

 REFRESHMENTS

 LUNCH

 THEMLSPRO™ OPEN HOUSES

SUNDAY OPEN HOUSE DIRECTORIES

SUNDAY OPEN HOUSE DIRECTORY

1 Beverly Hills Condo / Co-op						
16-107506	2-4	412 N PALM DR #301	rev	\$1,099,000	2+2	*
3 Sunset Strip - Hollywood Hills West Single Family						
16-113290	2-4	1604 SUNSET PLAZA DR	NEW	\$2,295,000	4+5	*
16-109062	2-5	7506 WOODROW WILSON DR	rev	\$2,799,000	4+4	*
4 Bel Air - Holmby Hills Single Family						
16-101798	2-5	2245 BEVERLY GLEN PL	NEW	\$2,850,000	3+3	*
16-111432	12:30-3:30	924 LINDA FLORA DR	rev	\$3,750,000	5+6	*
5 Westwood - Century City Condo / Co-op						
16-108518	1-4	10450 WILSHIRE #7E	NEW	\$1,450,000	2+3	*
5 Westwood - Century City Lease						
15-965891	632C2 2-4	10448 ASHTON AVE	rev	\$8,150	5+5	*
6 Brentwood Single Family						
16-115522	2-5	12160 LA CASA LN	NEW	\$3,195,000	5+5	*
15-961279	2-5	872 N NORMAN PL	rev	\$2,650,000	4+3	*
15-958315	2-5	1510 N TIGERTAIL RD	rev	\$2,500,000	2+2	*
6 Brentwood Condo / Co-op						
16-115560	2-5	11803 GOSHEN AVE #PH2	NEW	\$1,345,000	3+3	*
7 West L.A. Single Family						
16-115340	2-5	1844 ARMACOST AVE	rev	\$949,000	2+1	*
7 West L.A. Condo / Co-op						
16-115352	2-5	11540 ROCHESTER AVE #203	NEW	\$969,000	3+3	*
10 West Hollywood Vicinity Condo / Co-op						
16-115104	2-5	1351 N CRESCENT HEIGHTS #309	NEW	\$495,000	1+1	*
16-980083	2-5	960 N DOHENY DR #404	rev	\$1,049,900	2+3	*
10 West Hollywood Vicinity Income						
16-104900	2-5	1205 N SPAULDING AVE	rev	\$2,699,000		*
11 Venice Single Family						
16-104336	2-5	2340 BEACH AVE	rev	\$1,395,000	2+1	*
11 Venice Condo / Co-op						
16-115386	2-5	36 NAVY ST #3	rev	\$1,088,000	2+3	*
16-978625	672A6 2-5	1046 PRINCETON DR #105	rev	\$835,000	0+1	*
11 Venice Lease						
16-107222	2-5	1046 PRINCETON DR #205	rev	\$12,000	0+2	*
16-110098	2-5	1046 PRINCETON DR #118	rev	\$4,600	0+1	*
12 Marina Del Rey Condo / Co-op						
16-113590	2-5	13337 BEACH AVE #401	rev	\$875,000	2+2	*
13 Palms - Mar Vista Single Family						
16-113884	2-5	3133 MIDVALE AVE	rev	\$1,199,000	4+3	*
16-113304	2-5	3621 GLOBE AVE	rev	\$899,000	3+2	*
16-113860	2-5	12621 WASHINGTON PL #202A	rev	\$729,000	3+2	*
14 Santa Monica Single Family						
16-115020	2-5	958 CENTINELA AVE	NEW	\$3,695,000	5+6	*
15 Pacific Palisades Single Family						
	2-5	301 BELLINO DR	NEW	\$2,299,000	3+2	p.142
15-948025	2-5	1490 SAN REMO DR	rev	\$2,895,000	2+4	*
15 Pacific Palisades Condo / Co-op						
16-106660	2-5	16123 W SUNSET #207	rev	\$869,000	2+2	p.142
17 Mid-Wilshire Condo / Co-op						
16-114922	1-4	456 SHATTO PL #14	NEW	\$579,000	3+3	*

18 Hancock Park-Wilshire Single Family						
16-115316	2-5	626 N CAHUENGA	NEW	\$1,442,000	3+2	*
16-969725	2-5	368 S RIMPAU BLVD	rev	\$8,950,000	7+8	*
16-976291	2-5	500 N GOWER ST	rev	\$2,249,000	4+4	*
16-112092	2-5	140 N PLYMOUTH	rev	\$2,100,000	3+2.5	p.142
18 Hancock Park-Wilshire Condo / Co-op						
15-943859	1-4	3429 W OLYMPIC BLVD #302	rev	\$749,900	3+2	*
15-944263	1-4	3429 W OLYMPIC BLVD #404	rev	\$749,900	2+2	*
22 Los Feliz Single Family						
16-112026	2-5	5750 BRIARCLIFF RD	rev	\$1,849,000	3+3	*
30 Hollywood Hills East Single Family						
16-110826	593E3 2-5	2145 WHITLEY AVE	rev	\$999,999	2+3	p.142
32 Malibu Beach Single Family						
16-980929	1-3	27208 PACIFIC COAST HWY	rev	\$6,400,000	3+3	*
16-111178	629J6 2-5	20032 PACIFIC COAST HWY	rev	\$4,997,500	4+3	*
16-107278	2-5	11770 PACIFIC COAST HWY #FF	rev	\$2,449,000	4+3	*
33 Malibu Single Family						
15-927451	627E2 2-5	6611 PORTSHEAD RD	rev	\$4,695,000	4+3	*
37 Metropolitan South Single Family						
16-114102	10-12	417 E EL SEGUNDO	NEW	\$139,000	2+1	*
62 Encino Single Family						
16-979581	1-5	4546 WHITE OAK AVE	rev	\$3,750,000	5+7	*
16-108042	2-5	4861 HASKELL AVE	rev	\$1,949,000	5+5	*
69 Panorama City Condo / Co-op						
15-936047	2-5	7924 WOODMAN AVE #27	rev	\$305,000	2+2	*
77 Sun Valley Single Family						
16-114462	1-5	11106 HERSHEY ST	NEW	\$535,000	4+2	*
256 Harbor City Condo / Co-op						
16-108982	2-5	1620 237TH ST #3	rev	\$484,900	3+3	*
16-105348	2-5	1620 237TH ST #2	rev	\$459,900	2+3	*
334 Palm Springs South End Single Family						
16-981453PS	12-3	901 E DEEPWELL RD	rev	\$1,299,000	4+3	*
469 Pomona Single Family						
16-114184	1-3	914 COLLINGSWOOD DR	NEW	\$209,000	3+2	*
606 Lakewood Single Family						
16-114104	3:30-5:30	5306 HACKETT AVE	NEW	\$349,000	3+2	*
611 Norwalk Single Family						
16-113072	2-5	13218 NEWMIRE AVE	NEW	\$469,000	3+2	*
613 Lynwood Single Family						
16-113774	12:45-2:45	12404 BULLIS RD	NEW	\$369,000	6+2	*
999 Out of Area Single Family						
16-113072	2-5	13218 NEWMIRE AVE	NEW	\$469,000	3+2	*
16-113774	12:45-2:45	12404 BULLIS RD	NEW	\$369,000	6+2	*
16-980167	12-4	5219 E CAMINO CIELO	rev	\$4,900,000	5+4	*
15-920913	12-4	2835 GIBRALTAR RD	rev	\$3,510,000	3+3	*
16-114992	1-4	1804 LEXINGTON DR.	rev	\$449,000	3+2	*
999 Out of Area Condo / Co-op						
16-111924	1-4	341 KIAWAH RIVER DR	rev	\$439,500	4+3	*
999 Out of Area Land						
16-968993	12-4	4520 FOOTHILL RD	rev	\$3,500,000	Land	*
1025 Atwater Single Family						
16-115132	2-5	3744 GLENFELIZ	rev	\$795,000	2+2	*
1214 El Sereno Single Family						
16-112568	2-5	1969 HEIDLEMAN RD	rev	\$482,900	4+2	*





AREA

1

BEVERLY HILLS

## Exquisite Contemporary Mediterranean Just behind the Beverly Hills Hotel SHOWN BY APPOINTMENT



### 908 Hartford Way, Beverly Hills

Exquisite contemporary mediterranean tucked behind the Beverly Hills Hotel. **Approx. 9,142 sq ft on a large 35,532 square feet lot** and perched above the street behind an impressive double gated circular motor court. Grand double height entry with voluminous and perfectly scaled public rooms designed for large scale entertaining and sophisticated stylish living in a very private exclusive setting. Formal living, dining and family rooms and oversized open chef's kitchen looking out to the beautiful grounds and pool. Fabulous master quarters with large custom his/her closets and baths and fireplace. 3 additional suites upstairs. Private and luxurious wine and cigar lounge on lower level. Separate staff quarters with 2 bedrooms downstairs. World class and timeless design fitting of the most exclusive location in Beverly Hills.

**Offered at \$19,995,000**

[www.908Hartford.com](http://www.908Hartford.com)



**Ginger Glass**

Broker • Agent • Attorney

CalBRE #01478465

**310.927.9307**

[ginger@gingerglass.com](mailto:ginger@gingerglass.com)



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AREA

2

BEVERLY HILLS POST OFFICE

**OPEN**  
**Tuesday**  
 April 19  
 11am-2pm

 202 N. Canon Dr.  
 Beverly Hills, CA  
 90210


## Gated Mini Estate in Prime BHPO

9620 CEDARBROOK | BEVERLY HILLS | 90210

**\$5,990,000**
**6 Bed • 7½ Bath**

A huge motor court welcomes you to this 6 bed/7½ bath on almost ONE acre of land. Fabulous English Country house with great entertaining areas. Huge formal living room that pours into a sizable family room; all leading to the backyard. Formal dining near ample kitchen. Second floor has an over-sized master with dual baths and two more bedroom suites with en-suite baths. Wonderful pool/spa with tropical waterfall, outdoor kitchen and outdoor living space leads to North/South Tennis Court with lights! Lovely guest house is perfect for extended family or property caretaker. Bring your imagination and spruce up this diamond in the rough.


**ROGER PERRY**  
 REALTOR® | BROKER ASSOCIATE


RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM

CalBre License #: 01882885

Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources.



