

TUESDAY

**01 Beverly Hills** Single Family

<b>410 DABNEY LN</b>	Open 11-2	<b>NEW</b>
\$16,995,000	5+7 MODERN	
<p><b>MAJOR PRICE REDUCTION: TROUSDALES MOST EXQUISITE MIDCENTURY</b></p> <p>Slip into this mid-century modern oasis, the pinnacle of Beverly Hills style, 60s sexiness and 2017 smart living. Sinatra's flair with Bond's Technology. Tucked into one of Trousdale's most private streets, no expense was spared in pulling this 60s socialite dream home into the 21st century. From the sweeping roofline to the flared pool edge, every line is elegant and tantalising, as if sketched by Pininfarina. Meticulously detailed, every inch has been engineered to the slightest degree.</p>		
MLS#17-200456		
Branden & Rayni Williams 310.691.5935		
HILTON & HYLAND		WILLIAMS & WILLIAMS

<b>320 N MAPLE DR #507</b>	Open 11-2	<b>NEW</b>
\$1,795,000	2+3 CONTEMPORARY	
<p><b>320 N MAPLE DRIVE #507</b></p> <p>Location Views and Renovation- what more can you ask for? This newly renovated large contemporary, 2 bedrooms- 2 and one-half baths, with city views to downtown Los Angeles, state-of-the-art kitchen with stainless steel appliances, hardwood floors throughout, washer and dryer in the unit.</p>		
MLS#17-217294		
Pate Stevens 310-467-7253		
NOURMAND & ASSOCIATES		Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

<b>1281 LOMA VISTA DR</b>	Lunch 11-2	<b>NEW</b>
\$9,600,000	4+4.5 1sty-CONTEMPORARY	
<p><b>SEXY TROUSDALE MODERN</b></p> <p>Located in Beverly Hills' most exclusive neighborhood, Trousdale Estates, this sexy modern home was recently re-built using the finest materials. With 4+4.5 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 the Southern California lifestyle.</p>		
MLS#17-219506		
Gregg Silver 310-770-0777		
KELLER WILLIAMS BH		Washer Dryer, Coffee Maker

**01 Beverly Hills** Lease

<b>339 OAKHURST DR #501</b>	Open 11-2	632H1	<b>NEW</b>
\$7,250	2+3	5sty-MID-CENTURY	
<p><b>PENTHOUSE, PRIVATE, EXTRA ROOM FOR OFFICE, 2ND PATIO IN BACK</b></p> <p>PENTHOUSE with Fabulous Views! Recently renovated! Oakhurst Moderne is a mid-century, architecturally significant apt building. HW floors throughout. Features an entirely new "open" kitchen &amp; new baths (including all tile, fixtures &amp; lighting) w/ full sized laundry in unit &amp; walk in closets. Large breakfast bar connecting living rm to kitchen, &amp; large dining room just off kitchen. All new SS appliances, Caesar stone counters. There is an extra creative space/sunroom for an office or playroom.</p>			
MLS#17-219506			
Beverly Taki 3104564843			
SEABREEZE ESTATES		Bit-Ins,Dshwshr, Washer, Dryer,Elevator	

<b>570 CHALETTE DR</b>	Refresh. 11-2	<b>rev</b>
\$7,395,000	5+6 CONTEMPORARY	
<p><b>TROUSDALE ESTATE</b></p> <p>Contemporary, single-story home in Trousdale. Featuring high ceilings, marble floors, &amp; hand-painted finishes in living, dining, &amp; family rooms. Remodeled chef's kitchen w/highest quality appliances, &amp; a center island w/ breakfast bar. The large master suite has a remodeled bath &amp; sitting area. All guest rooms &amp; master suite lead to a sumptuous backyard w/ a pool, spa, fire pit, fountain, &amp; views from the city to the ocean. This house is ideal for entertaining &amp; today's indoor/outdoor lifestyle.</p>		
MLS#17-204550		
Doris Safizadeh 310-888-3369		
NOURMAND & ASSOCIATES		Dessert Will Be Served

**02 Beverly Hills Post Office** Single Family

<b>1288 ANGELO DR</b>	Refresh. 11-2	<b>NEW</b>
\$13,999,000	3+6 MODERN	
<p><b>OPEN 11-2 REFRESHMENTS   6-8 TWILIGHT OPEN WITH CATERED FOOD</b></p> <p>A flawless contemporary with interiors designed by James Magni. A remarkable profile with disappearing walls, endless city/ocean views, open floor plan, high ceilings, and custom terrazzo floors. Fabulous living room, state-of-the-art chef's kitchen, and two pristine en suite bedrooms (one a media room). Magnificent master encompasses the entire upper level, with luxurious double baths. Pool deck, entertainment center, meditation garden, and a full Savant system. Exceptional BH location.</p>		
MLS#17-219506		
Joyce Rey 310-285-7529		
COLDWELL BANKER		Architectural Perfection in BH

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

<b>214 N CRESCENT DR, UNIT 3</b>	Lunch 11-2	<b>NEW</b>
\$2,895,000	3+4 1sty-CONTEMPORARY	
<p><b>A RARE PENTHOUSE IN BEVERLY HILLS GOLDEN TRIANGLE</b></p> <p>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 &amp; 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.</p>		
MLS#17-219506		
Justin Freeling 310-948-5553		
COLDWELL BANKER		A Must See Penthouse!

<b>13425 JAVA DR</b>	Open 11-2	<b>NEW</b>
\$2,695,000	3+3	
<p><b>MID-CENTURY MODERN HOME WITH SPECTACULAR 180-DEGREES VIEWS</b></p> <p>Mid-century modern home with spectacular 180-degree jetliner views of the valley lights and mountains. Great flow from the public entertaining rooms to the pool which overlooks the panoramic views. The home is very private situated on a rustic cul-de-sac street but in close proximity to the city, hiking trails and the studios. There's a chef's kitchen, built-in aquarium, two-story vaulted ceiling, and bar.</p>		
MLS#17-219506		
J.Babajan/M.Rabbani 310.623.8800		
RODEO REALTY BH		


**Do RIGHT by Your Sellers**

**Put their Property in the MLS**

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

TUESDAY

<b>2737 ELLISON DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	3+3.5	CONTEMPORARY	



**BEAUTIFUL UPDATED BHPO HOME**

Updated sophisticated home in tranquil setting. Open style kitchen/family room and dining area that include fireplace, large center island, stainless steel appliances, and sliding glass doors that open to a charming yard. Outdoor space with numerous areas for dining and ideal for entertaining. All bedrooms have attached baths. Master suite feels like a private retreat with spa-like bath.

MLS#17-213908  
David / Anna Solomon 424.400.5905  
THE AGENCY  
www.2737Ellison.com

<b>1619 SAN YSIDRO DR</b>	Open	11-2	<b>rev</b>
<b>\$5,750,000</b>	4+7	MODERN	



Exceptional new construction Architectural boasts exquisite craftsmanship, European designer finishes, and thoughtful design. This custom contemporary Smart Home features an open plan with gran scale and meticulously designed spaces including a Bauformat chef's kitchen complete with Miele appliances, well appointed en suite bedrooms, in home theater, gym, wine cellar, and spacious rooftop patio. The stunning master suite showcases city views and a spa like bathroom.


MLS#17-205330  
Aaron Kirman 424-249-7162  
JOHN AAROE GROUP  
BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

<b>2725 ELLISON DR</b>	Open	11-1	<b>NEW</b>
<b>\$1,800,000</b>	2+2½	CONTEMPORARY	

Brand NEW listing! This remodeled, one-story contemporary home is situated in an exclusive neighborhood of Beverly Hills P.O, surrounded by multi-million dollar estates. Hardwood floors throughout.

MLS#17-220502  
Jacqueline Chernov 310-403-7557  
Dshwshr  
GIBSON INTERNATIONAL

<b>1460 DONHILL DR</b>	Open	11-2	<b>rev</b>
<b>\$4,195,000</b>	3+3	1sty-MID-CENTURY	




**MID-CENTURY GEM IN PRIME BHPO**

An open, flowing, single level, three-bedroom, two-and-a-half bath mid-century modern home sits overlooking the canyon view out to the city lights. Sited on a cul-de-sac street just three minutes above the Beverly Hills Hotel, the serene privacy is outstanding. In one of the city's hottest areas, exploding with development, this gem is newly remodeled with classic flair and modern appeal.

MLS#17-190622  
Doug Sandler 3102663120  
THE AGENCY  
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

<b>9969 WESTWANDA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+3		



**GREAT GEM IN THE BHPO**

Great gem in the BHPO! 3 bd 3 ba over 2400 Sq ft. with hot tub and waterfall. Located in Roscomare School District! Mins from Bh. Great Entertainers home. Huge dining room and remodeled kitchen. Good size master with beautiful bathroom with a huge bathtub.

J.Babajan/S&E.Burnett 310.623.8800  
RODEO REALTY BH

**02 Beverly Hills Post Office** *Lease*

<b>1663 BENEDICT CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	4+3	2sty-MEDITERRANEAN	



**ROMANTIC SPANISH REVIVAL**

Lovely 2 story home filled with original detailing throughout. There are grand rooms for entertaining as well as a generous sized master suite that occupies the second floor. Enjoy entertaining friends and family in the large kitchen featuring period tile-work and a Viking range-top. Host an al fresco dinner party under the vine covered pergola or on one of the view decks. There is even a detached bonus area with separate bath.

Robert Baer 310-800-2650  
COLDWELL BANKER - SS  
GREAT OPPORTUNITY FOR INVESTOR OR OWNER

<b>9544 OAK PASS RD</b>	Open	11:30-1:30	<b>rev</b>
<b>\$14,500</b>	4+3	ARCHITECTURAL	




**MID-CENTURY MODERN IN PRIVATE OAK PASS CELEBRITY ENCLAVE**

Very private, gated property set among expensive estates on desired gated street. Exquisite home includes 3BR/3BA plus living & dining rooms, library & musicroom. Every room opens to the outdoors. Outdoor areas include spa, terraced yard & patios with canyon views, fountains & outdoor shower. This home is offered fully furnished, including original pieces, light fixtures & accessories. Warner Ave. Elem.

MLS#16-151842  
Jackie Cohenca 310.433.1961  
TELES PROPERTIES.COM  
www.9544OakPassRoad.com

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

<b>9374 BEVERLY CREST DR</b>	Open	12-2	<b>rev</b>
<b>\$11,950,000</b>	5+6	ARCHITECTURAL	



**9374 BEVERLY CREST DR**

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, fireplace, and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.

MLS#16-130256  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI  
Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

<b>1814 N DOHENY DR</b>	Open	11-2	<b>NEW</b>
<b>\$24,995,000</b>	5+7	2sty-CONTEMPORARY	



**GLASS WATER LIGHT & BIG BIG BIG VIEWS !!!**

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.

MICHAEL EISENBERG 310 748 5410  
KELLER WILLIAMS BH  
STATE OF THE ART CONTEMPORARY VIEWS VIEW

**REMINDER**

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

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



TUESDAY

<b>9305 NIGHTINGALE DR</b>	Open	11-2	<b>NEW</b>
<b>\$14,000,000</b>	3+4	MODERN	




**WORLD CLASS VIEWS ABOVE THE SUNSET STRIP!**

Perched atop the Sunset Strip's most coveted Bird Street, this magnificent modern has voluminous rooms, custom woods and fire & water elements creating a warmth rarely seen in modern architecture. Hi-ceilings w/full-story windows bring the outside in, providing panoramic views of the city. Chef's kitchen opens to massive family room w/wet bar. Infinity edged pool and fire pit for entertaining. Private master bedroom and bath have awe-inspiring city lights views. Also available for lease.

MLS#17-220466  
 Gary Gold 310.741.0505  
 HILTON & HYLAND  
 Co-Listed w/Danny Preston | Kelton Group

<b>7560 DEVISTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	3+3	2sty-CONTEMPORARY	



**REMODELED CONTEMPORARY HOME IN LOWER NICHOLS CANYON**

Stunning, recently remodeled Contemporary home features a bright, open plan, high-end materials, and serene canyon views in one of the best locations in lower Nichols Canyon. Designer details include high-end fixtures, custom cabinetry, french doors, and hardwood floors throughout. Outdoor entertaining spaces include a newly constructed patio and lounge area with firepit complemented by mature landscaping creating a private oasis.

Neyschia Go/Mimi Starrett 310.882.8357  
 JOHN AAROE GROUP

<b>9267 THRUSH WAY</b>	Open	11-2	<b>NEW</b>
<b>\$7,195,000</b>	4+5.5	3sty-CONTEMPORARY	



**\*\*\*NEW TO MARKET\*\*\***

Warm contemporary located in the famed Bird streets just minutes from Beverly Hills, Sunset Plaza, and Melrose Ave. Exquisitely maintained, this home features the finest quality and finishes. The large master suite includes a spa-like bath, beautiful views, fireplace, and a custom walnut and glass walk-in closet. Two additional bedroom suites, a separate office, guest suite, gym, wine room, 3-car garage, laundry, verdant gardens and a private pool & spa complete this magnificent property.

Tom Dunlap 310-422-1404  
 CB BH SOUTH  
 9267Thrush.com

<b>6607 PADRE TER</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	2+2	1sty-SPANISH	




**BEAUTIFUL SPANISH BUNGALOW IN HISTORIC WHITLEY HEIGHTS!**

Romantic Spanish tucked away in historic Whitley Heights now available for the first time in many, many years! Lovingly restored and preserved, this special one-story sits up above a charming, cul-de-sac garden street. Gourmet granite kitchen, formal dining, very bright & cove ceiling living room, wood floors, archways, central air, very large two car garage, crushed granite pathways with fountain, and an outdoor fireplace with a wonderful social vibe complete this special home!

