style exquisite estate, artfully created by Hadid Development. Cross the Jerusalem stone bridge surrounded by water and immerse into a dream. The 11,800 sqft home reveals imported materials from all over the world with custom furnishings of unsurpassed quality of workmanship made for each room. The residence has six bedrooms, three of which are separate master suites, a luxurious movie theater, wine cellar, elegant Turkish bath, and a gym. Every room provides utmost privacy and refreshing views. This colossal living space is framed by tree-thick doors and floor to ceiling glass enabling the magnificent panoramic vistas. Bamboo and other exotic woods from Asian countries promote a tranquil Zen-like atmosphere enhanced by a statue of Buddha and a meditation inspiring Gazebo perched above a breathtaking infinity pool.

BROKER'S OPEN TUESDAY, APRIL 18TH, 11-2PM

OFFERED AT \$17,000,000



LENNY LERMAN

ESTATES DIRECTOR | CalBRE #01275406

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OPEN TUESDAY APRIL 18TH
11-2PM AND TWILIGHT 5:30-8:30PM
440 MARTIN LANE, BEVERLY HILLS
Offered at: \$19,950,000 | For lease at \$80,000 call Deanna Smith for leasing



WWW.440MARTINLANE.COM



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CAL BRE # 01437782

BAHARE RABADI
310-922-0046
RABADI@COLDWELLBANKER.COM
CAL BRE # 01941134





PACIFIC PALISADES PARADISE



16801 VIA LA COSTA - OFFERED AT \$4,995,000

In the heart of Pacific Palisades, located in the coveted guard-gated Enclave, this 5900 sq ft flawlessly remodeled Santa Barbara Spanish Masterpiece will take your breath away from the moment you enter the grand 8-car motor court. Set on a 61,800 sq ft lot, this home offers extraordinary architectural moments throughout, an open floor plan, soaring ceilings, wide plank rustic floors, and an abundance of natural light. 5 large en-suite bedrooms, including a master suite hideaway w/gorgeous views, 2 large rooms (1 up/1 down) that can be used as an office & media room, an exquisite living room, a beautiful & spacious dining room w/attached butler's pantry, an incredible chef's kitchen with quartz countertops, SubZero fridge & La Cornue range, and a large family room. All opening onto the magical grounds perfectly designed for grand scale entertaining with 2 separate patio areas, built-in BBQ, pool & spa w/waterfall, a magnificent outside fireplace and 3-car garage. Stunning!

www.16801VIALACOSTA.COM

Open Tuesday, April 18, 11-2 &
Sunday, April 23, 1-4



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Cary Glenn
949.813.2230

Main Beach Realty
BRE 01324860
cglenn7708@aol.com
<http://www.mainbeachrealty.com/>

320 NORTH MAPLE DRIVE #507



BEVERLY HILLS

OPEN TUESDAY 11-2

Offered For Sale \$1,795,000 | For Lease \$6,250/Month

Location, views, and a full renovation – what more can you ask for? This newly renovated, large contemporary unit with 2 bedrooms and 2.5 baths, boasts city views to downtown Los Angeles, state-of-the-art kitchen with stainless steel appliances, hardwood floors throughout, and washer and dryer in the unit.



PATE STEVENS

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