**RARE**  
PROPERTIES

AREA  
3

SUNSET STRIP -  
HOLLYWOOD HILLS WEST

## RARE HOLLYWOOD HILLS MID-CENTURY



BROKERS OPEN  
Tuesday April 19th, 11am to 2pm

OPEN HOUSE  
Sunday April 24th, 2pm to 5pm

7255 CAVERNA DR. LOS ANGELES, CA 90068

3 beds + 3 baths  
City views  
Major remodel  
Spectacular Hollywood Hills Location

If you've seen this property before, you have to see it again. Set in prime Hollywood Hills, this RARE midcentury modern has been given a fresh look and has clean, architectural lines throughout as well as an exceptional open floor plan. The

living room, dining room, kitchen and outdoor deck are all situated to face inspiring city light views of the Valley and mountains beyond. Recently updated, the home now showcases a spectacular chef's kitchen, Surround Sound, tankless water heater, and new HVAC & security systems. The main living areas boast maple hardwood floors, a gas fireplace and stylish built-ins. French-style doors open to a balcony that leads to the home's oversized outdoor living space, which is also accessible from the public rooms. The spacious master suite offers hotel-like amenities, includes a second fireplace and leads out to a large deck taking full advantage of the views. This pristine home also features 3 bedrooms and 3 luxuriously tiled baths, one including a steam shower. There is also lovely landscaping, an attached 2-car garage and additional street parking. This 1,919 square foot home could be just what you are looking for!

Listed at \$1,349,000 | [www.RAREHollywoodHillsHome.com](http://www.RAREHollywoodHillsHome.com)

TOM DAVILA  
KENNON EARL

310.432.6492  
[showings@rarepropertiesinc.com](mailto:showings@rarepropertiesinc.com)

**KW BEVERLY HILLS**  
KELLERWILLIAMS. REALTY

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AREA  
10

WEST HOLLYWOOD VICINITY

# 3-Story Townhouse



906 N KINGS RD #7

**Tuesday, April 19, 2016 11am-2pm**

Turnkey 3-story architectural townhome located in the heart of West Hollywood on Kings Rd. Spacious living rm, dining area, updated kitchen & vaulted ceiling. Fireplace in liv rm and master. En-suite bathroom, walk-in closet, laundry, and

pvt enclosed outdoor patio. 2nd loft-style bedroom on 3rd level. Located at the rear of the complex with spacious outdoor patio. A block in either direction to popular coffee shops, the dog park, cafes and restaurants, supermarket, and so much more.

Offered At **\$639,000**

**Gerard Moylan**  
323-528-9989

8-Unit Complex and Low HOA (\$350/mo) includes EQ insurance.

832 Palm Ave.  
West Hollywood  
MoylanRealtyGroup.com





BERKSHIRE HATHAWAY | California Properties  
HomeServices

AREA  
18

HANCOCK PARK – WILSHIRE



CHARMING STARTER CONDO - OPEN TUE 4/19 11-2PM

534 N. Sycamore Avenue #C Los Angeles, Ca. 90036 Offered at \$479,000

This top floor, corner unit w/ no common walls in a lush 12-unit crtyrd complex is reminiscent of Pre-War apartments in NY, CHI & Georgetown. Arch'l details incl: hwd flrs, built-ins, chair rails, flr moldings & a stepped soffit Living Room ceiling. The updt'd kitchen features S/S appliances, caesarstone counters, subway tile backsplash, recessed lights, a dining nook & service entrance. Garage pkgng for 1X car w/ storage. Close to multiple Studios & Melrose, La Brea, Larchmont & Hllywd biz hubs.



Michael Tunick  
323-646-3893  
www.534NsycamoreUnitc.com  
CalBRE 01321406



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California Properties

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AREA  
22

LOS FELIZ

# Prime Los Feliz Duplex!



4317 RUSSELL AVE  
**Tuesday 11 to 2**

Enter the main house via a hedged front yard w/mature palm trees to find a charming/pride of ownership home w/hardwood floors. Spacious living & dining room share an open floor plan w/ample windows & an abundance of natural light. The rear home has a separate entry with an

open living/dining area. Both units have HVAC, washer/dryer area, 2 beds/2 baths & private yards. Bathrooms & kitchens in both units were updated. Each separately metered for electricity. Off street parking. Delivered VACANT!

Offered At **\$1,149,000**



**Joshua Krom**  
323 325-1441

1702 S Robertson Blvd. #777  
Los Angeles, CA 90035  
BRE# 01380261

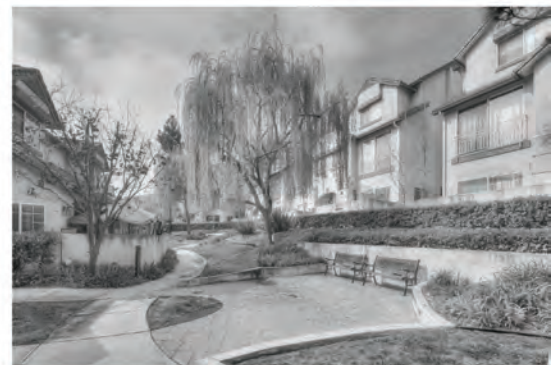
Buyer to conduct thorough due diligence including but not limited to permits, sqft, bedroom/bathroom count, etc.





AREA  
41

PARK HILLS HEIGHTS



Rena Braud

310.216.HOME  
Rena@RenaBraud.com  
www.RenaBraud.com

CalBRE# 01128549

MLS# 16-105954

Terra Nova Townhome  
4600 Don Lorenzo Dr., #52, Baldwin Hills, 90008

2 Bedrooms and 3 Bathrooms / 1151 sq ft / LISTED \$469,500

- Spacious 3 level Townhome
- Kitchen Appliances Included
- Gated, 55 Unit Complex
- Hardwood Floors
- Master Suite w/Private Bath & Walk in Closet
- Great for Active Lifestyles
- Gas Fireplace
- Guest Bedroom w/Private Bathroom
- Pet Friendly
- Balcony
- Attached Garage w/Laundry Area
- Low HOA \$198
- Beautiful Kitchen
- Central Heating and Air Conditioning
- State, City & County Parks & Jog Trails nearby

**KW MARINA / LA**  
KELLERWILLIAMS

Each Office Independently Owned and Operated. If your property is listed with another Broker, this is not a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.







## From one agent to another...

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### **Your agent needs a hug**

These days it's not easy being a real estate agent, and contrary to what some people think, most of us just manage to get by. We have huge advertising and marketing expenses, Error and Omissions Insurance and Board and Association dues. And, not to forget the commission split with our broker and usually a cooperating broker.

We have no job security, no paid vacations, no retirement, no company health insurance and we make ourselves available 12 hours a day, 7 days a week.

We remain in this business because we want to help people; you, your parents, your kids and lots of strangers. When you don't hear from your Realtor (and "yes," we are not the best at communicating,) we are probably out doing our job; showing property, viewing property, working our referral list, preparing ad materials, attending classes to keep up to date or trying to squeeze to get our hair and nails done so we can represent you and our company in a professional manner.

When a Realtor IS successful, it's because they are doing the job you are paying them to do. Can you see now why your agent could use a hug?

— *Pat Wilhite, Indio*



**LEAH STEUER**

Director, Aaroe Estates

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leahsteuer1@gmail.com  
aaroe.com/leahsteuer  
CalBRE 0771256

JOHN AAROE GROUP



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[aaroe.com](http://aaroe.com)

BEVERLY HILLS	TOLUCA LAKE
BRENTWOOD	STUDIO CITY
SUNSET STRIP	DOWNTOWN LA
BALDWIN HILLS	PASADENA
SHERMAN OAKS	





# JOHN METTLE

## HOME INSPECTIONS

20 years & 10,000 Home Inspections in Los Angeles

Civil Engineering Degree

Certified CREIA (*California Real Estate Inspection Assoc.*) Home Inspector

Detailed and easy to read report includes summary and photos

Professional, Thorough, and Works easily with Realtors & Clients

As an agent working with Buyers, I am glad to have John Mettle in the Field. John's reports are the most thorough, professional, and user-friendly. The format of his reports with pictures, summary and itemized sections helps me and my Buyers understand and discuss what the concerns and issues are with the house. It makes it easier for me to get estimates from contractors and helps me negotiate credits with the Sellers because the issues are clearly spelled out in his reports for everyone to understand.

*D.W.G. (Realtor)*

Your report is fine tuned; very detailed and well documented with photos. The summary pages made it so easy to get estimates from different vendors. Thanks John, for a great job