Tim Swan 310-991-3559  
 BERKSHIRE HATHAWAY  
 Historic Whitley Heights

<b>7000 LOS TILOS RD</b>	Open	11-3	<b>NEW</b>
<b>\$5,495,000</b>	5+6	VILLA	



Incredible head on city view from one of the largest resort style pool areas in the Hills. Hollywood villa in Outpost Estates offers privacy, prestige & iconic vistas of the downtown skyline. Huge patios for lounging, dining & entertaining, party cabana w fireplace, lawn, fountain & organic vegetable & herb garden. The beautiful original 1936 home encompasses 3,900 square feet of gracious charm on over half an acre of lush grounds (2 lots). First time on market in over 30 yrs. Exquisite.

MLS#17-219768  
 Julie Jones  
 SOTHEBY'S REALTY  
 Bit-Ins

<b>7398 PYRAMID PL</b>	Refresh.	11-2	593/C1	<b>red</b>
<b>\$4,950,000</b>	5250000	4+4.5	COUNTRY FRENCH	



**MOTIVATED SELLER - SOUTH OF FRANCE IN HOLLYWOOD HILLS WEST**

Reduced - Splendid one of kind villa features city to ocean views & private pool. Perched above Mulholland Dr. this custom home offers outstanding quality. Every detail was thoughtfully selected & skillfully crafted. From elegant antique fixtures & panels, imported hand carved stone appointments to the hand painted troupe l'oeil, this spectacular residence is an incomparable masterpiece of fine construction & design & offers a warm intimate setting as well as a showcase for entertaining.

MLS#17-206320  
 Darrell Wallace 310-435-3690  
 JOHN AAROE GROUP  
 Bit-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>1317 CORDELL PL</b>	Open	11-2	<b>NEW</b>
<b>\$4,950,000</b>	3+3	1sty-TRADITIONAL	



**TROPHY PROPERTY FOR DISCERNING BUYER!**

Sophisticated Lower Doheny traditional captures glamour & style of Old Hollywood w/ all the conveniences & technology of modern living. Located on quiet cul-de-sac, fully renovated, extraordinary design & attention to detail-perfect for indoor/outdoor entertaining. Dramatic LR w/ beamed ceiling overlooks stunning pool/spa, city views, & opens to patio w/ FP. State-of-the-art kitchen, FDR & separate wood-paneled media room/office. Charming & rustic writer's cottage w/ city views & patio.

James Hancock 310-777-6351  
 COLDWELL BANKER RESI  
 Truly not to be Missed!

<b>1950 WATTLES DR</b>	Open	11-2	<b>red</b>
<b>\$3,995,000</b>	4+4	ARCHITECTURAL	




**HILLSIDE MASTERPIECE W/BIRD'S EYE VIEWS**

Completed in 2013 with no expense spared & featured in the LA Times & designed by Aaron Neubert, AIA this open-air glass home is perched above Wattles Garden with unobstructed hawk-eye views of the L.A. Basin. Open kitchen/dining/living floor plan on 2nd floor with expansive wrap around decks. State-of-the-art sound dampened media room & 120 inch projector. Travertine & walnut floors, 500+ bottle wine room, Fleetwood doors, Gaggenau appliances. Pool plans.

MLS#17-198154  
 Brian Ades 310-503-8080  
 SOTHEBY'S  
 www.1950Wattles.com

<b>6996 LA PRESA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,875,000</b>	0+0	2sty-MODERN	



Artfully renovated, this modern has stunning ebony hardwood floors and smooth ceilings that creates a very sleek modern energy. The home is perched on the side of the historic Hollywood Hills in the Outpost Estates. With the entire back of the home being ceiling to floor windows providing one of the most amazing full panoramic views of downtown Los Angeles. The master bedroom includes a walk in hot tub bath along with a luxurious steam shower.

Aaron Kirman

<b>1862 LAUREL CANYON BLVD</b>	Open	11-2	<b>red</b>
<b>\$3,595,000</b>	5+6	MODERN	



**SLEEK MODERN - JUST REDUCED**

New Price! Sleek Modern home with ultra high-end finishes radiating perfection throughout. Bedroom or office suite and powder room complete the main level. Upstairs features dream master suite with enormous balcony, large dual closets and sumptuous bathroom. There are an additional 3 bedroom suites and wonderful lounge area. Resort-like backyard with sun-filled patio, fire pit, pool, spa and waterfall. Luxurious living in the heart of the city!

MLS#17-208204  
 S Frankel, A Vargas 310-281-3981  
 COLDWELL BANKER  
 www.stevefrankel.com

TUESDAY

<b>7868 ELECTRA DR</b>	Open	11-2	<b>red</b>
<b>\$3,375,000</b>	4+5	2sty-ARCHITECTURAL	




**FABULOUS CONTEMPORARY WITH HEAD-ON CITY VIEWS!**

Contemporary City View home with an Open-Space Plan & Tall Ceilings! Impressive 2-story Great Room has areas for living, dining, kitchen, & Entertaining -all with head-on City Views! Glass doors retract to open to the totally Private Outdoor Space with Waterfall Pool/Spa, Firepit, Fountains, Coy Pond & Views! Oversize Hotel-style Master Suite w/ fireplace, invisible glass walls, & 40-ft balcony w/firepit. 2 other bdrm suites on 2nd Flr plus a 4th bdrm suite on 1st floor.

MLS#17-198328  
Elayne Ceder 4242497170  
JOHN AAROE GROUP

Full-size Projection Screen

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



**BEST VALUE IN MT OLYMPUS! UPDATED MODERN POOL HOME W/ VIEWS!**

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

MLS#17-191834  
ST.JAMES+CANTER FARAHMAND 310.704.4248  
BERKSHIRE HATHAWAY

www.2170MTOLYMPUS.com

<b>7435 PALO VISTA DR</b>	Open	11-2	<b>red</b>
<b>\$1,899,000</b>	3+3	2sty-MODERN	




**MAJOR REDUCTION = MAJOR OPPORTUNITY**

Real upside! off Woodrow Wilson & Mulholland. Looking out to the city lights, former Rockstar home sits on a hidden drive surrounded by celebrity properties. Double front doors open to a dramatic entry with a two story wall of glass on the rear....revealing gardens, pool & views. Open kitchen, dining and living room that open to large view decks. Upper master & guest room w/ view decks. 2nd master down w/ fireplace and a massive screening/media room opening to pool & grounds. Private & secluded.

MLS#17-192230  
John Galich 310-461-0468  
RODEO REALTY INC.

www.7435PaloVista.com

<b>8651 PINE TREE PL</b>	Open	11-2	<b>rev</b>
<b>\$3,279,000</b>	3+4	TRADITIONAL	




**EXQUISITE LOWER SS PLAZA TRAD W/ POOL, SPA, VIEWS, GST. UNIT**

Exquisite lower Sunset Plaza traditional view property with totally done/move in designer high end finishes and enormous private pool and yard. Two Bedrooms Three Baths in Main House & One Bedroom One Bath attached guest unit w separate entrance. Gourmet Sub Zero/Viking kitchen. Hardwood floors. Carrara marble. Ann Sacks tile. Direct entry garage. Multi-camera video security. Views from all rooms looking south west over city and ocean. Approximately 2,938 sf. house on 10,297 sf lot.

MLS#16-182160  
Ron Holliman 3107776216  
COLDWELL BANKER BH N

Sunset Plaza Dr. North of Sunset Blvd.

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



**\$100,000 REDUCTION! CLASSIC REMODELED SPANISH VILLA W/ VIEWS**

Reduced by \$100K! Masterfully crafted & remodeled classic 1926 Hollywood Hills Spanish 3BD/3.5BA Villa w/ city views just above the Sunset Strip. Private & gated street-to-street lot home offering original romantic Hollywood charm w/ modern finishes. Perfect for indoor/outdoor entertaining.

MLS#17-205810  
ST.JAMES+CANTER 310.704.4248  
BERKSHIRE HATHAWAY

www.1778ORANGEGROVE.com

<b>9265 THRUSH WAY</b>	Open	11-2	<b>rev</b>
<b>\$3,095,000</b>	3+4	2sty-MID-CENTURY	




**BIRD STREETS MID-CENTURY POST AND BEAM WWW.9265THRUSHWAY.COM**

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

MLS#17-216566  
Omega Group-Randy Wright 310.927.6818  
KELLER WILLIAMS HH

www.OmegaGroup.LA

<b>1822 MARCHEETA PL</b>	Open	11-2	<b>rev</b>
<b>\$21,750,000</b>	4+7	ARCHITECTURAL	



**BREAKING THE MOLD**

Brand new architectural, designed by Paul McClean. Warm Modernism with 12 foot ceilings, limestone floors coupled with a stunning wood paneled ceiling provide an aura of calm sophistication. This home exudes the highest quality including a 70 foot book-matched marble exterior wall for privacy. Modern Luxury in the Bird Streets. For More Information visit: 1822Marcheeta.com

MLS#16-169668  
J. Huchel D. Fenton 310.617.4824  
HILTON & HYLAND

1822Marcheeta.com

<b>9265 WARBLER WAY</b>	Open	11-2	<b>rev</b>
<b>\$1,695,000</b>	3+2	2sty-MODERN	



**2 STORY GEM IN THE BIRD STREETS**

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

MLS#17-218368  
Benjamin Bacal 310-717-5522  
RODEO REALTY - BH

www.9265warbler.com

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

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




**2673 ZORADA DR**

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

MLS#16-162564  
Valerie Fitzgerald 3102857515  
COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr

<b>8787 SHOREHAM DR #705/706</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,395,000</b>	1+2	1sty-CONTEMPORARY	



**SHOREHAM TOWERS LARGEST 1 BD 2 BA WITH BEST VIEWS EVER BUILT**

RARE OFFERING, UNSTOPPABLE VIEWS CLEAR TO CATALINA. WATCH THE SUNSET & THE CITY SPARKLE AT NIGHT FROM THIS ULTRA, SLEEK MODERN CONDO IN PRESTIGIOUS, FULL SERVICE SHOREHAM TOWERS. THESE COMBINED CONDOS WERE ALSO DESIGNED TO EASILY CREATE A SECOND BEDROOM IF U WOULD LIKE TO. EXPANSIVE WALLS OF GLASS OPEN TO BALCONIES OVERLOOKING THE ENTIRE CITY. CHEF KITCHEN WITH MIELE APPLIANCES, HUGE LUXURIOUS MASTER SUITE, SPA BATH, CONTROL 4 AUTOMATED AUDIO/VIDEO,LIGHTS & SHADES. WASHER/DRYER IN CONDO & MORE!!

Blt-Ins,Cbl,Dshwshr,WASHER/Dryer,Frzr


MLS#17-215124  
Guy Fedele 310-770-4444  
GOLD STAR REALTY

TUESDAY

<b>8787 SHOREHAM DR #1206</b> Refresh. 1-2 <b>\$1,299,000</b> 1+2 12sty-CONTEMPORARY		<b>NEW</b>
		
<b>SPECTACULAR REMODELED CONDO! SHOREHAM TOWERS!</b>		
Luxury full service high rise Condo with spectacular views of the city from Downtown to the Pacific Ocean. South facing condo features full bedroom, master bathroom & a Guest Bathroom. Glass telescopic sliding doors to the terrace. SS Appliances (fridge, gas range/oven, dishwasher) & private Washer & Dryer. Recessed speakers, lights & limestone flooring, remote controlled blinds on windows. Walk-in closet, & the en-suite bath has separate tub & shower. HOA fees include all utilities & cable.		
MLS#17-217214 Fitzgerald & Kessler 310-285-7515 COLDWELL BANKER BH		VALET PARKING-GYM-POOL

<b>10505 SANDALL LN</b> Open 11-2 <b>\$4,350,000</b> 4+5		<b>NEW</b>
		
<b>ELEGANT ITALIAN VILLA</b>		
An elegant Italian Villa with amazing attention to detail and craftsmanship. The Library has hard waxed English knotty pine cabinets, distressed oak plank flooring and French doors. This overlooks meticulously landscaped outdoor grounds and canyon. The designer kitchen has many upgrades including custom finish cabinets with two granite top islands and built-in sub zero refrigerator/freezer. Three bedrooms including Master bedroom. A beautifully designed guesthouse.		
MLS#17-217048 Joseph Babajian 310-623-8800 RODEO REALTY - BH		www.10505sandal.com

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

<b>850 LINDA FLORA DR</b> Open 11-2 <b>\$19,500,000</b> 5+8		<b>NEW</b>
		
<b>CONTEMPORARY ARCHITECTURAL MASTERPIECE IN BEL AIR</b>		
Features such as seamless glass walls and a central reflecting pool maximize indoor/outdoor living, while the dining room and other living spaces feel warm and inviting with natural materials like wood and leather. Chef's kitchen features Caesarstone counters and backsplash; four Miele ovens & two Sub-Zero refrigerator drawers and 4 drawers of freezers; Poliform cabinets; plus informal dining with full access to outside. The home's dramatic hillside perch allows stunning panoramic views.		
Jeff Hyland 310.278.3311 HILTON & HYLAND		HiltonHyland.com

<b>1311 N BEVERLY GLEN BLV</b> Refresh. 11-2 <b>\$1,025,000</b> 2+2.5 3sty-CONTEMPORARY		<b>NEW</b>
		
<b>WONDERFUL 2BR/2.5BA HOME IN GORGEOUS BEVERLY GLEN CANYON!</b>		
Lovely 2BR/2.5BA two-story contemporary home in "the Glen" brimming w/rustic charm. Incl. nearly 1500 square feet of living space streaming w/natural light, hardwood floors in living/dining area, airy eat-in breakfast bar, brand new Berber carpet on upper level, & an absolutely enchanting backyard patio. Spacious master suite w/ large walk-in closet & sunny ensuite bathroom w/ double sinks & soaking tub. Attached garage. Minutes from Bel-Air, within jogging distance to UCLA & Wilshire Blvd.		
The Kostrey Collection (323) 785-7545 NOURMAND & ASSOC.-HW		Fridge,Range/Oven,Microwave,Dishwasher

<b>728 LINDA FLORA DR</b> Open 11-2 <b>\$8,995,000</b> 5+5 1sty-TRADITIONAL		<b>NEW</b>
		
<b>"SAN YSIDRO RANCH" IN PRIME BEL AIR-VIEW PROPERTY!</b>		
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, one story five bedroom home features a large motor court and a huge backyard with swimmers pool. Truly a celebrity compound with the utmost privacy, this is one of the most unique gems in LA. Rarely does a home boast this much charm, have this amount of land and have such a great view all in one property.		
Josh Flagg 310.720.3524 RODEO REALTY - BH		Range, Refrigerator, Fireplace, Freezer

<b>1363 STRADELLA RD</b> Refresh. 11-2 <b>\$6,450,000</b> 6+6		<b>red</b>
		
<b>NEW PRICE!! OCEAN &amp; CANYON VIEWS!</b>		
This rare gem full of light & worldly prestige has been designed w/an indoor/outdoor flow. Living room w/double sided fireplace, Formal dining rm, gourmet kitchen w/center island, a wood paneled office & a bookshelf lined library. The den w/fireplace & French doors opens to the Zen backyard on appx. 5,000 SF w/a grassy yard, patios, pool, spa & viewing deck to enjoy the ocean & canyon views; perfect for al fresco dining. Direct entrance garage w/adj 200 SF gym. Roscomare & Warner Elem.		
MLS#17-207284 Simon/Harandi/Mayhew 310-795-1382 CBRB/ HARANDI		Refreshments served!

<b>868 BIRCHWOOD DR</b> Refresh. 11-2 <b>\$6,495,000</b> 4+5 SPANISH		<b>NEW</b>
		
<b>EXTRAORDINARY SPANISH COLONIAL</b>		
Romantic estate exudes Hollywood glamour-restored and updated w/exquisite details, from cathedral beamed ceilings to terra cotta floors and stained glass. Sited on a secluded street in Little Holmby overlooking LACC w/ stunning views. Interior courtyard leads to dramatic 2 story foyer. Great rm, paneled study, sun room, game rm, remodeled kitchen, 6 fireplaces. 2nd level w/ 4 bedrooms including private guest quarters. Lush gardens feature paths, pond, waterfall, pool, deck, outdoor fp, bbq.		
GAVENS/NOAH/ROBERTSON SOTHEY'S/JOHN AAROE		ESPRESSO BAR


<b>323 N MAPLETON DR</b> Open 11-2 <b>\$19,995,000</b> 5+7 TRADITIONAL		<b>rev</b>
		
<b>PRIME FLAT ACREAGE</b>		
Situated behind gates and down a long private driveway, this magnificent Gerard Colcord estate offers an unparalleled opportunity to own one of the last estate sites in Holmby Hills. The nearly 9,000 sq.ft. single story . Architectural elements include soaring vaulted ceilings, ornate crown molding, hand carved wood details, massive wood burning fireplaces and hardwood floors. the 1.2 acres of park like grounds. An Opportunity to assemble two flat acres in Prime Holmby Hills.		
MLS#17-202878 Aaron Kirman 424-249-7162 JOHN AAROE GROUP		BBQ,Blt-Ins,Cling Fan,Dshwshr,Dryer,Other

<b>11531 ORUM RD</b> Open 11-2 <b>\$5,750,000</b> 6+7 2sty-MEDITERRANEAN		<b>NEW</b>
		
<b>PRIVATE BEL AIR ESTATE ON ALMOST 4 ACRES</b>		
In a wonderfully private Bel Air location, a long gated driveway leads to a stately Mediterranean villa, completely hidden from the street. With 6 BD/7BA 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.		
Juliette Hohnen 323.422.7147 DOUGLAS ELLIMAN		Co-listed w/ Edward Fitz 310.650.0052

<b>457 CUESTA WAY</b> Open 11-2 <b>\$14,688,000</b> 6+7 VILLA		<b>rev</b>
		
<b>LOWER BEL AIR ENCLAVE - INCREDIBLE OPPORTUNITY!</b>		
At the end of a cul-de-sac in exclusive lower Bel Air, lies your own private 6 bedroom, 7 bathroom Villa. Seize this incredible opportunity to redevelop, remodel, or move right-in to this magnificent estate. Located on a spectacular 1.3 acre lot, enjoy sweeping panoramic skyline views from Downtown L.A. to Century City. Don't miss out on this one-of-a-kind opportunity to live in one of the best spots this city has to offer!		
MLS#17-190268 Sally Forster Jones 310.691.7888 JOHN AAROE GROUP		457Cuesta.com

TUESDAY

<b>145 N MAPLETON DR</b>	Open	11-2	<b>rev</b>
<b>\$11,995,000</b>	5+7	MID-CENTURY	



**HOLMBY HILLS ACREAGE**

Opportunity to Assemble Two Flat Acres in Prime Holmby Hills with neighboring property.

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

ANTONYARKEL.COM

<b>830 BIRCHWOOD DR</b>	Open	11-2	<b>rev</b>
<b>\$21,500,000</b>	7+9	2sty-SPANISH	



**SPANISH GEM IN LITTLE HOLMBY**


Private traditional centrally located in Little Holmby Hills. Step into this formal entry w/stone flooring, fireplace, built-ins & rounded archways. Light and dark stained wood flooring & natural light throughout. Vaulted wood ceiling in living room, formal dining room w/high wood beamed ceiling, wrought iron stair railings, den/theatre room, covered verandas, gym & large master suite. His and hers bathrooms and closets. Pool, spa, patio, large grassy flat pads.

MLS#17-216798  
Benjamin Bacal 310-717-5522  
RODEO REALTY - BH

www.830birchwood.com

**04 Bel Air - Holmby Hills** Land

<b>1037 STRADELLA RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,685,000</b>	Land		



**OCEAN VIEWS ! LOWER BEL AIR! PAID PERMITS+APPROVED PLANS**

Best Value Lower Bel Air! Over 1/2 acre Ocean View site with approved, stamped ,paid permits and plans. ready to build. Designed by David Maman architect. 7235 Sq ft Ft home on three levels with 3000 sq ft deck . elevator. zero edge infinity pool . 5 bedrooms 6 baths, maids, gym, media, Cost to build approx. \$3.6mill so upon completion you will have a \$7 mill + home down the street from a \$500 mill one being built ! Best area Bel Air

Andrea Alberts 310 7775105  
SOTHEBYS

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

<b>1430 S BEVERLY GLEN #304</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	2+3	CONTEMPORARY	



**DESIGNER-DONE CONDO IN PRIME WESTWOOD**

Bright unit w/ floor-to-ceiling windows and no shared walls. Open floor-plan w/ formal entryway, ample closet space, oversized gourmet kitchen, large living room & dining area. High-end finishes include hardwood floors and stone tiling, Pecan cabinets, caesar-stone countertops, S.S. appliances & custom wood built-ins in all closets. Inside laundry, gated/ secure building w/ video surveillance, two-car parking, additional storage in garage & ample guest parking.

MLS#17-220820  
Dana Cataldi 3105036736  
PARTNERS TRUST BW

www.1430beverlyglen304.com

**05 Westwood - Century City** Single Family

<b>10346 ROCHESTER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	4+3	SPANISH	



**EMOTIONAL SPANISH HOME ON MASSIVE LOT IN PRIME WESTWOOD**

Expansive 10,800+ square foot corner lot in Comstock Hills.1927 Spanish feels like a private oasis located in the heart of Westwood. Charming vintage details include original wood stencil beamed ceilings, terra cotta tiled floors, built-in arches/alcoves & hardwood floors. Formal entryway, step-down cozy LR, formal dining room, spacious kitchen. Romantic tiled courtyard w/ vine-clad pergola & dining area. Enchanted backyard w/ mature trees & a large grassy area. Welcome Home!

MLS#17-220556  
Dana Cataldi 3108049207  
PARTNERS TRUST BW

http://www.10346rochester.com/

<b>10501 WILSHIRE #707</b>	Open	11-2	<b>NEW</b>
<b>\$850,500</b>	2+3	CONTEMPORARY	




**MUST SEE!**

Units #706 & #707 have been combined into one must see unit! This property features a spacious living room, den area, as well as a family room with wet bar. The family room also features sliding glass doors which open onto the balcony. Property functions as 1 bedroom, 2.5 bathrooms. The Wilshire Regent features a full service building with 24 hour security guard, valet parking, pool, gym, sun deck, conference room, guest rooms and banquet facilities.

MLS#17-220862  
Joyce Essex Harvey 310-922-7476  
COLDWELL BANKER

www.EssexHarvey.com

<b>10709 OHIO AVE</b>	Open	11-2	632C3	<b>NEW</b>
<b>\$1,595,000</b>	3+2	1sty-TRADITIONAL		



**SOPHISTICATED WESTWOOD TRADITIONAL**

Set privately back from the street, this move-in ready home features hardwood floors and crown moldings, romantic covered porch, large formal living room with fireplace, separate formal dining room, cozy breakfast room, gourmet kitchen with newer stainless steel appliances, large master bedroom with remodeled bath, and two additional family bedrooms plus a second remodeled bath. The house opens to a private grassy yard and patio. Convenient WW location and in the Fairburn school district

MLS#17-220208  
James Bremner 310-622-7445  
GIBSON INTERNATIONAL

Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

<b>10660 WILSHIRE #306</b>	Open	11-2	<b>red</b>
<b>\$1,495,000</b>	3+4	MODERN	



**MAJOR REDUCTION! RENOVATED TURN-KEY WILSHIRE CONDO**

Major price reduction! Unit is one of the lowest price per sq. ft. and HOA, for turn-key renovated prime Wilshire corridor. Beautifully updated 3 bd. 4 ba. condo in the exclusive Wilshire Manning. Unit 306 and 307 were combined into one large unit with approx. 2,939 sq. ft. Open floor plan and modern finishes throughout. Large living room and dining area, perfect for entertaining, and separate family rm. Beautiful master suite.Two additional bedrooms and baths complete this amazing unit.

MLS#17-211548  
Niki Skouras 818-635-0421  
WISH SOTHEBY'S INTL

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

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



**BEVERLY WEST RESIDENCES**

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

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

BeverlyWestResidences.com

**NEW! The MLS Stats**

Get Statistics for ANY Listing Search.

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

**06 Brentwood** *Single Family*

<b>1774 WESTRIDGE RD</b>	Open 11-2	<b>NEW</b>
\$8,295,000	6+5 TRADITIONAL	



**1774 WESTRIDGE RD**

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 and office and ceilings are twelve feet high in every room.

MLS#17-217614  
Valerie Fitzgerald  
COLDWELL BANKER RESI

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

<b>3123 STONE OAK DR</b>	Refresh. 11-2	<b>NEW</b>
\$5,750,000	5+7 2sty-TRADITIONAL	



**SOPHISTICATED TRADITIONAL. COVETED VIEW HOME**

The perfect home for the Buyer seeking total privacy and fine craftsmanship. One of the truly coveted view properties, this home has gated access, its own full-size north-south tennis court and pebble tech pool and spa. Park-like grounds and, colorful garden with sunset views over the West Valleys and sunrises over the Westside and Hollywood. A truly extraordinary home for your discerning Buyers.

MICHAEL HIATT 3104814342  
SOTHEBY'S

<b>694 WALTHER WAY</b>	Open 11-2	<b>NEW</b>
\$3,495,000	5+5 CONTEMPORARY	



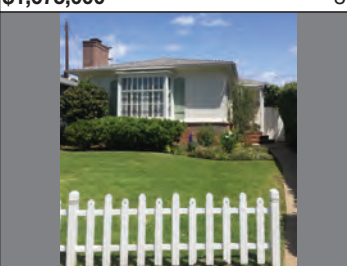
**MID CENTURY CONTEMP ON LG LOT IN QUIET BW HILLS LOCATION**

Classic 60's 1 story Contemp Ranch on a lg cnr lot (appx 17,860 SF per ass. map) w/ towering trees & mature gardens on a quiet cul de sac off estate section of Bonhill. Hdwd flrs, walls of glass, rock FP, sun-filled spaces & desirable indr/ outdr lifestyle. Lg LR, FDR, inviting den w/ bar & kitch all open to wrap around terrace, pvt grassy yard & paddle ct. 5 BR, 4 1/2 BA. Wful oppty to restore/remodel a mid-century gem, or build new on a lg, quiet lot surrounded by estates.

MLS#17-220492  
David Offer 310-820-9341  
BERKSHIRE HATHAWAY

www.694waltherway.com

<b>872 WELLESLEY AVE</b>	Open 11-2	<b>NEW</b>
\$1,675,000	3+1	



**LOVELY BRENTWOOD GEM**


Charming traditional home in highly desirable neighborhood of Brentwood just blocks from the village. Light & bright, this 2bd/1bth (formal dining room turned into 3rd bd) features original hardwood floors, new roof, newer hvac and original wood frame windows and doors. 2 car detached garage and plenty of room to plant an amazing garden in the backyard oasis. Fall in love with this home!

Tanya Memoli 310-903-7525  
PARTNERS TRUST BRENT

stove, refrigerator

**06 Brentwood** *Condo / Co-op*

<b>11910 GOSHEN AVE #1</b>	Open 11-2	<b>NEW</b>
\$1,495,000	4+4 CONTEMPORARY	




**TRI-LEVEL BRENTWOOD TOWNHOUSE**

Spectacular Tri-level Townhouse in Brentwood - absolutely one-of-a-kind -Front-facing, 4 bedrooms, 3.5 baths, large living room with fireplace, formal dining, eat-in Chef's kitchen with Viking stainless steel appliances, granite countertops, adjoining family room, dramatic master with 2-story ceilings and fireplace, custom walk-in closet, and luxurious master bath, loft and expansive private roof deck, 2-car garage with direct unit access, new hardwood floors.