*R. A. (Realtor)*



MOBILE: (818) 400-0227

JMETTLE@GMAIL.COM

WWW.JOHNMETTLEHOMEINSPECTIONS.COM

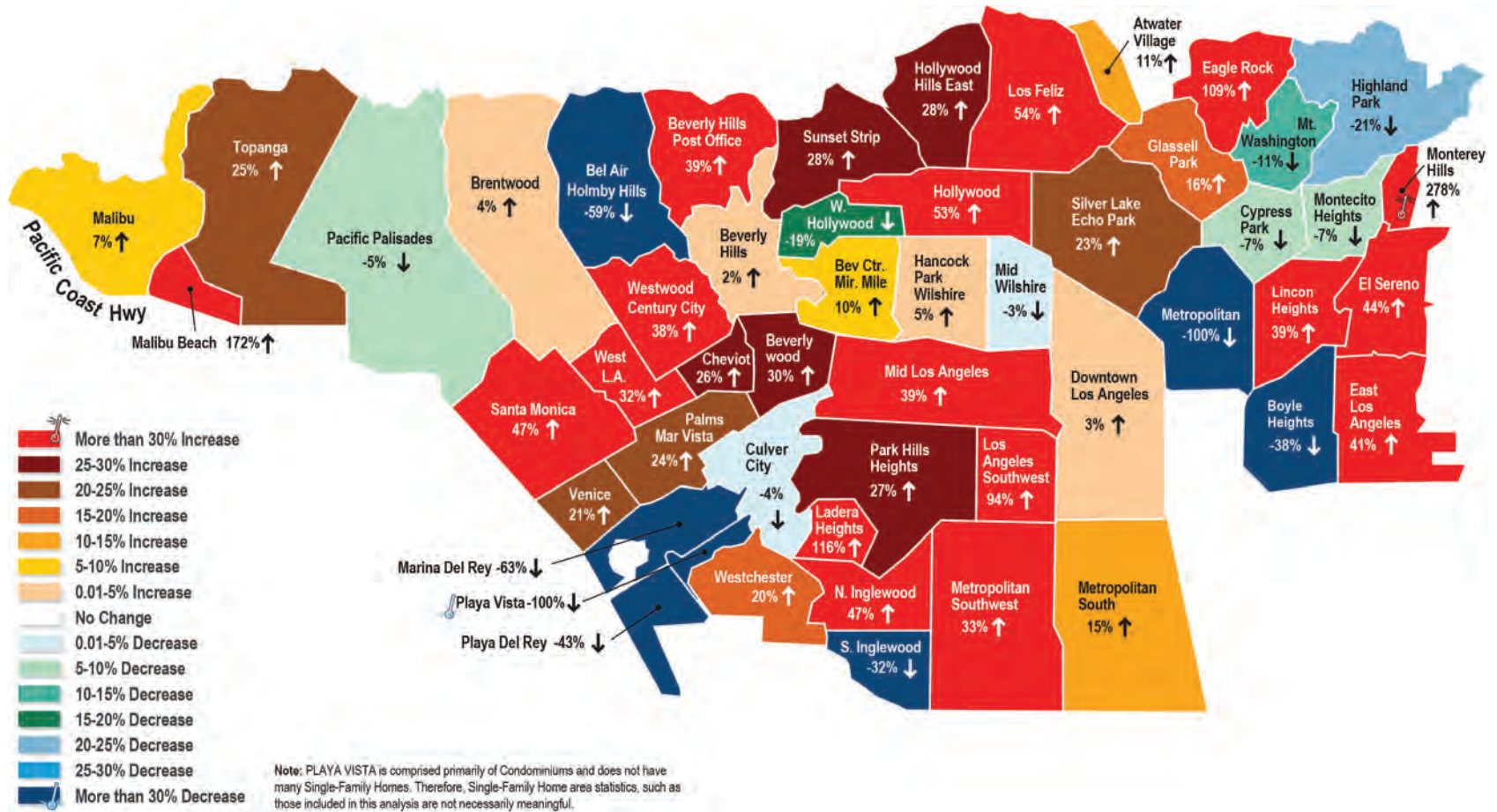


# The Source Of Real Time Real Estate™

## MARKET CLIMATE MAP

Interested in getting **REAL-TIME STATISTICS?**

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SINGLE-FAMILY HOMES SALES VOLUME & SOLD LISTINGS					
AREA	Q1 - 2016 SALES VOLUME	Q1 - 2016 SOLD LISTINGS	Q1 - 2015 SALES VOLUME	Q1 - 2015 SOLD LISTINGS	% CHANGE
MONTEREY HILLS	\$2,230,000	3	\$590,000	1	278%
MALIBU BEACH	\$93,112,000	11	\$34,282,500	6	172%
LADERA HEIGHTS	\$14,124,557	14	\$6,537,000	8	116%
EAGLE ROCK	\$39,132,609	48	\$18,688,200	25	109%
LOS ANGELES SOUTHWEST	\$25,552,836	70	\$13,166,950	41	94%
LOS FELIZ	\$107,916,900	53	\$69,864,515	45	54%
HOLLYWOOD	\$46,733,070	36	\$30,610,922	23	53%
SANTA MONICA	\$160,571,904	49	\$109,114,797	42	47%
NORTH INGLEWOOD	\$15,344,800	36	\$10,451,719	26	47%
EL SERENO	\$25,066,500	52	\$17,415,800	44	44%
EAST LOS ANGELES	\$21,436,195	59	\$15,195,400	48	41%
BEVERLY HILLS POST OFFICE	\$104,732,576	26	\$75,425,990	30	39%
MID LOS ANGELES	\$58,920,828	93	\$42,449,790	81	39%
LINCOLN HEIGHTS	\$4,949,846	12	\$3,570,000	9	39%
WESTWOOD - CENTURY CITY	\$93,973,918	42	\$68,161,015	26	38%
METROPOLITAN SOUTHWEST	\$38,471,750	110	\$28,827,550	94	33%
WEST LOS ANGELES	\$24,286,367	24	\$18,392,610	19	32%
BEVERLYWOOD VICINITY	\$55,831,365	44	\$42,968,000	43	30%
HOLLYWOOD HILLS EAST	\$39,737,575	29	\$31,153,817	25	28%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$294,098,972	102	\$230,590,940	93	28%
PARK HILLS HEIGHTS	\$83,861,700	157	\$65,945,539	146	27%

Information herein deemed reliable, but not guaranteed.



**Introducing**  
**The MLS™ New Mobile App**  
*Now Available*  
Download **homesnap** today!



SINGLE-FAMILY HOMES SALES VOLUME & SOLD LISTINGS					
AREA	Q1 - 2016	Q1 - 2016	Q1 - 2015	Q1 - 2015	% CHANGE
	SALES VOLUME	SOLD LISTINGS	SALES VOLUME	SOLD LISTINGS	
CHEVIOT HILLS - RANCHO PARK	\$38,371,176	18	\$30,444,500	20	26%
TOPANGA	\$21,346,925	20	\$17,083,800	15	25%
PALMS - MAR VISTA	\$83,290,000	59	\$67,275,125	52	24%
SILVER LAKE - ECHO PARK	\$84,606,420	83	\$68,870,452	84	23%
VENICE	\$86,087,478	44	\$71,275,983	39	21%
WESTCHESTER	\$62,474,084	57	\$52,108,655	52	20%
GLASSELL PARK	\$21,344,650	28	\$18,394,229	32	16%
METROPOLITAN SOUTH	\$47,546,874	166	\$41,200,016	157	15%
ATWATER VILLAGE	\$13,285,900	17	\$11,996,600	17	11%
BEVERLY CENTER - MIRACLE MILE	\$70,155,000	41	\$63,929,985	40	10%
MALIBU	\$118,471,594	45	\$110,826,925	46	7%
HANCOCK PARK - WILSHIRE	\$104,496,862	53	\$99,538,293	61	5%
BRENTWOOD	\$113,781,636	41	\$109,305,641	33	4%
DOWNTOWN LOS ANGELES	\$19,418,800	63	\$18,800,388	61	3%
BEVERLY HILLS	\$194,468,250	38	\$190,864,085	32	2%
MID - WILSHIRE	\$6,796,050	9	\$6,993,000	11	-3%
CULVER CITY	\$40,676,500	39	\$42,457,355	42	-4%
PACIFIC PALISADES	\$184,748,240	55	\$195,345,209	57	-5%
MONTECITO HEIGHTS	\$4,348,000	7	\$4,663,000	7	-7%
CYPRESS PARK	\$22,770,000	33	\$24,508,576	38	-7%
MOUNT WASHINGTON	\$19,075,000	25	\$21,544,576	31	-11%
WEST HOLLYWOOD	\$49,069,610	30	\$60,223,375	33	-19%
HIGHLAND PARK	\$29,909,890	51	\$37,814,499	62	-21%
SOUTH INGLEWOOD	\$4,867,000	11	\$7,122,500	19	-32%
BOYLE HEIGHTS	\$6,656,184	20	\$10,789,400	32	-38%
PLAYA DEL REY	\$13,637,250	8	\$24,060,000	14	-43%
BEL AIR - HOLMBY HILLS	\$88,402,981	24	\$213,352,000	45	-59%
MARINA DEL REY	\$9,635,000	5	\$25,723,656	10	-63%
METROPOLITAN	\$0	0	\$390,000	1	-100%
PLAYA VISTA	\$0	0	\$8,829,900	5	-100%

Questions regarding this information may be sent by e-mail to [marketing@themls.com](mailto:marketing@themls.com).



## 01 Beverly Hills

Single Family

TUESDAY

<b>614 N CANON DR</b>	Open	11-2	<b>NEW</b>
<b>\$8,000,000</b>	4+5.5	2sty-COUNTRY FRENCH	



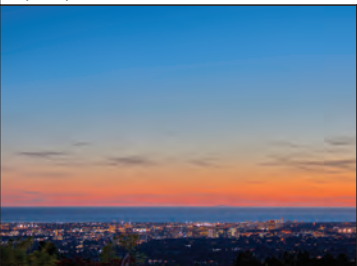
**PRIME FLATS HOME ON PRIVATE 18,271 SQ FT LOT**

Sophisticated 4 bedroom, 5.5 bath home in the flats of Beverly Hills. Designed by Michael Morrison, this home counts among its many features a chef's kitchen and an exquisite wood-paneled den. The vaulted ceilings of this home's magnificent living room, formal dining room, and stunning master suite give way to dramatic views of the property's extraordinarily private pool, patio, and lush gardens.

**Greg Davis** 310-503-4161  
RODEO REALTY - BH

Built-ins,cable,dishwasher,range/oven

<b>570 CHALETTE DR</b>	Open	11-1	<b>NEW</b>
<b>\$7,995,000</b>	5+6	CONTEMP MED	



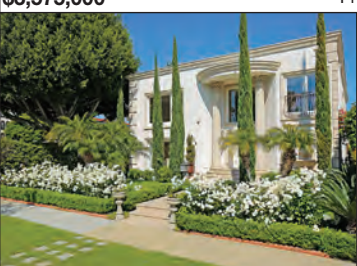
**QUIET PRIVATE ELEGANT HOME**

Magnificent Villa in the highly sought after Trousdale Estates. Grand foyer with high ceilings & large slabs of marble flooring throughout, spacious living & entertaining spaces with impeccable attention to detail. Master suite all open up to the backyard with a beautiful view of Los Angeles. Outdoor spaces provide a private California oasis with grassy yard, outdoor loggia, pool with fountains, spa, sauna and firepit. Stunning city lights and ocean views enhance the elegance of this home!

**MLS#16-983639**  
**Noushin Ahobim** 310-863-4325  
**NELSON SHELTON**

www.570 chalette.com

<b>314 N ELM DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,575,000</b>	4+5	2sty-CONTEMPORARY	



**IMMACULATE & SPACIOUS 2STY CONTEMPORARY**

SUNLIT, STUNNING, & SPACIOUS 2STY CONTEMPORARY ON PRESTIGIOUS ELM DRIVE PROXIMATE TO THE BEST OF THE WESTSIDE! OPEN LAYOUT WITH GORGEOUS MARBLE FLOORS & FRENCH DRS. DRAMATIC ENTRY W/ SWEEPING STAIRCASE LEADS TO LG 2STY LIV RM & BIG DINING AREA. FAM RM W/FP DOWN AND SECONDARY LOFT-LIKE FAM RM UP. 3 BD SUITES UP & 1 SUITE DOWN. BIG MASTER W/BALCONY/LUXE BA/WALK-IN. GRANITE KITCH W/TOP STAINLESS BLT-INS LEADS TO X-DEEP YARD W/LUSH FORMAL GARDENS/FOUNTAINS/PERGOLA/ STORAGE ROOM.

**MLS#16-113496**  
**MICHAEL J. LIBOW** 310-285-7509  
**CBRB - BH S**

www.314ELM.COM

<b>140 S WETHERLY DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,750,000</b>	4+4	1sty-SPANISH	



**ENJOY THE BH LIFESTYLE IN THIS SPANISH DREAM VILLA!**

Remodeled Spanish Villa in prime Beverly Hills. Enter gated landscaped courtyard perfect for entertaining. The living room w/high beamed ceilings along w/ fireplace & hrdwd flooring & faux finishing. Formal dining room opens to the kitchen & breakfast area all w/ gorgeous hrdwd floors. Master suite has a modernized bathroom w/ French doors opening to lush back yard. Main house w/ 2 additional bdms, bathroom & guest powder room. Garage converted to a guest house w/ a kitchenette and updated bathroom

**Vangelis Korasidis** 310-247-1500  
**COLDWELL BANKER RES**

Remodeled Spanish Villa

<b>1012 LOMA VISTA DR</b>	Lunch	11-2	592G5	<b>red</b>
<b>\$6,950,000</b>	4+5	1sty-MID-CENTURY		




**NEW PRICE! "MID-CENTURY MODERN" IN LOWER TROUSDALE**

First time on market in 55+ years! Rare pristine 1960's era residence offers "cool" design and City views. Original floor plan with open flow, high ceilings, terrazzo floors, spacious public rooms and walls of glass open onto terrace and grassy yard + motor court. Brilliantly designed to facilitate the indoor/outdoor California lifestyle for everyday living & entertaining. Great opportunity to preserve, remodel or build new!

**MLS#15-964845**  
**Bess Hochman** 310-291-4111  
**HOCHMAN ADVISORS & A**

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

<b>1181 LAUREL WAY</b>	Open	12-2	<b>rev</b>
<b>\$16,995,000</b>	7+9	MEDITERRANEAN	



**MLS#16-982523**  
**Valerie Fitzgerald** 310-285-7515  
**COLDWELL BANKER RESI**

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

Gated Contemporary Mediterranean estate offering private resort-style living and full-scale entertaining on over an acre in Beverly Hills. A rare gem offering seclusion next to the glamorous Beverly Hills hotel and Rodeo Dr. A palatial entry opens to grand scale interiors feat limestone floors, cove lighting, elegant crown molding and glamorous finishes.

<b>1122 TOWER RD</b>	Open	11-2	<b>rev</b>
<b>\$8,995,000</b>	3+4	1sty-CONTEMPORARY	



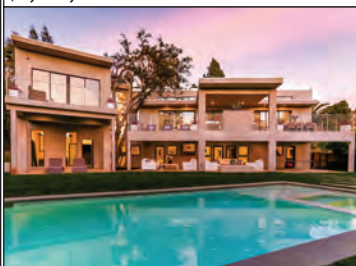
**GATED BEVERLY HILLS ONE STORY MODERN AMAZING CEILING HEIGHTS**

Private Contemporary Residence sited on famed "Tower Road". A bold statement is made with its tour de force 15 foot high ceilings in the public rooms and massive walls for art of the greatest proportion. A sophisticated residence custom built with entertaining on the grand scale in mind. Amazing quality finishes and extensive use of designer details throughout. A gourmet chefs kitchen with pantry and state of the art appliances. A total of three bedroom suites, media room, ofc resort pool and spa

**MLS#16-107156**  
**Michael Eisenberg** 310-748-5410  
**KW BEVERLY HILLS**

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

<b>1085 CAROLYN WAY</b>	Lunch	11-2	<b>rev</b>
<b>\$8,995,000</b>	5+7	CONTEMPORARY	



**CATERED LUNCH BY MAURO'S CAFE FRED SEGAL**

UPDATED & EXPANDED CONTEMPORARY- North of Sunset, behind the BH Hotel. From the finishes and design elements, to the integrated cutting-edge smart house features & mechanicals - Dramatic double entry leads to the spacious foyer with 15' ceilings, "Great Room" features 12' ceilings & clerestory windows, multiple seating options, fireplace & breathtaking state-of-the-art kitchen. Pool, spa, views ...

**MLS#16-972961**  
**Brent Watson** 3106009119  
**COMPASS**

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

<b>225 S CRESCENT DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,995,000</b>	5+5	MEDITERRANEAN	



Fresh finishes, Dramatic Ceilings, Smartly Scaled. Chef's Kitchen w/ large pantry room leading to Generous Dining Room. Sunny breakfast nook. Wide plank hand finished Walnut Flooring. Downstairs en suite bedroom + sep downstairs guest powder room. Graceful flowing staircase leading up to open hallway with balcony and 4 more bedrooms. En suite master w/ balcony. 2nd en suite + 2 more bedrooms w/ Jack & Jill bath. Lush grass, Specimen shrubs, succulents & roses. Rear alley gate for more parking.

**MLS#16-114246**  
**Frank Paul Barbano** 323-394-2447  
**BARBANO REALTY**

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

## 01 Beverly Hills

Condo / Co-op

<b>406 S ELM DR</b>	Open	11-2	632G3	<b>rev</b>
<b>\$960,000</b>	3+3	2sty-FRENCH NORMANDY		



**3BD / 2.5 BA TOWNHOME IN BEVERLY HILLS! OPEN TODAY 11-2PM**

Don't Wait To Tour This Charming 3 bedroom / 2.5 bath townhome w/ great indoor/outdoor living space in central Beverly Hills location! This bright & inviting rear corner unit measuring 1,800sqft (public records) is located within a four unit complex on Elm Drive next to multi-million dollar single family residences.


**MLS#16-106730**  
**Joel Cooper** 310-968-2401  
**BERKSHIRE HATHAWAY**

Must See! Feels Like Single Family Home



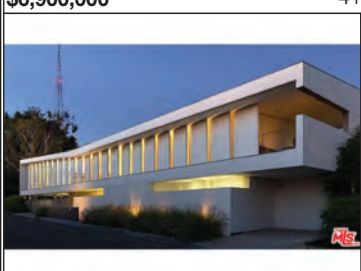
02 Beverly Hills Post Office Single Family


X 2751 HUTTON DR		Lunch	11-2
\$7,250,000	5+5.5	<b>NEW</b>	
		<b>ONCE-IN-A-LIFETIME OPPORTUNITY ESTATE IN BHPO</b>	
This magnificent gated residence on .75 acres has been impeccably remodeled by SIMO Design. With over 6,200 sq. ft. of formal living space, the true delight is in the details: 1,356sf Master Suite, custom home theater, 300+ bottle glass wine closet, new glass entertaining pavilion and bocce court. This spectacular home forms a synergy between material & detail, form & function, technology & tradition. Truly an opportunity offered once in a lifetime. Join us Tuesday to discover why.			
Bryant   Reichling SOTHEBY'S		323-854-1780	www.2751Hutton.com


9620 CEDARBROOK DR		Open	11-2
\$5,990,000	6+7	2sty-COUNTRY ENGLISH	
		<b>GATED MINI ESTATE IN PRIME BHPO</b>	
Huge motor court. 6 bd/7.5bath. Approx ONE acre. English Country house. Formal living room pours into a sizable family room; all leading to the backyard. Formal dining near ample kitchen. 2nd floor has huge master w/dual baths. Pool/spa w/waterfall, outdoor kitchen & living space leads to North/South Tennis Court w/lights! Plus huge guest house w/bath.			
MLS#16-114350			
Roger Perry RODEO REALTY - BH		310-600-1553	www.RogerPerry.com

9626 HIGHRIDGE DR		Open	11-2
\$3,795,000	5+4	CONTEMPORARY	
		<b>SOPHISTICATED LIFESTYLE</b>	
Sleek, single-level contemporary retreat minutes from Rodeo Drive, located near Beverly Park. Spectacular canyon/city view estate offers a fabulous lifestyle. Private backyard with pool, spa and barbecue area. Open floorplan and sliders make for easy in/outdoor entertaining. Spacious living and dining rooms, family room is open to center-island kitchen with Viking appliances. Office and music rooms, guest bed plus two additional beds with work/play area. 2 car garage plus carport for 4.			
MLS#16-110246			
Hilary Stevens COLDWELL BANKER RESI		310-281-3941	BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

1722 FERRARI DR		Open	11-2
\$2,099,000	4+3	RANCH	
		<b>PRIVATE ONE-STORY RETREAT</b>	
Located up a long private driveway at the end of a cul-de-sac just minutes from the heart of Beverly Hills, this wonderful single-story Ranch style home offers a secluded & tranquil retreat. Spacious open living room with fireplace, dining room, family room, & kitchen with professional appliances, marble countertops & breakfast bar. Large master suite with luxurious bath, 2 family bdms with shared bath, & 4th bdrm or office. Lovely yard with patio, pool, spa, grass area, & lush landscaping.			
MLS#16-973163			
Jade Mills COLDWELL BANKER		310-285-7508	Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn


2500 BRIARCREST RD		Open	11-2
\$6,900,000	4+6	MODERN	
		<b>rev</b>	
<b>SIGNIFICANT PRICE MODIFICATION</b>			
Zoltan Pali, F.A.I.A. has created one of the finest works of architecture in B.H.P.O. Sited above Beverly Hills on a wide PRIVATE street, this meticulously designed steel framed residence is without peer. It is carefully sited on 7/10s of an acre atop a lush, flat, ridge top affording spectacular views of the San Gabriel Mtns, Griffith Observatory, downtown LA, Long Beach, the Getty, Santa Monica, the Pacific Ocean impart a master of the Universe feeling. Don't miss this rare opportunity!			
MLS#16-971323			
Crosby Doe CROSBY DOE ASSOCIATE		(310) 428-6755	Dshwshr,Grbg Disp,Rng/Ovn,Fridg

9653 OAK PASS RD		Open	11-2
\$5,795,000	5+6	CONTEMPORARY	
		<b>BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE</b>	
Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.			
MLS#16-984399			
Eric Lavey THE AGENCY		310.908.6800	BBQ,Dshwshr,Fridg,Wshr

2539 BENEDICT CANYON DR		Open	12-2
\$5,395,000	5+7	ARCHITECTURAL	
		<b>rev</b>	
Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.			
MLS#16-814107			
Valerie Fitzgerald COLDWELL BANKER RESI		310-285-7515	Blt-Ins,Dshwshr,Eltvtr,Grbg Disp

2239 BENEDICT CANYON DR		Open	11-1
\$3,999,000	4+5	MID-CENTURY	
		<b>rev</b>	
FULLY FURNISHED with beautiful designer furniture, art & fixtures all included. Designer cooks kitchen with every imaginable appliance. Each bedroom is large with beautiful marble baths and large closets all light and bright opening to an enormous entertainers private back yard with rolling lawns, new designer swimming pool with granite, custom stone, beautiful waterfalls and a spa, mature Oak trees, orange trees a gazebo and much more!			
MLS#16-104414			
Dee Crawford KELLER WILLIAMS BH		310-259-4428	Antna,BBQ,Blt-Ins,Cbl,Cing Fan,Other

02 Beverly Hills Post Office Lease

2054 SAN YSIDRO DR		Refresh.	11-2
\$15,000	7+7	COUNTRY FRENCH	
		<b>7 BDR HOME IN PRIME BHPO W/ POOL&amp;SUNDECK</b>	
EXCEPTIONAL 7BD FAMILY HOME, 3 BEAUTIFUL MASTER SUITES, BALCONY OVERLOOKING POOL, 32FT SUN DECK WITH HOT TUB. SPACIOUS LIVING AREAS, LARGE CENTER HALL ENTRY, HIGH CEILINGS, HARDWOOD FLOORS, FRENCH DOORS LEADING TO POOL. HOUSE HAS BEEN REDONE, KITCHEN HAS VIKING RANGE, MARBLE COUNTERTOP AND SUB-ZERO. GREAT INDOOR/ OUTDOOR FLOW, MOVE-IN CONDITION.			
MLS#16-984353			
Alexis Assouline JOHN AAROE GROUP		3109906894	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other



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Right in Your Hands

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Stay Connected with Your Colleagues and Clients While You're on the Go!