MLS#17-220774  
Jill Epstein 310-779-9513  
NOURMAND & ASSOCIATES

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

<b>11901 W SUNSET #204</b>	Open 11-1	<b>NEW</b>
\$1,095,000	2+2 CONTEMPORARY	



**ELEGANT REMODELED CONDO**

ELEGANT REMODELED IN PRIME LOCATION. QUIET SET BACK FROM STREET WITH BEAUTIFUL EXPOSURE FROM ALL ROOMS. STUNNING LIVING/DINING ROOM WITH HARDWOOD FLOORS. KITCHEN W/ TOP OF THE LINE APPL, MASTER SUITE W/ REMODELED BATH AND WALK IN CLOSET. 2 CAR PRIVATE GARAGE, POOL, SPA, GYM

Lori Hashman Berris 310-880-3061  
SOTHEBY'S INT REALTY

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

<b>11740 DARLINGTON AVE #3</b>	Open 11-2	<b>NEW</b>
\$799,000	2+3 ARCHITECTURAL	



**OPEN TUESDAY 11-2**

Chic 2 bd./2.5 bath townhouse in upscale Brentwood. One-of-a-kind Archit. gem in 4-unit bldg. Spacious sun-filled unit w/redone kitchen, granite counters & top appliances. Gracious liv. rm w/sliding glass door out to huge patio for outdoor living & entertaining. Pristine hwd flrs. Stacked laundry & exceptional storage under the stairs leading up to second flr. Two-car tandem parking in community garage w/ one guest space. No direct entry from garage to unit. Close to trendy shops & restaurants.

MLS#17-218482  
Mary Ann Saxon 310-770-3940  
COLDWELL BANKER - BW

Cbl,Dshwshr,Dryer,Grbg Disp,Intrcm,Other

<b>11954 GOSHEN AVE #204</b>	Open 11-2	<b>bom</b>
\$749,000	2+2 CONTEMPORARY	



**DRAMATIC 2 STORY TOWNHOUSE IN PRIME LOCATION!!!**

2 br + 2 ba with 2 story high beamed ceilings in living area. Loft converted to 2nd bedroom. Hardwood floors, 2 large patios, 2 fireplaces, spacious master suite with separate entry, 2 car side by side security parking. Inside laundry. Small 7 unit complex.

MLS#17-209390  
Gary Limjap 310-430-0818  
COLDWELL BANKER RESI

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

**ATTENTION**

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

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



TUESDAY

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

<b>2250 GRANVILLE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,450,000</b>	3+3	2sty-SPANISH	



**SPANISH CONTEMPORARY STUNNER IN PRIME WEST LA!**

Impressive Spanish Contemporary w/a loft-like feel. 3BR/3BA bright light home w/clean lines and a great flow ideal for entertaining! Features: Cathedral like ceilings, wd flrs, crown moldings, plantation shutters, fireplace, laundry rm and updated kitchen w/stainless appliances. Generous sized bedrooms w/great storage. Private & peaceful grassy yard. 2 car garage. Central location – a block away from the Bundy/Exposition train-station. Close to freeways, shopping and beach! Don't miss this gem!

**nikki hochstein** 310.968.1116  
**RODEO REALTY**

Dishwasher, garbage disposal, stove

**09 Beverlywood Vicinity** *Single Family*

<b>3100 CASTLE HEIGHTS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,749,000</b>	3+3	1sty-CONTEMPORARY	




**CONTEMPORARY 3 BED, 3 BATH HOME LOCATED IN BEVERLYWOOD ADJ.**

Home offers an open-floor plan & an abundance of privacy & natural light. Modern gourmet kitchen offers Pentel Quartz counter tops, stainless steel appliances, custom Omega Walnut cabinets, & a huge center island. Spacious master suite features a large walk-in closet, high ceilings, fireplace, French doors leading to back yard, & a beautiful bathroom with double vanity & walk-in shower. Backyard is a Zen like retreat where one can enjoy the calming lush pool and Jacuzzi.

**MLS#17-219930**  
**Bellet/Grakal Group** 310-770-1124  
**KELLER WILLIAMS BH**

Cing Fan, Dshwshr, Dryer, Grbg Disp, Rng/Ovn

<b>9125 W 24TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,359,000</b>	3+2		



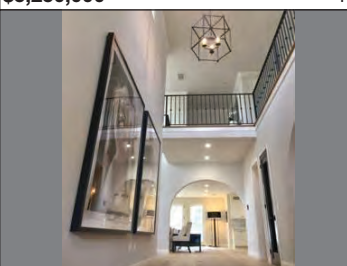
**BEAUTIFUL 1926 CHARMER**

Move-in condition 3+2 1700 sq. ft. feeding to Castle Heights Elementary. Pride of ownership throughout this lovely family home: updated kitchen and baths, central AC/Heat, vinyl windows, hardwood flooring, recessed lighting, granite counters and stainless appliances. Don't miss this gem!

**Dan May** 310-739-8647  
**KELLER WILLIAMS-SM**

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

<b>829 N ORLANDO AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,250,000</b>	4+6	SPANISH	



**ARTISTIC**

L.A. Times Home of the Day! New sophisticated best in class modern luxurious Spanish home. Entertainer's delight on the best street in the West Hollywood area. This is the best of the best from the highly acclaimed Stewart-Gurajani Design Team. Quality and craftsmanship are abundantly clear. Privately gated and hedged. Warmth and charm with the high ceilings and richly arched walls. Inviting open and spacious gourmet kitchen and family room that overlooks the saltwater pool and spa.

**MLS#17-206786**  
**Paul Wylie** 323-515-9585  
**LAMERICA REAL ESTATE**

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

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

<b>732 N HUNTLEY DR #B</b>	Open	11-2	<b>NEW</b>
<b>\$2,595,000</b>	2+3	2sty-MODERN	




**MELROSE HIGH STREET MODERN**

This striking architectural condo is just steps from coveted Melrose High Street. Massive walls of glass retract and open to flawlessly executed interiors offering the finest finishes in a large open living room, dining area and spacious Miele kitchen & breakfast area. This condo lives like a house with seamless indoor-outdoor living enjoying treetop & Hollywood hills views. Spa, prvt laundry room, subterranean garage, security cameras & Control 4 system complete this incredible offering.

**MLS#17-215664**  
**John Galich/Ryan Calder** 310-461-0468  
**RODEO REALTY INC.**

www.HuntleyArchitecturalUnitB.com

<b>1249 N FORMOSA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,275,000</b>	3+3	CONTEMPORARY	



**5 NEW LUXURY TOWN HOMES IN THE HEART OF WEST HOLLYWOOD!**

3 architectural floor plans to choose from. Each residence features private dedicated 2 car garage & private 500 sf rooftop terrace w/ kitchen & views of Runyon, Griffith Observatory, DTLA & Century City. Open plan, 10 ft floor to ceiling windows, chef kitchen w/ custom cabinets, Caesarstone & top of line appliances. Built by experienced Westside estate builder, this project exceeds comparable town-home projects in design, materials and build quality; truly the pinnacle of new urban living.

**J & H Altman** 310.935.0906  
**DOUGLAS ELLIMAN**

FormosaFive.com

<b>1050 N EDINBURGH AVE, UNIT 301</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,050,000</b>	2+2.5	MEDITERRANEAN	




**CORNER PENTHOUSE TOWNHOME MEDITERRANEAN VILLA BUILT 2005**

Featuring cherry hardwood floors throughout, the large living room w/ gas fireplace flows into the open dining area w/ adjacent French doors & patio excellent f/ entertaining. Large designer done kitchen w/ center-island seating & storage, silestone quartz counters, glass tile backsplash, undermount lighting, Italian porcelain floors & ample cabinetry featuring Viking fridge & thermador appliances. Rod iron railing leads upstairs where both bedrooms include vaulted ceilings & en-suite bathrooms.

**IAN RHODES** 323.821.4069  
**KW RHODES LEAD HOME**

1050Edinburgh.com

<b>1200 N FLORES ST, UNIT 106</b>	Lunch	11-2	<b>NEW</b>
<b>\$625,000</b>	2+2	MID-CENTURY	



**MID CENTURY MODERN AWAITING IT'S NEW TOUCH**

Corner condo tucked away in the fantastic 1200 North Mid Century Modern Courtyard building featuring hardwood floors, glass slider to private balcony, open kitchen with breakfast bar and spacious bedrooms and baths. Easy access to pool, inside stackable laundry, 1 parking space with storage and close proximity to cafes, restaurants, shopping and grocery. Easy to show.

**IAN RHODES** 323.821.4069  
**KW RHODES LEAD HOME**

1200Flores.com

<b>1345 N HAYWORTH AVE #105</b>	Open	11-2	<b>NEW</b>
<b>\$495,000</b>	1+1	SPANISH	



**FAMOUS WEST HOLLYWOOD LANDMARK!!**

1-bedroom/1-bath spacious CONDO in the Hayworth Gardens Building on Vintage Row! ALL UTILITIES PAID BY HOA. Dark hardwood floors, coved-9ft ceilings, recessed lights, tons of closet/storage space and ample sized bathroom. Walking distance to hot restaurants, clubs, coffee shops, gyms, and shopping. This is the ideal starter condo in one of the hottest areas!

**MLS#17-207320**  
**Roger Perry** 213-999-1838  
**RODEO REALTY - BH**

www.RogerPerry.com

Questions? Need Assistance?  
Contact our Help Desk Department!

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





TUESDAY


<b>9024 CYNTHIA ST #PH4</b>	Open 11-2	<b>rev</b>
\$1,699,000	2+3 MEDITERRANEAN	
	<b>LUXURY MONTECITO STYLE PENTHOUSE</b>	
<p>Top floor townhouse at Villa Cynthia. 2 Bedrooms + 2 1/2 Baths + Den. Living &amp; Dining rooms have vaulted ceilings W/ natural light. Kitchen W/ center island, 6 burner Viking cooktop, wine fridge, stainless appliances opens to Den. An en-suite Bedroom &amp; Bath &amp; Powder Room are also on this level. Upstairs Master Suite has French doors to large private patio, Bath W/ steam shower, spa tub, &amp; Laundry Rm. Two SxS parking sp + extra storage in security garage. Pet friendly building in an ideal location.</p>		
<p>MLS#17-202586 PKellogg/PDougherty 310-729-1371 COLDWELL BANKER BHN</p>		
www.9024CynthiaPH4.com		

<b>906 N DOHENY DR #214</b>	Open 12-2	<b>rev</b>
\$778,000	2+2 CONTEMPORARY	
	<b>OPEN 12:00 TO 2:00, NOW VACANT</b>	
<p>This beautiful Condo is right off the pool and very close to the 2 parking spaces. Great location on the West side of West Hollywood across the street from Beverly Hills. If you have a dog easy in/out access and no stairs or elevator need to be used. Kitchen is remodeled with Stainless Steel Appliances Silestone countertops and Onyx backsplash. Both baths are gorgeous, hall bath with deep spa tub and the large master bath w/ Italian Porcelain Tiles, dual sinks &amp; a huge walk-in shower w/ seat.</p>		
<p>MLS#17-195816 Jason Adam 3107707087 NELSON SHELTON REAL</p>		
Cbl,Dshwshr		

**10 West Hollywood Vicinity** Income

<b>845/847 N LA JOLLA AVE</b>	Open 11-2	<b>NEW</b>
\$2,299,000	Duplex 2sty-SPANISH	
	<b>BEAUTIFUL 1930'S SPANISH DUPLEX IN THE HEART OF WEHO</b>	
<p>Located in the heart of West Hollywood, this classic Spanish Duplex encompasses charm &amp; character. Each unit boasts 3 spacious bedrooms and 1 &amp; 3/4 baths, all well maintained with original tile in bathrooms. Enjoy family time in the breakfast room &amp; entertaining in the formal dining &amp; living rooms. Covered patio &amp; private balcony entrances as well as a spacious yard to enjoy the sunny southern California weather. Prime location steps away from Melrose &amp; Santa Monica Blvd.</p>		
<p>MLS#17-219054 Bruno Abisor 818.419.1459 SOTHEY'S INT'L RLTY</p>		
www.LaJollaDuplex.com		


<b>1601 N VISTA ST</b>	Open 11-2	<b>rev</b>
\$1,650,000	CALIFORNIA BUNGALOW	
	<b>CHARMING DUPLEX - GREAT INVESTOR OR OWNER USER PROPERTY</b>	
<p>Fabuloue investment or Owner user Charming Separate Spanish Hollywood Bungalows. Both with separate private backyards, driveways, Garage/offices. Many Upgrades. Washer Dryer in Each Unit. Built in Cabinets, Hardwood Floors, Newer Kitchens &amp; Bathrooms. Beautifully Landscaped Gardens. Properties Located On Vista &amp; Hawthorn Must See!!</p>		
<p>MLS#17-215230 David Israeli (310) 918-3527 KELLER WILLIAMS RLTY</p>		
Dshwshr, Dryer, Grbg Disp, Wshr		

<b>11 Venice</b>		Single Family
<b>2919 GRAYSON AVE</b>	Lunch 11-2	<b>NEW</b>
\$3,689,000	4+2 2sty-CONTEMP MED	
	<b>VENICE PRIVATE COMPOUND TACO TUESDAY ON CARAVAN</b>	
<p>Taco Tuesday for Caravan! Venice Canal adjacent compound property. Tree-lined street, Zen grounds and 5 blocks west of the world famous Venice Beach. Rooftop deck, saltwater pool, fire pit, amazing master suite. A must see. First Open Tuesday Broker Caravan.</p>		
<p>MLS#17-220568 Jesse Morton 310/339-4766 PARTNERS TRUST BRENT</p>		
Pool, Rooftop Deck, Pool Villa, Privacy		