## 03 Sunset Strip - Hollywood Hills West

Single Family

TUESDAY

<b>9380 SIERRA MAR DR</b>		Open	11-2
<b>\$21,000,000</b>	5+6	ARCHITECTURAL	

**NEW**



**ARCHITECTURAL IN HOLLYWOOD HILLS WITH AMAZING VIEWS.**

The ultimate trophy compound and a true work of art in the coveted "Bird Streets" above the Sunset Strip. Located on a quiet cul-de-sac, this stunning property offers sweeping views from downtown to the ocean. American walnut flooring throughout 5 bedrooms, 6 baths, a theater and gym. Spacious master w/ skylights, large closets & separate handbag & shoe rooms. Top-of-the-line Italian kitchen w/ Thermador appliances, Caesarstone countertops, 2 ovens & 2 dishwashers.

**MLS#16-113800**  
**Branden & Rayni Williams** 310-691-5935  
**HILTON & HYLAND**

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

<b>1724 VIEWMONT DR</b>		Refresh.	11-2
<b>\$8,550,000</b>	4+5	3sty-ARCHITECTURAL	

**NEW**



**THE ONE AND ONLY ! OPEN 11-2 & TWILIGHT 5-7**

In the exclusive gated Viewmont private enclave above the Sunset Strip, this stunning sophisticated 3 story modern architectural offers spectacular panoramic city-to-ocean views in all rooms ! Apx 6000 SF 4+5 + office, home theater w/ bar, finest quality, 3 fireplace, high ceilings, walls of glass, spacious living & dining area + gourmet kitchen. Huge Master w/ spectacular jetliner views & luxurious bath w/ spa tub, multiple shower heads + w-in-closet. Spacious outdoor deck w/ infinity pool.

**Stephan Illouz** 424-279-2477  
**COLDWELL BANKER RESI**

Dshwshr,Dryer,Frzr,Micro,Ovn,Blt-ins

<b>7571 MULHOLLAND DR</b>		Open	11-2
<b>\$6,995,000</b>	6+10	4sty-CONTEMPORARY	

**NEW**



**SPECTACULAR MODERNIST COMPOUND W/ HUGE RESORT STYLE POOL**

Secure Modernist Compound Walled & Gated for Maximum Privacy. Approx. 8,458sf. 6 + 10, located on renowned Mulholland Dr. adjacent to numerous celebrity neighbors. Centrally located. Walls of glass open to terraces, lawns, an enormous pool, w/ Bright Sunny Quiet Eastern & Southern views of the Hollywood Hills. All public & pvt rms are connected by a dramatic center spiral staircase connecting the dramatic media rooms. All bedrooms are en suite w/ pvt entrances including a glorious master suite.

**Ron Holliman** 310-777-6216  
**COLDWELL BANKER BH**

S.E. Corner of Multiview & Mulholland

<b>1544 N DOHENY DR</b>		Open	11-2
<b>\$3,650,000</b>	4+4	2sty-MODERN	

**NEW**




**SOPHISTICATED MODERN ARCHITECTURAL**

A sophisticated, modern architectural space where inspired minimalist style & abundant natural light play off dynamic linear design. This extraordinary property in the coveted "bird streets" and is a masterful blend of design, form & function. Walls of glass in the living area & Master suite virtually disappear to create a seamless & organic indoor/outdoor flow showcasing city to ocean views.

**Aaron Kirman** 424-249-7162  
**JOHN AAROE GROUP**

<b>2736 LAUREL PAS</b>		Lunch	11-2
<b>\$2,350,000</b>	3+2	MID-CENTURY	

**NEW**



**MID CENTURY REINTERPRETED BY BARBARA BESTOR**

A few blocks up the road from Wonderland Elementary School, on a wide canyon road with sidewalks for strolling, you will find a bright mid century home with a gently sloping roof, indigenous landscaping and an oversized bright yellow front door. The warm elements that are seen on the outside are a only a foreshadowing of whats to come once you enter. Stunning.Remodeled top to bottom by Architect Barbara Bestor in 2014, this house is the epitome of cool.Solar, Salt h2o pool. Wonderland School.

**Tori Horowitz** 323 203 0965  
**COMPASS**

<b>2000 N CURSON AVE</b>		Open	11-2
<b>\$2,095,000</b>	3+2	SPANISH	

**NEW**



**STYLISH 1926 SPANISH - SEE FULL PAGE AD WWW.2000CURSON.COM**

1926 Spanish Colonial Revival nestled in a wonderful Hollywood Hills neighborhood & celebrity enclave. Exceptional details. Enter the gated courtyard entrance to dramatic living room with fireplace & wedding cake plaster work. Dining room w/original wrought iron gates & stained glass windows. Hardwood floors .Chef's kitchen has glass door Sub Zero&Wolf stove. The Master has beautiful stained glass windows.Sitting room leads to enchanting backyard perfect for al fresco dining. Near Runyon Cyn.

**Victor Kaminoff** 213-718-7718  
**COLDWELL BANKER BH**

STYLISH 1926 SPANISH - SEE FULL PAGE AD

<b>8563 BRIER DR</b>		Refresh.	11-2
<b>\$1,799,000</b>	3+5	4sty-CONTEMPORARY	

**NEW**



**MODERN CONTEMPORARY MULTI-LEVEL ENTERTAINMENT HOME WITH POOL**


Entertainers dream! Multi-level contemporary home w/ high ceilings spanned by windows to bring in abundant light. Gourmet kitchen w/ stainless steel appliances and Cesar-Stone counters. Two master suites each w/ own spa-like bathrooms. Top level Master-Retreat with private office, walk-in closet, stand alone soaking tub, large steam shower, and balcony w/ panoramic views. Theater Room w/ 92" projection screen. Pool plus jacuzzi, bar, fire pit, BBQ area, audio systems, surveillance, and storage.

**Ivan Estrada** 3235742317  
**DOUGLAS ELLIMAN BH**

www.IvanEstradaProperties.com

<b>7350 PACIFIC VIEW DR</b>		Open	11-2
<b>\$2,495,000</b>	2895000 3+3	2sty-CONTEMPORARY	

**NEW**



**NEWLY BUILT CONTEMPORARY**

Brand new contemporary blends a modern aesthetic seamlessly w/steel beamed construction. Views of the mountains, Hollywood sign & city lights through walls of glass. The finest quality finishes & meticulous attention to detail are evident from the minute you walk in the front door. There are three generously proportioned bedrooms including a master suite w/large closet and bath w/soaking tub & spacious shower. The large deck overlooks the backyard w/ plenty of patio space & an infinity spa.

**MLS#15-960713**  
**O'Reilly/Segall/Styne** 310.980.5304  
**COMPASS**

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

<b>2870 PACIFIC VIEW TRL</b>		Open	11-2
<b>\$1,895,000</b>	3+3	CONTEMPORARY	

**NEW**



**AMAZING VIEWS! VERY PRIVATE! 20 MINUTES FROM MAJOR STUDIOS!**


Panoramic 260 Degree Views! Incredible Privacy. No neighbors to the North, West, or Above. Far Grander than other local properties with Sweeping Views and Oversize Lot - Bonus parcel incl. Light and Bright! Updated Kitchen and Baths. Grassy areas. Huge Deck. Room for Pool. Separate GH. At the bottom of Pacific View Trl, turn Left (West) - Last house with Beige Exterior on the right. Two minutes from Mulholland. PLEASE park in front of house or where street ends - not in front of East neighbor.

**MLS#16-106524**  
**Robert Eilbacher** 323-863-5030  
**PACIFIC PROPERTIES**

High-Tech Nest Environmental.

<b>7255 CAVERNA DR</b>		Open	11-2
<b>\$1,349,000</b>	1375000 3+3	MID-CENTURY	

**NEW**



**RARE HOLLYWOOD HILLS HOME**

If you've seen this property before, you must see it again. Set in prime Hollywood Hills, this RARE mcm has a fresh look & a great flr pln. LR, DR, kitch & outdoor deck all face inspiring city light views. Recently updated, the home now showcases a chef's kitch, Surround Sound, tankless wtr heater & new HVAC & security systems. Main living areas have wood flrs, a gas fireplace & stylish built-ins. French doors open to a balcony leading to home's oversized outdoor living space.

**MLS#16-981297**  
**Tom Davila** 310.432.6492  
**KELLER WILLIAMS BH**

www.RAREHollywoodHillsHome.com



9092 ST IVES DR

Refresh. 11-2

\$2,995,000

4+4

COUNTRY ENGLISH

rev



ENGLISH COTTAGE IN PRIME SUNSET STRIP LOCATION

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

MLS#16-111866

Juliette Hohnen  
DOUGLAS ELLIMAN

323.422.7147

www.StIvesGem.com

03 Sunset Strip - Hollywood Hills West

Condo / Co-op

1807 COURTNEY AVE

Open 11-2

\$1,995,000

3+3

SPANISH

NEW



MUCH COVETED COURTNEY VILLAS!

Not only much coveted but the largest townhouse in the secret, historic 1930's Courtney Villas. Enter this Old Hollywood complex thru private gates and be transported to a tranquil oasis from another era. Extremely private garden terraces w/a historically significant statue over a cascading fountain. Grand sized master, living room w/fireplace, bottom floor office/family w/bath and terrace. Spending time here makes you keenly aware that Hollywood still exists and is still an idyllic place to be.

Deedee Howard  
THE AGENCY

310-780-7676

www.theagencyre.com/agent/deedee-howard

7270 HILLSIDE AVE #307

Open 11-2

\$529,000

1+2

CONTEMPORARY

NEW



WANT TO SEE PERFECTION? TOP FLOOR VIEW CONDO DONE

Tastefully updated and impeccably maintained Top floor deluxe condominium w/ dazzling city & mountain views! Owner spared no expense remodeling this bright and spacious home. Amazing open kitchen w/ GE profile appliances, custom cabinetry, tumbled stone backsplash, granite countertops, & 46 bottle wine fridge. Both bathrooms are renovated with travertine and have skylights. Newer AC w/ wireless thermostat. Floor to ceiling windows bring in lots of light and VIEWS.

MLS#16-114060

Jimmy Martinez  
PT BEVERLY HILLS

323-377-0548

www.7270hillside307.com

03 Sunset Strip - Hollywood Hills West

Lease

9115 CORDELL DR


Open 11-2

\$45,000

3+6

2sty-CONTEMPORARY

NEW



CONTEMPORARY PANORAMIC VIEW HOME

Ultra Contemporary home with expansive 180 degree downtown to ocean views. Views from nearly every room. Very private location at the end of a cul de sac street. Gated and secured. Designed for entertaining with a large pool, spa, fire pit/lounge area and outdoor bar and BBQ. Two master suites. Crestron system. Lower "Bird Streets".

MLS#16-114006

Jeffrey White  
RE/MAX

(213) 300-1485

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

04 Bel Air - Holmby Hills

Single Family

2776 CASIANO RD

Refresh. 11-2

\$1,695,000

4+4

CONTEMP MED

NEW



CASIANO ESTATES CHARMING FAMILY HOME

Charming Bright Spanish Family Home in Casiano Estates w/high beamed ceilings, wide plank antique floors, french doors & windows. Large Living & Dining areas plus a family rm w/fireplace all open to lavish grassy yard and pool. Upgraded Kitchen w/center island & Breakfast area. Bonus room and full bdrm suite down. Huge Master Suite w/ balcony, 2 walk in closets & bath w/spa tub. 2 additional bedrooms up share a full bath. 3 car garage. Perfect home for entertaining. Close to schools& Westside.

Lori Hashman Berris  
SOTHEY'S INT REALTY

3108803061

1661 N BEVERLY GLEN

Refresh. 11-2

\$1,299,000

4+4

2sty-ARCHITECTURAL

NEW



"THIS STUNNING PROPERTY IS PRICED TO SELL":

Absolutely gorgeous bright and airy contemporary home with architectural flair.This newly built home boasts 2,460 sq. ft. of modern luxuries w/amazing finishes.Open floor plan flows effortlessly, gourmet custom kitchen, w/ stainless steel appliances, skylights, custom counter tops open to the family room w/fireplace, plenty of natural light, hardwood floors. State of the art amenities and modern comforts. Easy West-side / Valley access.

MLS#16-115552

David Pinkham  
PINKHAM ESTATES REAL

310 435-8616

Blt-Ins,Cbl,Cing Fan,Dshwshr

2173 RAVENSFIELD LN

Open 11-2

\$5,250,000

7+9

MEDITERRANEAN

red



PRICE REDUCED!

Behind the gates of the prestigious Bel Air Crest Community resides this spectacular estate exhibiting living on a truly magnificent scale. High soaring ceilings, a domed skylight & grand dual staircases which greets you upon entry. Chefs kitchen w/open floor plan & center isl. Family rm & media rm. Master ste w/sitting area & frplc, his/her baths & walk in closets. 4 addl BR stes up & 2 guest stes. Private pool and spa, BBQ area & a private grassy yard. Fabulous for entertaining!

MLS#16-102840

Joyce Essex Harvey  
COLDWELL BANKER

310-777-6375

www.RavensfieldLane.com

11531 ORUM RD

Open 11-2

\$8,995,000

6+7

MEDITERRANEAN

rev



PRIVATE BEL AIR ESTATE ON 4 ACRES

In a wonderfully private Bel Air location, a long gated driveway leads to a stately Mediterranean villa, completely hidden from the street. The lush backyard has a pool/spa, a flat grassy lawn and breathtaking views. This unique property comprises two parcels, totaling over 4 acres, with the potential to build two homes or a single spectacular residence. Enjoy a gracious and tranquil lifestyle now, or redevelop into a world-class estate, hidden from the cares of the outside world.

MLS#16-110402

Juliette Hohnen  
DOUGLAS ELLIMAN

323.422.7147

Co-listed w/Edward Fitz 310.650.0052

Do RIGHT by Your Sellers

Put their Property in the MLS

Listings in the MLS Get More Exposure

More Offers & More Money






## 05 Westwood - Century City

Single Family

TUESDAY

<b>210 WOODRUFF AVE</b>	Open	11-2
<b>\$3,850,000</b>	5+4.5	2sty-TRADITIONAL

**NEW**



**ELEGANT NEOCLASSICAL IN PRIME HOLMBY LOCATION**

Gracious traditional by noted architect JJ Blick. Expansive frontage on a large flat lot with a perfect center entry floor plan. Formal dining, huge living room with grand fireplace, powder, den with fireplace, sun porch and eat-in kitchen. Five second floor bedrooms. 3 car garage, basement and large attic for storage. Lushly landscaped yard with ample room for pool and recreation. Room to expand without compromising the architectural integrity of this gorgeous residence. Steps to UCLA.

Jane Gavens 3104975166  
JOHN AAROE GROUP

<b>1555 CLUB VIEW DR</b>	Lunch	11-2
<b>\$3,595,000</b>	5+4.5	2sty-TRADITIONAL

**NEW**



**ELEGANT TRADITIONAL IN PRIME LOCATION**

The exquisite garden welcomes you into this beautifully renovated home that retains all the warmth and character of the original. The first floor offers a formal living, dining, powder, and a spacious guest suite. The large gourmet kitchen with center island and breakfast area opens onto the generous family room and French doors that lead out to the large grassy yard. The second floor offers a master suite with office, his and her closets, and bathroom with dual showers. Close to Century City.

Emil Schneeman 310-922-3292  
BERKSHIRE HATHAWAY

stove, dishwasher, fridge

<b>936 THAYER AVE</b>	Open	11-2
<b>\$3,395,000</b>	4+6	3sty-TRADITIONAL

**NEW**



**ABSOLUTELY STUNNING HOLLYWOOD REGENCY IN LITTLE HOLMBY**

Elegant remodeled 1930s traditional in prime Little Holmby w/ a gracious foyer, amply-sized DR, formal LR w/fireplace, cook's kitchen w/ 8-burner Wolf range opening to large brick balcony. 3 en suite bedrooms upstairs including master w/ two walk-in closets and fireplace. Lower level opens to backyard and has family room w/ fireplace and bedroom/office with full bath. Backyard w/ two grassy areas and sports court. Numerous storage options and built-ins. Walk to Westwood restaurants and shops.

A. Burkin / N. Dalton 310.699.5062  
THE AGENCY BRENTWOOD

<http://www.936thayerave.com/>

<b>1555 CLUB VIEW DR</b>	Open	11-2
<b>\$3,095,000</b>	5+4.5	TRADITIONAL

**NEW**



**ELEGANT TRADITIONAL IN PRIME WESTWOOD**

Beautifully renovated 5BD/4.5BA home. The 1st floor offers a formal living room, dining room, powder room & guest suite. Large gourmet kitchen opens onto family room w/ French doors that lead to large grassy yard. Elegant master suite w/ office & 3 beds & 2 baths upstairs. Features include Butler's pantry, wood floors, laundry & mud rooms, dual zone heating & air & stainless steel appliances. Near Century City, Westwood shops & restaurants, local schools, LA Country Club & Beverly Hills.

MLS#16-115474  
Emil Alexander Schneeman 310.230.3731  
BERKSHIRE HATHAWAY

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

<b>2283 MANNING AVE</b>	Open	11-2
<b>\$2,799,000</b>	5+4	SPANISH

**NEW**



An elegant Spanish style hacienda, this newly constructed 4,000+ square foot, 5 bd/3.5 ba home feels as much like a vacation resort as it does residential property. Thick, smooth stucco walls & archways, authentic chandeliers, dark honey hued hardwood floors and Spanish tiled fireplaces in the formal living room and great room all serve as subtle reminders of this rich architectural style. Built only two years ago, no detail was spared to bring the homeowner every state-of-the-art convenience.

MLS#16-114638  
Benjamin S. Lee 3108585489  
COLDWELL BANKER RESI

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

<b>930 WESTHOLME AVE</b>	Open	11-2
<b>\$2,299,000</b>	4+2.5	2sty-TRADITIONAL

**NEW**



**BEST PRICED HOME NORTH OF WILSHIRE! WARNER SCHOOL DISTRICT!**

Lovely clean & bright 4+2.5 Traditional in A+ Westwood location north of Wilshire in Westwood Hills. Living rm. & den w/shared fireplace. Covered patio off den. Center hall entry. Formal dining rm. & breakfast area w/patio. 4 bedrooms & 2 baths up, half bath down. Backyard has covered patio with upslope hillside, mature ground cover & trees. 2 car garage (not direct access). Warner school district.

John A. Woodward IV 310/729-7372  
KELLER WILLIAMS BH

Terrific Location in Westwood Hills!

<b>284 BRONWOOD AVE</b>	Lunch	11-2
<b>\$2,239,000</b>	3+2.5	TRADITIONAL

**NEW**



**VERY SPECIAL TRADITIONAL IN WESTWOOD HILLS**

Very special, tastefully updated 3 BD/2.5 BA Westwood Hills Traditional. Sensible floorplan graced by hardwood floors & gleaming woodwork. Move-in-ready & has remarkable flow from indoors to out. Living rm w/ frplc. Formal dining rm. Eat-in cook's kitchen opens to light-filled family rm w/ frplc. 3 spacious BR's together incl. a terrific master. Great outdoor spaces w/ used-brick patio, deck, built-in BBQ, spa & beautiful gardens. Neighborhood views. Added upgrades, many of them recent. Warner.

Larry Young 310.777.2879  
BERKSHIRE HATHAWAY

[www.284Bronwood.com](http://www.284Bronwood.com)

<b>2521 WESTWOOD BLV</b>	Lunch	11-2
<b>\$1,995,000</b>	4+3	2sty-ARCHITECTURAL

**NEW**



**STUNNING PROTO HOMES ARCHITECTURAL**

Welcome to the future of home building! Proto Homes & Pardee Properties present an exquisite Architectural, showcasing the efficient and green process of a thoughtful and timeless pre-fabricated dwelling. With nearly 2800 sq ft, the home welcomes you in warmth with beautiful hardwood and polished concrete floors, an open concept layout with room for entertaining and designers chef's kitchen with center island. Enjoy outdoor relaxation on this generous 5800 sq ft lot with ideal garden dining.

Tami Pardee 310-607-6517  
PARDEE PROPERTIES

Fridge, Range, Stove, Dishwasher

<b>2101 VETERAN AVE</b>	Open	11-2
<b>\$1,499,000</b>	4+4	TRADITIONAL

**NEW**



**MAGNIFICENT WESTWOOD HOME!**


Walk up the stoned pathway w/ blooming roses to this magnificent Westwood beauty. This 3 bd + guest house traditional is centrally located in Westwood. The charming entry features hrwd floors w/ coved ceilings & oversized bay window. Walk into the updated kitchen w/ SS appliances & windows overlooking the private yard. This lovingly maintained home has a re-done guest house w/ a wet bar, storage, & bathroom with floor-to-ceiling tile. Close to everything, this incredible home is going fast!