<b>225 BERNARD AVE</b>	Open 11-2	<b>NEW</b>
\$3,295,000	4+5 ARCHITECTURAL	
	<b>"YOU HAD ME AT BULTHAUP</b>	
<p>Just completed, by the Reserved Group. Strikes a perfect balance between simple clean design &amp; contemporary finishes. Natural sunlight through oversized windows, electric skylights &amp; Fleetwood drs, giving a bright &amp; airy modern beach feel. Control 4 home automation, french oak floors, Bulthaup cabinetry, Calcutta Gold marble counter tops, Hansgrohe fixtures. One block from Rose Avenue &amp; a half mile from Abbot Kinney, LA's best restaurants, shopping galleries, &amp; the ocean are all close by.</p>		
<p>MLS#17-219060 Simon Beardmore 310 892 6454 SOTHEY'S INT. RLTY</p>		


<b>127 BREEZE AVE</b>	Lunch 11-2	<b>NEW</b>
\$3,225,000	4+4 2sty-ARCHITECTURAL	
	<b>WALK STREET ARCHITECTURAL AWAITS YOU</b>	
<p>This stunning modern home boasts an open floor plan w/ floor to ceiling windows, a kitchen which includes Viking &amp; Subzero stainless appliances w/ butler's pantry &amp; easy access to the 2car garage. Master suite w/ concrete trim tub, wood cabinets, Caesarstone counters, &amp; his&amp;hers double sinks, w/ large walk-in closet. The home also has 3 guest rooms, &amp; an en-suite w/ wet room. Rooftop deck w/ full kitchen offers stunning sunsets &amp; ocean breezes for entertaining friends/family &amp; cozy dinners.</p>		
<p>Nancy Osborne 310-907-6517 HALTON PARDEE</p>		
BBQ,dshwshr,wshr,dryr,intrcom,rng/ovn		

<b>901 LUCILLE AVE</b>	Open 11-2	<b>NEW</b>
\$1,575,000	2+1 1sty-CALIFORNIA BUNGALOW	
	<b>CALIFORNIA BUNGALOW WITH HIGH CEILING &amp; DETACHED BONUS ROOM</b>	
<p>Classic 1913 Venice craftsman on a quiet, palm-lined corner R2 lot has 2 brs, one bath, hardwood floors, Sun Porch with sitting areas &amp; original details. Owner-occupied for 29 years by an author &amp; artist, it is tranquil &amp; private, full of charm, natural light and ocean breezes. Minutes to trendy Abbott Kinney Blvd, A few more to Minutes to Venice canals &amp; to all of Venice's amenities &amp; Beach. Converted garage in back offers a studio/bonus room with bathroom &amp; kitchenette. Off Street parking.</p>		
<p>MLS#17-220536 Keith Endow 310-722-2562 BERKSHIRE HATHAWAY H</p>		
Dryer, Fridg, Wshr, Dryer		



**Property Website & Virtual Tour**


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



TUESDAY

**11 Venice** *Condo / Co-op*

<b>X 615 HAMPTON DR, UNIT B102</b> Lunch 11-2		<b>NEW</b>
\$1,400,000	1+2 2sty-ARCHITECTURAL	



**VENICE ART LOFTS**

Opportunity to live the Venice Beach lifestyle in a sophisticated live/work space located in the desirable Art Lofts by William D. Brantley. This 1 bed 2 bath unit is perfectly situated on the East side of the building where friends and clients can enjoy direct street access to Hampton Dr. The 2 level open concept floor plan features excellent natural light, high ceilings, polished concrete floors, and a spacious patio. Close proximity to Gjusta Bakery, Golds Gym, Abbot Kinney, and Main Street.

Diana Braun 3108665039  
COMPASS

<b>X 235 MAIN ST #217</b> Lunch 11-2:30		<b>NEW</b>
\$975,000	2+2 CONTEMP MED	




**REMODELED & STAGED CONDO**

Remodeled 2br, 2 ba condo. Open floor plan w/ bright & airy living room that opens up to the west facing private balcony overlooking pool. Renovated kitchen boasts a farmhouse sink, designer faucet, quartz counter tops, newly tiled back splash, stained cabinets, gas range, SS appliances & breakfast bar. Enjoy the spa tub w/ jets, Carrara marble counter tops, custom vanity w/ dual sinks & walk in closet in spacious master bath. Gorgeous wood floors were installed. Inside laundry & 2 car parking.

MLS#17-220294  
Caroline Cagle 310-849-6976  
TELES PROPERTIES 235main217.com

**12 Marina Del Rey** *Single Family*

<b>4304 CHASE AVE</b> Open 11-2		<b>NEW</b>
\$1,250,000	3+2 TRADITIONAL	



**SILICONE BEACH CHARMER**

Near Marina, Beaches, Venice, Shopping, Theatres. Three bedroom, den, one and three quarter baths Two car garage and lovely rear yard.

MLS#17-219016  
Chris Mentzell 310-995-6407  
RODEO REALTY - BEVER

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

<b>310 WASHINGTON BLV, UNIT 306</b> Refresh. 11-2		<b>NEW</b>
\$1,585,000	3+3 CONTEMPORARY	




**CONTEMPORARY TURNKEY TOWNHOUSE**

Coveted light and bright townhouse at Latitude 33 Beach Collection. Enter your private gated patio and step upstairs to an open concept, large main living area with fireplace and stunning kitchen with oversized breakfast bar. Cozy up in the luxurious master bedroom with 2 walk-in closets, hardwood floors and en-suite bath with soaking tub. Walk to everything that is the Marina and Venice including: Abbot Kinney, the boardwalk and canals, shopping and farmers markets.

Michael Grady 424-354-2929  
THE AGENCY

<b>13006 MINDANAO WAY #3</b> Open 11-2		<b>NEW</b>
\$1,059,000	2+2.5	




Spacious, bright newly remodeled Townhouse with beautiful light hardwood floors, an open concept living room & dining room. Chef's kitchen featuring custom white shaker cabinets, subway tile, quartz counter tops, oversized sink, top of the line Samsung stainless steal appliances. Upstairs, a stunning master suite features large closets The bath features, double vanity quartz counter, large soaking tub and separate shower. Second bedroom has an en suite. Large two car garage. Private patio.

MLS#17-219084  
Alexys Buckner 310-293-9536  
COMPASS Rng/Ovn

**13 Palms - Mar Vista** *Single Family*

<b>3128 GRAND VIEW BLV</b> Open 11-2		<b>NEW</b>
\$1,995,000	4+4 2sty-SPANISH	

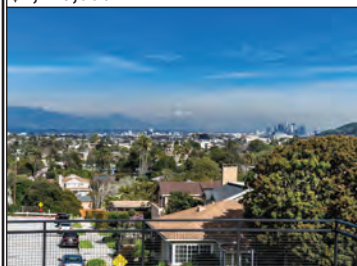


**TIMELESS CUSTOM SPANISH AT THE TOP OF MAR VISTA HILL**

A vaulted formal entry welcomes you to this tasteful Spanish home, w/ a spacious living room & elegant dining room. A newly remodeled kitchen w/ a Pro Viking Range, farmhouse sink, Caesarstone countertops & designer tile backsplash, allows for optimal function & form. The cozy family room overlooks the secluded backyard & spa, while the master includes a stunning bath, walk-in closet & fireplace. Zoned in one of the Westside's best schools, Mar Vista Elementary.

Mark Kitching 310-902-0221  
PARTNERS TRUST

<b>X 3635 INGLEWOOD BLVD</b> Lunch 11-2		<b>rev</b>
\$2,775,000	4+5 CONTEMPORARY	



**SILICON BEACH VIEW ESTATE ON TOP OF MAR VISTA HILL. LUNCH**

VIEWES, VIEWES, VIEWES, from every room! Modern day luxury, loft style living on top of Mar Vista Hill! Stunning, sophisticated and dramatic dream home. Impressive 2-story home features luminous open floor plan, with spacious step-down living room, romantic fireplace with built in benches, high ceilings and wall of glass opening to view deck. Stunning gourmet kitchen, with statuary Calcutta marble center island, Caesarstone counters, glass back splash and stainless appliances.

MLS#17-202510  
Andrew Wilson 310.387.1297  
RE/MAX ESTATE PROPER Bit-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

**14 Santa Monica** *Single Family*

<b>222 20TH ST</b> Open 11-2		<b>rev</b>
\$7,795,000	6+8 TRADITIONAL	



**SPRAWLING EAST COAST TRADITIONAL, N. OF MONTANA**

Sitting N. of Montana in Gillette Regent Square, the home reveals a remarkable blend of indoor & outdoor spaces, beauty & technology. Graciously proportioned rms & comfortable entertaining areas including a private theatre/ media room. The home features a wealth of amenities: Crestron Smart house system, Nest controls & Tesla charging station, opulent fitness space, climate controlled wine cellar, putting green, expansive master suite w/ balcony & vast outdoor entertaining area w/ a saline pool/spa.

MLS#17-210666  
Stearns/Newirth 310.850.9284  
PARTNERS TRUST BW BBQ,Dshwshr,Dryer,Grbg Disp, Micro, Other



The Source Of Real Time Real Estate™

<b>1024 CHELSEA AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,995,000</b>	3+4	1sty-MID-CENTURY	



**SANTA MONICA MID-CENTURY MODERN RESIDENCE**

Clean lines & an abundance of natural light give this 3BR+3BA w garage plus rec room/office/bath the perfect balance of indoor/outdoor living in this quiet, sought-after north of Wilshire neighborhood. Outstanding features -- chef's kitchen w Wolf 48" stove, Sub Zero, solid walnut cabinets, Calcutta marble counter & Ipe deck for al fresco dining & entertaining. Spacious garage plus rec room/office/bath is bright & open w 2 glass-panel garage doors for a flowing transition from indoor to outdoor.

MLS#17-213174  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

www.1024Chelsea.com

**14 Santa Monica** *Condo / Co-op*

<b>110 OCEAN PARK BLV, UNIT 502</b>	Open	10-5	671F4	<b>NEW</b>
<b>\$3,650,000</b>	2+2	1sty-CONTEMPORARY		



**SEA COLONY III PENTHOUSE, DON'T MISS THIS ONE!!!**

Don't miss this opportunity to purchase the best there is a SEA COLONY III- Developer's unit, one of a kind, never offered to the public before. Outrageous unobstructed white water ocean, coastal, sunset, mountain & city views from all rooms in this 1800 sq ft 1 level West facing corner PENTHOUSE with massive balcony. Complex features 24 hour security, pool, 3 spas, gym, rec room, storage, bicycle storage & public tennis. Dog ok per HOA Rules. This is a once in a lifetime opportunity. no signs

Randi Pollock 310 993-9709  
COLDWELL BANKER SM

washer/dryer/refrigerator

<b>212 MARINE ST, UNIT 205</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,195,000</b>	2+2	1sty-CONTEMPORARY	



**CHIC AND MODERN LOFT JUST SECONDS FROM THE BEACH**

The best of luxury beach living! Directly off Main St & close to Rose, Abbot Kinney & the sand. This stunning modern loft w/ cozy contemporary edges offers 2 large beds, showcasing a large master suite w/ private patio. The kitchen is a chef's dreams w/ high-end stainless appliances, open eat-in kitchen w/ banquette sitting for entertaining. An abundance of light spills thru the large window & chic roll-up glass door, & flows thru the open floor plan. Side-by-side parking.

Nancy Osborne 310-907-6517  
HALTON PARDEE

Built-Ins,dshwshwr,rnge/ovn,fridge, etc

<b>838 16TH ST #9</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	2+2.5	CONTEMP MED	




**STUNNING CONTEMPORARY MEDITERRANEAN VILLA**

This remodeled townhome includes a roof top deck & is in one of the most sought after newer construction buildings. Enter into this bright, sunny designed unit to find new hardwood floors, Chef's kitchen, with Viking & Kitchen Aid appliances, caesar & granite counter tops which opens to a patio for entertaining. Oversized master suite, with walk in closet remodeled bathroom & loft with rooftop terrace featuring a view of the ocean. Steps to Montana Ave restaurants, shops, & beach.

MLS#17-220148  
Andrea Pilot/Steve Sawai 310.899.3510  
COLDWELL BANKER RESI

Frzr,Grbg Disp,Hood Fan,Rng/Ovn,Fridge

<b>812 WASHINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	2+3	3sty-CONTEMPORARY	



**LIGHT & BRIGHT TOWNHOME W/ GREAT FLOW IN PRIME SANTA MONICA!**

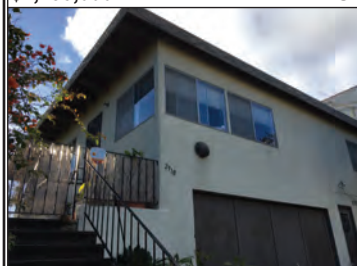
Open floor plan feels like a home. Square kitch looks out to family rm, dining rm & living rm w/high wood-beamed ceilings. 2 large en-suite beds on 2nd floor. Master w/ soaring beamed ceilings, stone flr, large walk-in closet & loft to private rooftop patio. Bottom floor w/laundry & direct access prvt 2 car garage w/tons of storage. Private patio on main level, tree views from windows, hrdwd flrs, Central AC & plantation shutters. Corner unit in small building w/low HOA dues & EQ Insurance!

MLS#17-220764  
Lisa Mansfield 310.481.4313  
SOTHEY'S BRENTWOOD

Fam. Rm/Loft/2-car Garage/Rooftop patio

<b>14 Santa Monica</b>	<i>Income</i>	
------------------------	---------------	--

<b>2910 HIGHLAND AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	Units	CALIFORNIA BUNGALOW	



**DRIVE BY ONLY!**

Great investment opportunity. Bring all developers! Property is located in one of the best locations in Santa Monica! Close to the ocean and trendy Main Street. Property is three separate structures. One is a classic California bungalow. Other units are located above garages with views. Property is on a SMOP2 lot which is perfect for a developer. Property can be accessed from Highland Avenue or 6th Street.