Sally Forster Jones 3106917888  
JOHN AAROE GROUP

[www.2101veteran.com](http://www.2101veteran.com)

<b>2263 FOX HILLS DR, UNIT 304</b>	Open	11-2
<b>\$639,000</b>	2+2	SPANISH

**NEW**



**UPDATED CENTURY CITY ADJ 2 BD/2BA PENTHOUSE!**

Desired courtyard building in prime Westwood neighborhood. Ideal open floor plan with 2 bedroom suites on opposite sides of unit. Living room w/ fireplace and balcony with sliding door. Updated kitchen with granite countertops and stainless steel appliances opened to dining area & living room. Master suite with 2 closets including spacious walk in closet. Both bathrooms rmldd w/ travertine finishes. Laundry in-unit, pets okay, 2 tandem secured parking w/storage. Common rooftop deck.

Chad Lund / Patty Best 310.801.2641  
TELES PROPERTIES

dishwasher range oven



10346 KESWICK AVE

Open 11-2

\$3,150,000

5+6

ARCHITECTURAL



MLS#16-108140

Easton and Elston 310-704-3451

TELES PROPERTIES

rev

SPECTACULAR NEW 2016 GROUND UP ARCHITECTURAL CONSTRUCTION.

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

10346KeswickAvenue.com


10450 WILSHIRE #9J

Open 11-1

\$1,199,000

1275000

2+2.5



MLS#16-969777

Margie Markus 818 807-7414

COLDWELL BANKER RESI

red

LARGE CORNER UNIT WITH PANORAMIC VIEWS!

2000+ SF elegant bright corner unit w/exceptional panoramic ocean, mountain & city views at The Churchill. With only one shared wall, this unit offers a spacious open floor plan. Expansive liv & din room areas with custom hardwood floors and built in cabinetry. Master bedroom suite has been remodeled to feature a large den (originally the 3rd bed) offering an entire wall of closets. Washer/dryer in unit, recessed lighting, numerous additional closets including 2 walk-ins, plantation shutters.

Blt-Ins,Dshwshr,Washer/Dryer,Other

05 Westwood - Century City


Condo / Co-op

10551 WILSHIRE #1605

Open 11-2

\$1,775,000

2+3



MLS#16-112902

Alexandra North 310-271-8068

NORTH R.E.SERVICES

NEW

REGENCY WILSHIRE

Unobstructed City Views.Front facing lite + bright unit. 2BR + 2.5 bas + den/office.Grand scale LR w/gas FPL. H/W floors, Hi-ceils + wet bar. Formal DR.Den/office (possible 3rd bedroom). Kitchen w/center Island, + eat-in breakfast area. Separate laundry room + storage. Large Master suite w/ sitting area and City views + 2 walk-in closets. Master bath with separate tub and shower, double sinks + views. Side by Side parking + extra storage. Full service building with all amenities + valet parking.

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg.

865 COMSTOCK AVE #16F

Open 11-2

\$875,000

2+2

1sty-CONTEMPORARY



MLS#16-115676

James Hancock 310-777-6351

COLDWELL BANKER RESI

rev

INCREDIBLE BUY AT THE COMSTOCK!

Wonderful North Facing Unit overlooking the Santa Monica Mountains & the greenery of Holmby Hills & Westwood! Enjoy the Sunset from this 2 Bdrm unit converted to 1 Bdrm+Den w/ enormous living area & walls of glass! Gracious entry, updated kitchen w/ Caesarstone counters overlooking entire living space, large mstr suite, two spa like baths, one w/ spa tub & other w/ steam shower & adjoining dry sauna! Second bdrm was converted to den by previous owner to add spaciousness to this lovely unit!

Bring or Send Clients, Park on Comstock


10560 WILSHIRE BLVD #702

Open 11-2

\$1,295,000

2+2.5

CONTEMPORARY



MLS#16-114242

Brian Adler 310.713.2867

JOHN AAROE GROUP

NEW

PRISTINE RE-DO SWEEPING VIEWS AT PRESTIGIOUS TEN FIVE SIXTY

Bright S/E corner 2,200 sq. ft. 2bd, 2ba with black granite entry & powder room. Center island kitchen with new stainless steel appliances and breakfast area with view. Three large terraces. Extensive mirrored closets in dressing room and master bath plus oversized shower. Full service building with beautifully redone common areas, 24 hr concierge, valet, pool, gym, social room, sauna & spa.

10560wilshire702.aaroe.site

06 Brentwood

Single Family

X 123 S WOODBURN DR

Lunch 11-2

\$6,995,000

6+7

1sty-SPANISH



Ellen McCormick 310-230-3707

BERKSHIRE HATHAWAY

NEW

PLEASE JOIN US FOR LUNCH!

A showcase for an artist's spirit and vision, this Spanish hacienda has been transformed into an exquisite statement of timeless elegance. Originally built in 1937, it has been re-created and updated with state of the art infrastructure, systems and custom finishes. Evocative of a traditional European villa, this home presents an engaging alliance between old world refinement and contemporary nuance with careful attention to details, materials, and colors.

www.123Woodburn.com

X 1520 BEVERLY GLEN #403

Lunch 11-2

\$1,100,000

3+3

ARCHITECTURAL



MLS#16-114852

Carol Huston 310.922.6509

WISH SOTHEBY'S

NEW

LIVE IN LUXURY AT THE CONCORD, CENTURY CITY

A rare opportunity to own a "celebrity pied-a-terre" at The Concord, one of the most prestigious properties in Century City. It features a secure building w/, heated pool, hot tub, updated gym, gated garage parking, 10x10 storage room for each unit. This luxurious 3BR/2.5BA, two-level New York style town home with beautiful architectural details throughout. Close to the Century City Mall to be completed in 2017, great restaurants and shopping. A fabulous alternative to the Wilshire Corridor!

FABULOUS NY STYLE 2-STORY TOWNHOUSE!


12160 LA CASA LN

Open 11-2

\$3,195,000

Prjct

2sty-MODERN



5 Bedroom Modern on a quiet flat cul-de sac off North Bundy. Rustic setting with views of tree top, mountains & The Getty. Full renovation has been done. 4 bedrooms up, 1 down. Pool, Outdoor bbq,

Pool, Built in BBQ, Views.

Daniel Brown

THE AGENCY

1520 CAMDEN AVE, UNIT 201

Open 11-2

\$785,000

2+2.5

2sty-TRADITIONAL



Robyn Fox 310 490-6540

RE/MAX ESTATE PROP

NEW

ULTRA LARGE CONDO IN FABULOUS LOCATION

Wonderful west facing sun-filled over 1750 sq ft corner unit. Huge living and dining areas lead to private balcony. Freshly painted, great spacious kitchen with breakfast room, very large bedrooms, custom built-ins, plantation shutters, new carpeting, hardwood flooring, gas fireplace, great closets, 2 side by side gated parking spaces with storage, pool, rec room, spa and sauna. Fabulous Westwood location walking distance to restaurants, theaters, and UCLA. Should not to be missed!

577 N GREENCRAIG RD

Open 11-2

\$2,895,000

5+4

CONTEMPORARY



MLS#16-105488

Robert Radcliffe 3102555454

SOTHEBY'S INTERNATIO

NEW

STYLISH 1960'S "MAD MEN" -ERA HOME

Designed by award-winning architect Lee Miller, whose work was featured at the Pacific Design Center. Stylish 1960s "Mad Men"-era home, slightly remodeled w/ today's modern amen, incl remodeled baths & floor to ceiling sliding glass doors, allowing for a sun-drenched home while maintaining its historic & architectural integrity. The lowest of its 3 levels: 1 bed apt w/ kitchenette, full bath & separate entry. Enormous use of space, high ceilings & access to deck overlooking the large grassy lot.

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

OPEN HOUSE STATUS

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

NEW

New, automatic status

NEW\*

New, not yet listed

RED

Reduced

REV

Review, automatic status


BOM

Back on Market

TUESDAY



<b>1023 S BUNDY DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	2+3	SPANISH	



**CHARMING SPANISH IN PRIVATE OASIS!**

Romantic Spanish Hacienda hidden behind a tall privacy hedge. A true retreat full of old-world charm. 2 bd, 2.5 ba plus a converted garage w/office, den & ¾ bath. Filled w/ natural light, archways, authentic tile detailing, hardwood floors & custom fixtures. Arched living room w/frplce leads to FDR. Rustic chef's kitchen w/stainless steel appl & breakfast nook. Lovely master bedroom w/luxurious bath. Tranquil & private backyard, sparkling pool & lounge patio surrounded by lush landscaping.

**MLS#16-114768**  
Charles Pence 310-458-4024  
PARTNERS TRUST SM

Built-ins

<b>2536 PESQUERA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	6+4	2sty-OTHER	



**GREAT STARTER HOME OR DEVELOPMENT OPPORTUNITY**

This adorable home in serene Mandeville Canyon is a great starter home or an amazing development opportunity. This home offers 6 bedrooms and 3.5 baths. The main level features a formal living room with fireplace, dining room, huge family room with bar area. The kitchen with nice appliances looks out into the backyard. The one bedroom suite completes the first floor. Upstairs features 5 bedrooms and 2 baths along with a den area that could be used as an office. .Backyard with pool, spa and BBQ

**MLS#16-114668**  
Santiago Arana 424-231-2400  
THE AGENCY

<b>11361 ISLETA ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2	1sty-TRADITIONAL	




**CHARMING TRADITIONAL HOME IN BRENTWOOD GLEN**

Charming, one-story home on a fantastic corner lot in Brentwood Glen. Featuring 3 beds & 2 baths. This beautiful home has hardwood floors, pitched high ceilings, recessed lights, crown and base moldings. Formal entry, spacious living room with fireplace and dining room. Large open kitchen with center island and custom cabinets. Den has French doors that lead to private brick patio & grassy back yard. Excellent floor plan for entertaining on a grand or intimate scale. Welcome home!

**MLS#15-913941**  
Jennifer Pinckert (310)500-1411  
PARTNERS TRUST

<b>2322 CHERYL PL</b>	Open	11-2	591C7	<b>NEW</b>
<b>\$1,995,000</b>	5+4	1sty-TRADITIONAL		



**PRIME BRENTWOOD HILLS IN A BREATHTAKING SETTING!**

Luxuriate in this serene and private location on an expansive lot in Brentwood Hills. Surrounded by sweeping canyon views, old growth trees and lush foliage surround this hilltop treasure at the end of a quiet and secluded cul-de-sac. With miles of rustic and peaceful hiking trails close by, you're only minutes to the heart of Brentwood with the city's best shopping, restaurants, and schools. Build your dream home in this haven of privacy, beauty, and romantic canyon living.