MLS#17-196372  
Steve Sawai 310-899-3584  
COLDWELL BANKER RESI

**15 Pacific Palisades** *Single Family*

<b>13916 W SUNSET BLV</b>	Refresh.	11-2	<b>NEW</b>
<b>\$9,419,000</b>	6+8		



**NEWLY CONSTRUCTED EAST COAST TRADITIONAL**

Experience exquisite perfection in this newly constructed East-Coast Traditional Estate. Situated on a gated property in the coveted Riviera area of the Palisades, this 6 bedroom/8 bathroom home with designer finishes and a sophisticated floor plan make this the perfect home to accommodate every lifestyle. This private estate boasts indoor/outdoor living and dining areas, a pool, indoor sauna and spa, wine cellar, movie theatre, expansive master suite, spectacular yard and 3 car garage.

NOAH | ROBERTSON 3109689212  
SOTHEY'S

ESPRESSO BAR

<b>15238 FRIENDS ST</b>	Open	1-2	<b>NEW</b>
<b>\$6,500,000</b>	6+8	3sty-CONTEMPORARY	




**2017 BRAND NEW CONSTRUCTION ON THE BLUFFS**

Want captivating 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 & watch a sunset or bike path? Brand new 2017 custom contemporary build w/ 6-beds, 8-baths, 2 family rooms, wine room & 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.

MLS#17-218078  
David Kelmenson 310-360-5090  
THE AGENCY

TheAgencyRE.com

<b>1046 GALLOWAY ST ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,795,000</b>	5+5.5		



**NEW ALHABET ST FARMHOUSE**

Nestled in the tree-lined Alhabet Streets is this newly constructed 5BD/5.5BA custom designed farmhouse featuring a unique blend of modern and rustic details. Enjoy luxury living just three short blocks from "the new Caruso Project."

MLS#17-214452  
Katy Kreitler 3109223708  
BERKSHIRE HATHAWAY

**REMINDER**

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

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

TUESDAY

<b>374 ARNO WAY</b>	Open 11-2	<b>NEW</b>
<b>\$3,195,000</b>	5+4.5 2sty-MEDITERRANEAN	



**DESIGNER PERFECT MEDITERRANEAN SHOWPIECE**

Beautiful Mediterranean in the charming Bel Air Bay Club neighborhood. Featured in the 2014 Pacific Palisades Garden Tour, this home is gorgeous inside and out. Many custom features, recessed lighting, a large butler's pantry w/ built-in wine refrigerator, loads of cupboard space, formal dining room & easy beach access.

Sharon Hays 310.230.2428  
COLDWELL BANKER-PAC.

<b>16169 W SUNSET #106</b>	Open 11-2	<b>NEW</b>
<b>\$749,000</b>	2+2 CONTEMP MED	



**EXCEPTIONAL AND UNIQUE CONDO FEELS LIKE A HOUSE!**

The living room open floor plan continues flowing right outside your sliding door to your private patio on ground level. Beyond patio enjoy the gated grounds lush landscaped area. The flow inside the condo is spacious. The master bedroom is very large. Both bedrooms have walk-in closets. Enjoy green views from every room. Remodeled stainless kitchen. Both bathrooms have been updated/remodeled. Hurry! Do not miss. Will be gone soon!

MLS#17-218932  
JoAnn G. Schoemann 310.386.5509  
TELES PROPERTIES

16169WestSunsetBlvd106.com

<b>15914 TEMECULA ST</b>	Open 11-2	<b>rev</b>
<b>\$3,895,000</b>	5+4 TRADITIONAL	



**ELEGANTLY REMODELED PACIFIC PALISADES HOME ON THE BLUFF**

Located in the highly sought after Pacific Palisades El Medio Bluffs, this remodeled home is 3,654 SF on a spacious 8,368 SF lot. Entrance has a private gated courtyard with fireplace and warm entrance to formal living room. Kitchen and living room have 14ft ceilings, French-doors to large grassy backyard. Upstairs features an office suite, master bedroom and grand master bathroom with mountain views and walk-in closet. This home has a traditional feel with exceptional modern elegance.

MLS#17-216802  
Jancula I Montano 310-740-9719  
COMPASS

www.mywestsidehome.com

**15 Pacific Palisades** *Lease*

<b>865 CHAUTAUQUA</b>	Open 11-2	<b>NEW</b>
<b>\$8,900</b>	3+2 1sty-TRADITIONAL	




**WONDERFUL LEASE IN PACIFIC PALISADES!**

Renovated one-story home in terrific location. Spacious feeling and lots of natural light. Redone kitchen. Living room with fireplace. Master suite has lovely bay windows and a walk-in closet. French doors in the den open to the private backyard and patio. Front yard has mature drought tolerant plants. Hardwood floors/tile throughout. Central air and heat. Street to street lot provides extra privacy. Available immediately.

MLS#17-219740  
Janelle Friedman 310-850-3635  
SOTHEY'S INTERNAT'L

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

<b>15222 FRIENDS ST</b>	Open 10:45-2:15	<b>rev</b>
<b>\$3,299,000</b>	4+3 TRADITIONAL	



**BEAUTIFUL HOME IN VIA PALISADES BLUFFS**


This gorgeous four-bed, three-bath home offers a rare opportunity to live or expand in the beautiful Via Palisades Bluffs. This traditional, ocean-side property features a large pool with an expansive attached deck. Check the waves, take the dog for a walk, or head down the upcoming trail to PCH in a matter of moments. Best of all, enjoy the ocean views and Palisades sunsets on your way home to one of the premier locations in Southern California.

MLS#17-217246  
Diane Forbes Halliburton 3103396486  
GIBSON INTERNATIONAL

www.forbeshalliburton.com

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

<b>2411 5TH AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$948,000</b>	4+3.5 COUNTRY ENGLISH	



**CHARMING COUNTRY ENGLISH IN WEST ADAMS TERRACE**

Gorgeous remodeled home in West Adams Terrace HPOZ. Living room with Batchelder fireplace, den, sunroom, dining room, huge eat-in kitchen, 3 beds + 2 baths PLUS upstairs is the master suite...skylights, two office areas, walk-in closet and spa-like bath with rainfall shower. PLUS semi-converted garage 1+1.

Angela Bond 310.666.5052  
KW LARCHMONT

Refrigerator, W/D, Dishwasher, Rng/Ovn

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

<b>15425 ANTIOCH ST #102</b>	Open 11-2	<b>NEW</b>
<b>\$1,349,000</b>	2+2 1sty-CONTEMPORARY	



**REMODELED CONDOMINIUM IN THE VILLAGE**

Remodeled one level 2-bedroom/2-bathroom condominium set in the Pacific Palisades Village. Adjacent to shops, restaurants, schools, beach, bike path, hiking, bluffs & new Caruso development. Open kitchen with newer Viking cooktop/range. Wood & stone floors throughout. Den/Family room in addition to living/dining rooms. Covered deck for ocean breezes, sunsets & outdoor dining. Central heat/air & laundry inside unit. 2 parking spaces, storage space, guest parking - set in a secure corner building.

MLS#17-219434  
David Kelmenson 310-863-3030  
THE AGENCY

TheAgencyRE.com

<b>1814 W 36TH ST</b>	Open 11-2	<b>NEW</b>
<b>\$734,000</b>	4+3 CALIFORNIA BUNGALOW	



**CHARMING AND FULLY REMODELED CA BUNGALOW**

Charming fully remodeled Bungalow located in vibrant Jefferson Park. No expense spared. Feat functional floor plan, tons of natural light, designer details. LR w/ decorative FP, dining area & den/bonus rm & central air/heat. Grmt kitchen w/custom cabinetry, quartz counter tops & top-of-line stainless steel appliances. Mstr suite w/ sliding doors& bath w/ custom vanity and subway tiles. Grassy yard perfect for entertaining. Easy access to freeways, DTLA, USCand new Metro Expo Line! R2 zoning.

MLS#17-219030  
Natalie Elias 310-775-1141  
DOUGLAS ELLIMAN

Blt-Ins,Dshwshr,Micro,Fridge,Range

<b>1429 PALISADES DR</b>	Open 11-2	<b>NEW</b>
<b>\$995,000</b>	3+3 2sty-TRADITIONAL	



**SPACIOUS & BRIGHT 3-BEDROOM. BEAUTIFUL COMPLEX TOO!**

Popular "E" plan with all 3-bedrooms upstairs! Enter into an extra-large living room with high ceilings & recessed lights that spills out to a private & lush bricked patio. A formal dining room, an eat-in kitchen, a powder room & a dedicated laundry room complete the downstairs. The master suite has soaring ceilings, an updated bath w/ spa tub and sweet views of the trees & mountain beyond. The two additional bedrooms are good-sized and they share a full bath. Bamboo hardwood floors throughout.

MLS#17-220000  
Nicolas Beauvy 310-691-9595  
COLDWELL BANKER PP

Santa Ynez Rec. Ctr. Membership included



**homesnap PRO**  
The Power of The MLS™  
Right in Your Hands

*Now Available!* A New Way to Run Your Business Away from Your Desk!  
Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

**18 Hancock Park-Wilshire** *Single Family*

<b>4224 FRANCIS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+3	CAPE COD	



**CHARMING CAPE COD IN WINDSOR VILLAGE**

This Cape Cod Style charmer is ideally located in beautiful Windsor Village and ½ block from the Harold A. Henry Community Park. The house was extensively updated by the current owner. The open floor plan is enhanced by French doors and hardwood floors throughout. The living room has a beautiful bay window, fireplace and French doors to an adjacent sun room. This wonderful home is also convenient to the new Purple Line Extension that, once completed, will run along Wilshire Blvd.

MLS#17-220438  
Eric Lowry 2135070950  
COLDWELL BANKER RESI

Blt-Ins,Dryer,Grbg Disp,Fridg,Other

<b>147 S PLYMOUTH BLVD</b>	Open	11-2	<b>rev</b>
<b>\$5,799,000</b>	4+6	2sty-COUNTRY ENGLISH	



**WINDSOR SQUARE LOCATION CLOSE TO LARCHMONT!**

SUBJECT TO BANKRUPTCY COURT APPROVAL AND OVERBID; PROPERTY SOLD, "AS IS". Fab location in Windsor Square. Was under construction, plans show approximately 8,000+ sq/ft. 3 floors, 4 bedrooms and 3 lux baths on top floor, multi room/baths in basement. Open kitchen w/family room overlooking pool. In HPOZ--buyers to investigate rules/restrictions along with permit status. Bring liability waiver signed by anyone entering (see docs in MLS). Wear sturdy shoes!

MLS#17-208616  
Lisa Hutchins 323-460-7626  
COLDWELL BANKER HPN

www.147Plymouth.com

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

<b>612 WILCOX AVE</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	2+3	2sty-FRENCH	



**GREAT WILSHIRE COUNTRY MANOR TOWNHOUSE W/HUGE SIDE PATIO**

Great 2 Bed/3 Bath Interior End Unit. Freshly Painted throughout with Smooth Ceilings just waiting for your "Decorators Touch". Super Light & Bright w/sliding door out to its huge private Side Patio perfect for entertaining. In addition to the normal front patio + a small rear patio, the side patio offers room for a grill, table with umbrella and even lounge chairs. Gorgeous Pool & Party Room in complex. 3rd St School. Secure garage with Side by Side parking for 2 cars.

Linda Hindley 323 610-6070  
CB BH NORTH

2 Full Baths up + Powder Room down

<b>308 N SYCAMORE AVE #206</b>	Open	11-2	<b>red</b>
<b>\$1,795,000</b>	3+4	FRENCH NORMANDY	



**RECENTLY REDUCED**

PRICE REDUCTION! This exquisite corner residence within Los Angeles' most distinguished pre-war building embraces the forgotten elegance of old-world European design while affording the modern comforts of present day Los Angeles. Experience surmounting awe from the spacious entryway to the generous master suite with private foyer, walk-in closet and marbled and mirrored dual-vanity bath-a prize of true Hollywood glamour.

MLS#16-180182  
Nick Segal 3107760148  
PARTNERS TRUST BEVER

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

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

<b>6450 W 5TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,200,000</b>	4+5.5	2sty-ARCHITECTURAL	




**LUXURIOUS MODERN ARCHITECTURAL**

Extensive owner upgrades: gated grounds, outdoor kitchen pavilion, custom window treatments, dining room courtyard waterfall. Large-scale main floor living area opens to loggia and resort-like outdoors, Italian kitchen cabinetry, Miele appliances, and informal dining. Infinity-edge pool/spa with rich wood decking. Main floor office/guest suite. Floating stairs to upper level with light-filled master with large pvt terrace, open guest/family space with bath, two en suite BR, and laundry.

Robert Risher 310-210-8648  
BERKSHIRE HATHAWAY

www.6450west5th.com

<b>6301 DREXEL AVENUE</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	3+4	1sty-SPANISH	




**EXQUISITE COURTYARD SPANISH**

OUT OF THE PAGES OF A DESIGN MAGAZINE, THIS BEAUTIFULLY RENOVATED COURTYARD SPANISH HOME SITS ON A CORNER LOT IN THE DESIRABLE BEVERLY/GROVE NEIGHBORHOOD, JUST MINUTES TO MUSEUM ROW & BEVERLY HILLS. MAIN HOUSE HAS 2 TRUE MASTER SUITES, 2.5 BATHROOMS, LIVING ROOM W/ BEAMED CEILINGS, CENTER ISLAND KITCHEN. 3RD BED/BATH ARE ABOVE THE DETACHED 2-CAR GARAGE. APPROX. 2250 SQFT (INCL. GUEST UNIT). EXQUISITE IN EVERY DETAIL. WALLED FOR PRIVACY.

MLS#17-220668  
Brad Downs 310-435-3225  
RODEO REALTY - BH

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

<b>915 S OGDEN DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,589,000</b>	3+2		



**BLOCKS FROM LACMA & NEW METROLINE!**

Dramatic turret entry with stone floors leads to step down living room with beamed ceiling, stain glass windows and wood burning fireplace. Handsome light filled dining room with leaded windows. Recently refinished hardwood floors throughout. Sweet breakfast room with built-ins and leaded glass windows. 3 bedrooms plus 2 bathrooms. Grassy, tranquil backyard accessible from kitchen and 3rd bedroom.

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

www.915SOgden.com

<b>1325 S SIERRA BONITA AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,349,000</b>	3+4	MEDITERRANEAN	



**THE BEST OF WILSHIRE VISTA**

Walking distance to City landmarks as well as a quiet dinner for two, this rare 3 bedroom 3.5 bath Mediterranean bungalow is the perfect home. The living room features triple arched windows and a handsome fireplace. Throw open the dining room's French doors and enjoy the jasmine breeze from the front patio. A desirable central hallway plan leads to the en-suite bedrooms and culminates in the step down private master. Dual sets of French doors lead to rear deck and private rear yard.

MLS#17-220698  
John Barrentine 310-276-6656  
KW LARCHMONT

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

<b>447 N HARPER AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,880,000</b>	5+7	3sty-ARCHITECTURAL	



**AMAZING DESIGNER SHOWPLACE**  
**WWW.447NHARPER.COM**

Spectacular newly built custom home. Walled & gated contemporary architecture at its finest. Soaring ceilings, bright open floor plan, walls of glass, pocketed Fleetwood door systems & all the luxury amenities required by today's sophisticated "lifestyle" buyer. One-of-a-kind designer home features amazing indoor-outdoor living spaces, nearly 1200 sf roof top deck. Custom LEICHT kitchen w/ Miele appliances; designer materials, state-of-the-art home. Amazing pool, large deck, spa & much more!

MLS#17-219098  
Omega Group-Todd Michaud 310.429.8191  
KELLER WILLIAMS HH


www.OmegaGroup.LA

**Why Advertise? Large Distribution Area**

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

TUESDAY

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



**MASTERFUL**

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

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

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

<b>6402 LINDENHURST AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,649,000</b>	4+5	SPANISH	



**SPECTACULAR FULLY GATED & HEDGED SPANISH HOME**

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

MLS#17-218614  
R. Schwartz Z. Sklar 310.383.5949  
HILTON & HYLAND

6402Lindenhurst.com

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

<b>855 S WOOSTER ST #202</b>	Open	11-2	<b>NEW</b>
<b>\$739,000</b>	2+2	CONTEMPORARY	



**SPACIOUS FLAT IN DESIRABLE NEIGHBORHOOD**

STEPS FROM THE VIBRANT ROBERTSON BLVD & BEVERLY HILLS! INVITING LIVING ROOM W/FP & A DEN AREA. NICE-SIZED DINING ROOM W/HI CEILINGS & A WET BAR. KITCHEN W/GRANITE COUNTERS, BREAKFAST NOOK. STONE FLOORS. 2 FULL BEDROOMS & 2 FULL BATHROOMS. MASTER BEDROOM W/A GENEROUS MASTER BATH THAT HAS A SHOWER & A SEPARATE BATH TUB. LAUNDRY IN THE UNIT + CENTRAL AC. AMENITIES: ROOFTOP POOL W/AMAZING VIEWS, HUGE COMMUNITY ROOM W/BAR & A KITCHEN...PRIVATE STORAGE GARAGE, 2 CAR PARKING & AMPLE GUEST PARKING.

MLS#17-219658  
Mathew Bahri 310-259-0506  
NELSON SHELTON REAL

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

**19 Beverly Center-Miracle Mile** *Income*

<b>6447 W 6TH ST</b>	Open	12-2	<b>NEW</b>
<b>\$1,450,000</b>	Duplex		



**CHARMING BEVERLY GROVE DUPLEX**

Both units are expansive 2 bedrooms and 2 bathrooms and have an additional bonus/office space. This unique duplex features original mid-century design and architectural details with hardwood floors, large living rooms with tiled fireplaces, formal dining rooms and a separate laundry area. Located in Beverly Grove area, within close proximity to The Grove, 3rd Street shopping and restaurants, and the Beverly Center. Great upside potential. Units are currently tenant occupied.

Rochelle Atlas Maize 310-968-8828  
NORMAND & ASSOCIATE

**OPEN HOUSE STATUS**

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

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

**20 Hollywood** *Single Family*

<b>1351 SEWARD ST</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	2+1	CALIFORNIA BUNGALOW	



Tucked away behind high reaching walls of lush green hedges, sits this alluring 1920s Hollywood Bungalow. Once inside the private hideaway, you may feel a sense of nostalgia and peace. The cottage itself has plenty of historic charm as well as a large Cook's kitchen and a nice open flow full of windows w/ green belt view of the yard. Perfect Hollywood location!

MLS#17-215218  
Michelle Nelson 310.500.5385  
SOTHEBY'S INTERNATIO

Rng/Ovn,Fridg

**20 Hollywood** *Condo / Co-op*

<b>7320 HAWTHORN AVE #325</b>	Open	11-2	IEWS!	<b>NEW</b>
<b>\$445,000</b>	1+1	ARCHITECTURAL		



**HOLLYWOOD CONDO WITH POOL AND CITY LIGHTS VIEWS!**


Steps away from LA's iconic Runyon Canyon and in the heart of Hollywood's offerings sits this beautiful and spacious one-bedroom, one-bathroom condo with laundry inside of the unit. This stylish condo showcases an updated kitchen, central HVAC for hot summer days, and a gas flame fireplace for snuggle-worthy nights. Private terrace with views of Century City and beyond. **BONUS ALERT:** 2 parking spaces and low HOA's (\$388 mo.). You will love being close to nightlife, restaurants, and markets.

MLS#17-219812  
J.CHANES | J. YARBROUGH 310.612.3666  
L.A. LUXE GROUP | KW

www.Hawthorn325.com

**20 Hollywood** *Income*

<b>1832 N WILTON PL</b>	Open	11-2	<b>rev</b>
<b>\$1,933,500</b>			



**PROBATE SALE | COURT TO BE HEARD 05/03/17**


Court to be heard 05/03/17 at LA Superior Court, dept 29, 111 N Hill Street, Los Angeles. Property sold As Is. Beautiful 8 unit apartment building + separate bungalow unit in back, great upside potential.15 Day Escrow, Cash, No Contingencies. The overbid starts at \$1,933,500.00. Probate sale, court confirmation required. Commission will be split as follows: 2.5% to listing agent and 2.5% to agent representing successful purchaser in court. Commission is based on the final sales price in court.

MLS#17-200286  
D. Kramer | A. Press 310.691.2400  
HILTON & HYLAND

www.DavidKramerGroup.com

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

<b>2005 LEMOYNE ST</b>	Lunch	11-2	594-E6	<b>NEW</b>
<b>\$1,559,000</b>	5+3	3sty-MODERN		



**PANORAMIC SUNSET VIEWS IN ECHO PARK HILLS**

Panoramic sunset views! Perched in Echo Park hills is 3300+ sq ft of Modern elegance. Tri-level, 5bd/3ba connects open living to abundant outdoor areas. Fenced courtyard. Expansive great room, hi ceilings, wood floors. Extravagant dining frames hills beyond. Designer kitchen w/ island, counter bar. Upstairs generous Master suite, floor-to-ceiling glass doors fold away to balcony vistas. Rooftop deck, 360-degree views. Lowest level own entrance, perfect for ultimate work space or rental unit!

N Jacobson, D Gallardo 213-949-4590  
KW LOS FELIZ

Stove, fridge,washer/dryer

**22 Los Feliz** *Single Family*

<b>5720 VALLEY OAK DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	4+4	2sty-ARCHITECTURAL	



**MAGICAL COMPOUND ON PRIVATE STREET**

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.

A Comora/P Lester <b>THE AGENCY</b>	310-569-7950	Built ins
----------------------------------------	--------------	-----------

<b>4947 LOS FELIZ BLV</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	4+4.5	1sty-MID-CENTURY	



**MID-CENTURY FIXER ON HUGE LOT!**

Spectacular Mid-Century fixer single story pool home w/ large lot in Los Feliz. Walls of glass, clean lines & major potential w/wood floors, built-in woodwork, dual fireplaces in the living & family room + exceptional scale & volume. Four en-suite bedrooms incl. 2 masters on opposite ends of the house. Built w/seamless flow bringing the outdoors in & ready for entertaining on a grand scale. Incredible flat/usable lot w/Observatory views. Awaiting your touches to bring this home to the next level.

Grant Linscott <b>KELLER WILLIAMS RLTY</b>	323-300-1174	fireplace,
-----------------------------------------------	--------------	------------

**28 Culver City** *Single Family*

<b>4052 LAFAYETTE PL, UNIT B</b>	Open	11-2	<b>NEW</b>
<b>\$917,000</b>	3+2	2sty-SPANISH	



**CHARMING, FREE-STANDING 1925 SPANISH COLONIAL HISTORICAL**

Located just steps from downtown CC's vibrant scene and walking distance to the light rail, this home built in 1926 for MGM during the Golden Age of Film was given Landmark status in 1990. 3 bedrooms (one of which is a conversion) and 1 3/4 baths. Two stories w/soaring wood beam Cathedral ceilings & skylight. Hardwood floors through, original French doors & windows & beautiful Palladian window facing the courtyard. Architectural details. Gas F/P. In a courtyard with six other homes. Come see!

Joan Moon <b>RE/MAX ESTATE PROP</b>	310-895-0990	All appliances
----------------------------------------	--------------	----------------

**28 Culver City** *Condo / Co-op*

<b>8202 SUMMERTIME LN</b>	Open	11-2	<b>NEW</b>
<b>\$385,000</b>	1+1		



**HIGHLY DESIRED LAKESIDE VILLAGE 1 + 1**

Highly desired resort style complex w/gated security Beautiful 1+1 condo. Tastefully upgraded kitchen & bath, Spacious LR & DR . Large bdrm w/2 closets. Lots of amenities. Culver City schools.

Bobbi DeBarge <b>KELLER WILLIAMS SM</b>	310-403-7959	Refr, Range, Microwave, Dishwasher
--------------------------------------------	--------------	------------------------------------

**30 Hollywood Hills East** *Single Family*

<b>6221 HOLLY MONT DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,250,000</b>	4+5	2sty-SPANISH	



**GRAND SPANISH REVIVAL RESTORED AND REIMAGINED**

Outdoor spaces extend the living space of this restored and reimagined Spanish revival. Bright living room with beamed ceilings overlooks terraces and Hollywood views. Oversized custom kitchen, great room and outdoor garden for easy living. Three upstairs bedroom suites including a sprawling master where the views pick up. The skyline of downtown, historic and new Hollywood landmarks and ocean delight. The additional bedroom suites are generous in size and well-appointed with private baths.

Darian Robin <b>THE AGENCY</b>	310-963-9471	wine refrig, coffee maker, refrig,
-----------------------------------	--------------	------------------------------------

<b>2400 CRESTON DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,095,000</b>	2+3	MID-CENTURY	

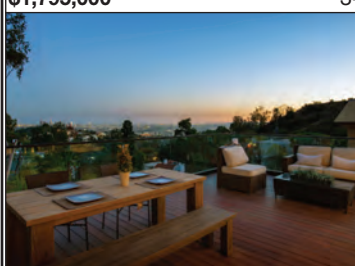


**BEACHWOOD CANYON**

Stunning designer mid-century architectural in the desirable Hollywood Dell neighborhood of Beachwood Canyon. Situated on a quiet cul-de-sac, this private, romantic home features terrazzo floors, and a step down living room with fireplace. The 8 foot tall sliding glass doors lead you out to a great entertainment deck, overlooking the nude pool and spa, where panoramic views stretching from the Griffith Observatory to the Downtown Skyline await you.

Howard Stevens <b>NOURMAND &amp; ASSOCIATES</b>	323-376-0005	Cbl,Dshwshr,Grbg Disp,Fridg,Satellite
----------------------------------------------------	--------------	---------------------------------------

<b>3000 DURAND DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	3+4	CONTEMPORARY	



**JETLINER VIEWS**

Private & gated, exceptionally remodeled contemporary home w/Jetliner city views. Dramatic living & dining area w/ wood-burning fireplace, skylights, wide plank wood floors & walls of glass that open to a spacious deck surrounded by views. Sleek kitchen has Caesarstone counters, Meile appls & breakfast bar. Bathrooms finished w/travertine, limestone & marble w/deep soaking tubs. Two master suites have walk-in closets & view deck. Sep guest suite could be office, studio, or 4th bedroom.

Rose Ware <b>BHHS-BH</b>	213-269-9171	Dshwshr,Grb Dsp,Hood Fan,Micro,Rng/Ov
-----------------------------	--------------	---------------------------------------

<b>2209 CREST WAY</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,497,000</b>	3+3	2sty-MODERN	



**BEAUTIFUL CUSTOM RESTORATION ON A QUIET CUL-DE-SAC**

Gorgeous remodeled and rebuilt home on a quiet Hollywood Hills cul de sac updated with impeccable luxurious European style. Formal entry leads to living room with fireplace, dining area and front balcony perfect for entertaining small or large groups of family and friends. Stunning brand new open plan Italian cooks kitchen with new stainless appliances and new cabinets, counters, finishes and fixtures is the epitome of well-appointed style. Great flow to separate outdoor bbq area. Cool.

Konstantine V.   Rick Y <b>SOTHEY'S LOS FELIZ</b>	323.252.9451	built ins, stove, fridge, dishwasher, AC
------------------------------------------------------	--------------	------------------------------------------

<b>6010 GRACIOSA DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,325,000</b>	3+3	SPANISH	




Nestled just under the famed Hollywood sign sits this walled and gated VIEW home. Features 3 levels, 3 bdrs, 2.5 ba, bonus room currently used as the 4th bdr, upgraded kitchen. Home is currently leased until 9/2017 for \$7300/month. Comparable homes in the area have leased between \$3800 - \$5000 mo. This SFR presents an opportunity for a savvy buyer to capitalize on a home that is already generating above market rent. Imagine positive cash flow from day one. See private remarks


Richard Casillas <b>SOTHEY'S INTERNATIO</b>	(310) 467-1273	Cing Fan,Dshwshr,Grbg Disp,Hood Fan
------------------------------------------------	----------------	-------------------------------------

Questions? Need Assistance?  
Contact our Help Desk Department!

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

TUESDAY

<b>X 5912 CANYON CV</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,299,000</b>	2+2			
				
<b>ROMANTIC BUNGALOW WITH SOUTHERN CHARM. CORDON BLEU CHEF LNCH</b> Canyon bungalow where Southern charm greets you in the entry and extends through the entire indoor/outdoor floor plan. Living room has high ceilings, double coving and a wide hearth fireplace. Wood floors throughout. Dining room has a banquette spanning an entire wall. Open Kitchen. A large master and second bedroom have doors to the outdoor spaces. And the street to street lot affords maximum privacy to dine outdoor. The garage has been restyled as a studio with open beam ceiling and 1/2 bath.				
Chris Laib & Bryce Hayes		3238541820		
KELLER WILLIAMS LF				

<b>6485 SAN MARCO CIR</b>		Open	11-2	<b>rev</b>
<b>\$1,395,000</b>	3+3	TRADITIONAL		
				
<b>CITY VIEWS FROM THIS CHARMING TRADITIONAL ON CUL DE SAC</b> 1930's Traditional w/views of downtown Hollywood. Tucked away in a sleepy cul de sac & yet just moments from all of the bustle of downtown Hollywood, this home is a rare gem offering a renovated kitchen, living rm w/vaulted ceilings & fireplace, & formal dining room. Spacious deck off the living room w/city & canyon views. Master suite w/renovated bath, walk in closet, & private deck w/city/canyon views. Two more bedrooms w/add'l 1.5 baths. Wood flooring, central HVAC, and detached garage.				
MLS#17-214426				
Carrie Berkman Lewis		310.435.5714		
PARTNERS TRUST BH				
www.6485SanMarco.com				

<b>2960 BELDEN DR</b>		Refresh.	11-2	<b>NEW</b>
<b>\$968,000</b>	2+2	2sty-POST & BEAM		
				
<b>BEST VALUE IN BEACHWOOD!</b> 1961 post & beam in coveted Hollywood land. Views from every room. Walking distance to Village. A MUST SEE!				
Gia Casty		4242855089		
COMPASS				


**30 Hollywood Hills East** Condo / Co-op

<b>2270 HELIOS DR</b>		Open	11-2	<b>NEW</b>
<b>\$699,000</b>	1+1	SPANISH		
				
<b>HISTORIC BEACHWOOD CANYON CONDO</b> Located in the historic Torre del Moro building and updated in 2005, this 1BD/1BA condo blends the original character details with modern upgrades, such as AC and gourmet kitchen appliances. With great indoor-outdoor flow, multiple patios offer additional living spaces that make the home feel larger and take advantage of the lush landscaping surrounding the property. Great location, a few blocks from trendy dining/shopping at Franklin Village and minutes from Hollywood and Los Feliz.				
Juliette Hohnen		323.422.7147		
DOUGLAS ELLIMAN				
www.juliettehohnen.com				

<b>2156 ARGYLE AVE</b>		Open	11-2	<b>red</b>
<b>\$1,595,000</b>	4+3	CONTEMPORARY		
				
<b>GORGEOUS REMODELED HOME</b> Beautiful living room with hardwood floors, fireplace and French doors. Large dining room that opens onto the backyard. Sensational sleek gourmet kitchen with stainless appliances. Powder room and laundry room complete the downstairs. Sensational master suite with stunning bath and patio with panoramic city views. There are 3 additional bedrooms. Great outdoor living spaces with hot tub. Room for large scale entertaining. Chic Zen contemporary living in the Hollywood Hills!				
MLS#17-210680				
S Frankel, A Vargas		310-281-3981		
COLDWELL BANKER RESI				
www.stevefrankel.com				

**31 Playa Del Rey** Single Family

<b>X 254 REES ST</b>		Lunch	11-2	702	<b>NEW</b>
<b>\$2,799,000</b>	4+3	2sty-SPANISH			
					
<b>TAPAS FOR LUNCH! ELEGANT SPANISH ON HUGE LOT W/OCEAN VIEWS!</b> Exquisite hilltop Spanish Colonial on huge lot w/spectacular ocean, Marina & Malibu views. This California classic was tastefully expanded by architect Toby Watson creating a gracious 4 bed/3 bath + guest unit on a huge private flat lot on the coveted northwest bluff of this charming beach town above Silicon Beach. High ceilings, graceful archways, oak flrs, formal dining rm, open kitchen w/brkfst bar, lovely yard for entertaining. Romantic master w/stunning water views. A rare offering!					
Alice Plato		310-704-4188			
COLDWELL BANKER					

<b>3112 LEDGEWOOD DR</b>		Open	11-2	<b>red</b>
<b>\$1,168,000</b>	2+2	MID-CENTURY		
				
<b>REDUCED! NESTLED IN PRIME BEACHWOOD CANYON</b> Reduced! Prime Beachwood Canyon, turn-key, midcentury modern oasis. The private, hillside home on a street-to-street lot features two levels: two bedrooms, kitchen, living, and breakfast nook on the upper level, and large bonus room with 3/4 bath on the lower level. The home has a two car garage, two decks and a patio with fireplace perfect for outdoor entertaining. Close proximity to Beachwood Cafe. Near trails to the Hollywood sign, Griffith Park, the Observatory and Lake Hollywood reservoir.				
MLS#17-189056				
Benjamin Stewart-Kruger		310.600.4500		
HILTON & HYLAND				
HiltonHyland.com				

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

<b>8238 W MANCHESTER AVE #102</b>		Open	11-2	<b>NEW</b>
<b>\$749,000</b>	2+2	1sty-CONTEMP MED		
				
<b>SILICON BEACH PROPERTUNITY!</b> 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. Well-designed living with open plan living/dining area w/hardwood floors & fireplace and gourmet kitchen ,Master w/soaking tub &separate shower,walk-in closet & ample closet space throughout. In-unit washer/dryer hookup!2 car tandem parking,guest parking, gym & hot tub. Minutes to the Marina, Playa Vista, LAX, El Segundo, Manhattan Beach & Santa Monica.				
MLS#17-212342				
Wendy Gladson		310-923-2600		
JOHN AAROE GROUP				
Dshwshr, Micro, Rng/Ovn, Fridg				

<b>5945 7/8 GRACIOSA DR</b>		Open	11-2	<b>rev</b>
<b>\$2,900,000</b>	4+3.5	2sty-SPANISH		
				
<b>ESCAPE TO A PRIVATE PARADISE</b> Ultimate Spanish villa on over 2/3-acre (assr), behind a gated, drive w/heated pool & grassy yard. Grand scale living room w/vaulted ceiling, wide plank wood floors, projection system, wood-burning fpl & French doors that lead to a Zen garden w/views. Custom kitchen w/Christopher Peacock cabinetry, honed granite counters, breakfast bar & chef-ready appls. Romantic master w/custom closets & master bath w/steam shower & eggshell tub. Plus 3 view bedrooms & expansive balcony overlooking the canyon.				
MLS#17-217240				
Rose Ware		213-369-9171		
BHHS-BH				
Dshwshr, Grbg Disp, Hood Fan, Rng/Ovn, Fridg				

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



**34 Los Angeles Southwest** *Single Family*

<b>1055 W 81ST PL</b>	Refresh.	11-2	<b>NEW</b>
<b>\$425,000</b>	2+1	1sty-SPANISH	



**ABSOLUTELY CHARMING SPANISH HOME IN BEAUTIFUL VERMONT KNOLLS**

This 2 bedroom 1 bath charming Spanish style home adds a romantic appeal that blends Mediterranean, Moorish and Spanish Colonial elements into a single work of art. The architecturally interesting entry is adorned with a turret complete with intricate plaster design work. The house has coved ceilings, arched doorways, & the oak-wood floors have recently been refinished. Original fireplace, spacious living room, formal din room, formal breakfast room & spacious bedrooms.  
This a real gem!

Rhonda Payne 213-503-5282  
RODEO REALTY - WEHO

Some ceiling fans

**73 Studio City** *Single Family*

<b>3934 MARY ELLEN AVE</b>	Open	11-2	<b>red</b>
<b>\$1,975,000</b>	4+3	TRADITIONAL	



**CLASSIC EAST COAST TRADITIONAL IN LONGRIDGE ESTATES**

Used bk entry leads to a gracious LR w/rich Oak HW flooring, crown moldings, hi ceilings & fireplace. Lovely FD, bright FR opens to wall of French windows & doors that overlook sparkling pl & spa, used brick patio & lush green grounds. Gourmet kit w/marble cntertps, bkfst bar, stainless steel appliances. Master BD w/built-in bookcases + 3 add'l bdrms. 2 custom honed Italian marble baths w/designer hardware & pedestal sinks. Elegant character & attention to detail complete this exceptional home.

MLS#17-209042  
Elizabeth Summers 310.496.9739  
COLDWELL BANKER RESI

Cable, Washer, Dryer, Range, Refrig

**41 Park Hills Heights** *Single Family*

<b>3770 EDGEHILL DR</b>	Open	11-2	<b>rev</b>
<b>\$799,000</b>	3+2.5	MODERN	



**FULLY REMODELED MODERN LEIMERT PARK HOME**


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

MLS#17-218976  
Tia Hughes 310-873-4138  
RODEO REALTY, INC.

Refrigerator, Dishwasher, Stove Included

**74 Toluca Lake** *Single Family*

<b>4322 PONCA AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,149,000</b>	3+3	1sty-TUDOR	




**ENCHANTING TOLUCA LAKE TUDOR**

Enchanting Toluca Lake tudor. Formal living room w/ high ceilings, fireplace, and built-in shelves. An elegant library boasts wainscoting, and built-in bookshelves. Family room w/ stone fireplace. Gourmet Chef's kitchen w/ stone counters, Viking & Miele appliances, & island. Master suite w/ 2 story ceilings, fireplace, & private office w/ Romeo & Juliet balcony. Entertainer's yard with a large patio w/ built-in BBQ, fireplace, water feature, & 1+1 guest house.

Craig Strong 310.439.3225  
JOHN AAROE GROUP

**62 Encino** *Single Family*

<b>17428 OAK CREEK CT</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,650,000</b>	5+6	2sty-TRADITIONAL	



**ENTERTAINER'S HOME IN AMESTOY ESTATES**

Elegant home in Amestoy Estates. 2-story foyer w/grand staircase, hi-ceilings. 5 B + 6 BA, 5796sf w/formal DR, FR w/ fireplace, wet-bar, custom flooring, chef's kitchen w/island & maids rm. Open mezzanine over looking foyer. 3 ensuite beds plus sumptuous master suite w/fireplace, sitting room, updated dual baths, sauna, steam shower, soaking tub & generous closets.  
Backyard is a private tropical paradise, lagoon style pool, spa, built-in BBQ. Come fall in love w/ this truly exceptional home!

Renee Ogiens 818-404-7440  
JOHN AAROE GROUP

**85 Altadena** *Single Family*

<b>1954 ALLEN AVE</b>	Open	11-2	536-C7	<b>NEW</b>
<b>\$889,000</b>	3+2.5	1sty-TRADITIONAL		



**REBORN TRADITIONAL WITH STUNNING MOUNTAIN VIEWS!!**

Tired of tiny houses on tiny lots looking straight at the back of a neighbor's garage? Then you will love this open & flexible single level ready for everyone & everything you want. Plus! You may want to check out the possibility of adding a granny flat to this 12,000 Sq. Ft. lot. Check w/ the County to learn your options or just go out there and have all the fun a great big back yard can bring for years to come! Toss that football, hide those Easter Eggs, maybe even a pool! Welcome HOME!

Liz Johnson 323-397-6041  
COMPASS PASADENA

Space! Quality! Views!

**72 Sherman Oaks** *Single Family*

<b>3345 WOODCLIFF RD</b>	Open	2-5	<b>NEW</b>
<b>\$1,799,000</b>	3+3	1sty-CONTEMPORARY	




**NEWLY BUILT CONTEMPORARY HOME SECONDS FROM BEL AIR**

The custom home features a spacious open floor plan flooded w/ natural lighting, high ceilings, & hardwood throughout. Gourmet kitchen with large island and multiple windows overlooking the city lights. Master suite features vaulted ceilings, two-sided fireplace, and luxurious bathroom with steam shower and jetted tub. Entertainers dream inside and out with outdoor oasis that features BBQ, large Jacuzzi, & swimming pool surrounded by complete privacy.

Frieda Hassid 310-600-0145  
GIBSON INTERNATIONAL

**95 Mount Washington** *Single Family*

<b>613 FRONTENAC AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$799,000</b>	1+1	1sty-MODERN	



**LIVE THE COUNTRY LIFE!**

Live the country life in the middle of the city on this 1/3-acre, 2-lot, "ranch" with adorable, stylishly updated, '40s Modern bungalow. Drive onto the flat pad with rare room to spread out atop a Mt. Washington arroyo. Canyon views. Next-step development options abound here. Engage your imagination!

MLS#17-220734  
Richard Stanley 213 300-4567  
COLDWELL BANKER - LF

www.613frontenac.com