**MLS#16-100228**  
Adrienne Tourtelot 310-413-1088  
COLDWELL BANKER BW

<b>12727 HIGHWOOD ST</b>	Refresh.	11-2	<b>rev</b>
<b>\$17,950,000</b>	8+12	TRADITIONAL	



**NEWLY PRICED!!! FIRST TIME ON MARKET**

Magnificent Traditional estate in prestigious Brentwood Park. Enter into a grand 2 story foyer leading to an elegant formal living, family and dining room. Featuring soaring ceilings, walnut hardwood flooring and intricate detailing throughout. Spacious lower level features a media room and maid's quarters. Sprawling park-like grounds with lush landscaped gardens leading to a sparkling infinity pool and spa.

**MLS#15-951875**  
Hyland, Furman, Cohan 310.278.3311  
HILTON & HYLAND

www.hiltonhyland.com

<b>13167 BOCA DE CANON LN</b>	Open	11-2	<b>rev</b>
<b>\$10,350,000</b>	5+6.5	2sty-TRADITIONAL	



**LUXE FARMHOUSE WITH MODERN SENSIBILITY**

This exquisitely designed home has contemporary flair w/ clean lines & refined appointments. Dramatic entry, beamed ceiling living rm, grand patios w/outdoor kitchen +dining areas, flat grassy yard & cyn views. Below is pool/spa & guest hse. Gourmet kitchen w/brkfst area & lrg pantry. Formal dining rm, butler pantry, media rm, playroom/family rm, utility rm, powder, & guest ste dwnstrs. Up is master ste w/sweeping tree views & stunning bath. Library/office, guest wing w/3 suites +2nd laundry rm.

**MLS#16-975879**  
Susan Stark / Joan Capli 310.345.7450  
GIBSON / CB BW

MandevilleCanyonHomes.com

<b>178 N CARMELINA AVE</b>	Open	11-2	<b>rev</b>
<b>\$8,750,000</b>	4+5	SPANISH	



**MARC APPLETON-DESIGNED TRUE SPANISH HOME**

Sensational opportunity to own a Marc Appleton-designed true Spanish home in the heart of Brentwood. The residence is private & gated, located on one of Brentwood's most desirable streets. Enjoy being within a close proximity to the famous country mart, a top-class shopping precinct, and the city's top schools. The home boasts 4 bedroom suites and 5.5 bathrooms, with an additional upstairs loft, which makes an easy convertible bedroom.

**MLS#16-976309**  
Barbara Tenenbaum 310.720.7270  
HILTON & HYLAND

www.hiltonhyland.com

<b>11920 BRENTWOOD GROVE DR</b>	Open	11-2	<b>rev</b>
<b>\$3,625,000</b>	5+5	MEDITERRANEAN	



**MAGNIFICENT MEDITERRANEAN ESTATE**

Magnificent Mediterranean Estate walled and gated 3-Story home sits on a large 18,500 sq. Ft. private lot with exotic matured landscaping, pool, patio, BBQ and play area, large motor court with 3 car garage and picturesque views of the hills. This fabulous home is truly exceptional California lifestyle living in Brentwood.

**MLS#15-913941**  
Wayne Pridgen 310.301.6523  
HILTON & HYLAND

www.waynepridgen.com

<b>1383 JONESBORO DR</b>	Open	11-2	<b>rev</b>
<b>\$2,695,000</b>	3+3	TRADITIONAL	



**CHARMING HOME IN HISTORIC BRENTWOOD POLO FIELDS**

Charming 3 bedroom and 3 bath house in historic Brentwood Polo Fields. Close to Santa Monica beach, enjoy coastal climate all year long. Completely renovated in 2002 with oak hardwood floors throughout, impressive master suite, custom cabinetry in kitchen and master bath. Beautifully landscaped and gated front yard, private backyard with flagstone patio. This is a golfer's dream just a street away from prestigious Riviera Golf and Tennis Country Club.

**MLS#16-100228**  
Charles Pence 310-458-4024  
PARTNERS TRUST SM

Built-ins

## 06 Brentwood

Condo / Co-op

<b>11808 DOROTHY ST #308</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	2+3	CONTEMPORARY	



**MLS#16-115548**  
Brian Maser 310-795-8010  
MASER CONDO SALES

www.MaserCondoSales.com



<b>11803 GOSHEN AVE #PH2</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,345,000</b>	3+3	MEDITERRANEAN	



**BEAUTIFUL PENTHOUSE + LOFT + ROOFTOP DECK - PRIME BRENTWOOD!**

Beautiful and bright corner 3bd Penthouse + bonus loft, soaring high ceilings and a spacious pvt rooftop deck! Custom cabinetry, frplc, extra high windows for additional light. Mstr Bdrm: frplc & soaring ceiling, spacious walk-in closet. Have a glass of wine/dinner "al fresco" on the private rooftop deck with beautiful views. Laundry room in unit. New carpets and paint. Plenty of storage space and lots of guest parking. Prime Brentwood location, close to restaurants, Whole Foods Mkt, shops, fwy.

**MLS#16-115560**  
Michel Bron (310) 467-8042  
POWER BROKERS INT'L

Dshwshr,Dryer,Elvtr,Grbg Disp,Micro

<b>622 S BARRINGTON AVE, UNIT 504</b>	Open	11-2	631/H3	<b>NEW</b>
<b>\$589,000</b>	1+2	5sty-CONTEMPORARY		




**BEAUTIFUL CITY VIEW CONDO**

Incredible city views that captivate you the minute you enter this remodeled 1 bedroom plus 2 bathroom top floor condo. A spacious living room, dining room and gourmet kitchen with hardwood floors throughout. Oversized windows to enjoy the panoramic city views. Great light, large closets and community pool. Close to dog park, tennis courts, Whole Foods and shops/restaurants in Brentwood.

**MaryBethWoods/DarbyWoods 310-463-6662**  
COLDWELL BANKER

## 07 West L.A. Single Family

<b>1844 ARMACOST AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$949,000</b>	2+1	CONTEMPORARY	



**BEAUTIFUL REMODEL**

Kitchen opens to bright living space. Wonderful landscaped front & private back yards. Bonus den or dining room. Upgraded electrical panel & new A/C. Covered UVA protected patio. Custom cabinets. Bosch appliances. Cesarstone counters. Convenient location. Quiet Street

**MLS#16-115340**  
Jay Lerer 310 980-7708  
RE/MAX ESTATE PROPER

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

<b>2447 STONER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	3+1	MID-CENTURY	



**WWW.2447STONER.COM**

Mid-Century 3-Bedroom Home on a cul-de-sac in West LA near all the shops & restaurants on Pico. Excellently maintained, with new energy efficient windows, new central air & heat and beautiful original hardwood floors throughout. Living room with brick fireplace. Dining area with built-in cabinets opens to the kitchen. Gorgeous drought tolerant landscaping with drip irrigation, raised flower beds and new covered flagstone patio area. Near the new Expo Light rail and 3 short miles to the beach!

**MLS#16-114914**  
Todd Miller 3105602999  
KELLER WILLIAMS-SM

Open House Tuesday 11-2pm & Sun 2-5pm

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

<b>11540 ROCHESTER AVE #203</b>	Open	11-2	<b>NEW</b>
<b>\$969,000</b>	3+3	CONTEMP MED	



**PRISTINE CONDO IN PRIME WEST LA**

Newer condo with views! Short distance to Brentwood and trendy San Vicente Blvd. 3 Bed, 2.5 bath. Large open living, dining room and den with gorgeous wood floors, crown moldings, recessed lights, fireplace and balcony with views. Gourmet kitchen with granite counters, Travertine floors, Viking appliances and custom Italian cabinets. Large master bedroom with walk-in closet and fireplace. Large, elegant master bath with dual sinks and separate tub and walk-in shower. Rooftop sundeck.

**MLS#16-115352**  
Gavin Fleminger 310-850-8053  
NOURMAND & ASSOC

Dshwshr,Grbg Disp,Hood Fan,Intrcm,Micro

<b>11540 ROCHESTER AVE #102</b>	Open	11-2	<b>NEW</b>
<b>\$959,000</b>	3+3	CONTEMP MED	



**PRIME LOCATION - NEWER 3 BEDROOM SPACIOUS CONDO**

Light bright 3-Bed/2.5 Bath Condo - Brentwood adjacent -minutes from Westwood/UCLA and Santa Monica. Living/ dining room areas open on to a large patio. Gourmet kit w/ high-end appliances, Italian cabinetry, granite counters and stone floors. Master suite w/ 2 closets, one walk-in; bath offers dual sinks, separate tub & shower. 2 fireplaces, wood floors & shutters throughout; w/d in unit- NO COMMON WALLS. Small boutique 9-unit, well maintained, secure building offers guest parking.

**MLS#16-103942**  
C.Schultz - T.Clarke 818-522-7134  
SOTHEBYS INTL REALTY

www.11540Rochester102.com

<b>2030 S BENTLEY AVE, UNIT 200</b>	Open	11-2	<b>NEW</b>
<b>\$893,000</b>	3+2.5	MEDITERRANEAN	



**OWN A PIECE OF THE WESTSIDE!**

3 bedroom, 2.5 bath approximately 2,030 sq. ft. condo with private elevator (1 unit per floor). Master bedroom with en suite master bath, spa tub and separate shower, walk-in closet and in-unit laundry room. 2 fireplaces, 2 balconies on a tree-lined street.

**Jennifer L. & Mimi S. 310.666.8427**  
JOHN AAROE GROUP

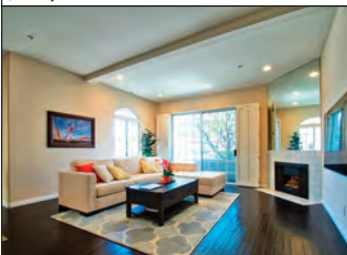
www.2030bentley200.aaroe.site

<b>1506 CORINTH AVE, UNIT 301</b>	Open	11-2	<b>NEW</b>
<b>\$789,000</b>	2+2.5	1sty-CONTEMPORARY	

Stunning End Unit in Small Building. Views, French Doors, Hardwood, Granite/Stainless, Cooks Kitchen. Great for Entertaining. Custom Shades, Fireplace, Side x side Parking, Pets OK., Inside Laundry.

<b>Range/Oven, W/D, Fridge, Fireplace</b>	
Rhonda Kohn	310-351-7100 KELLER WILLIAMS

<b>1706 COLBY AVE #102</b>	Open	11-2	<b>NEW</b>
<b>\$668,000</b>	2+2	CONTEMPORARY	



**BEAUTIFULLY DESIGNED AND CONSTRUCTED CONDO!**

Built in 1993 w/apx. 1279 sqft. Spacious floor plan w/high ceilings. Rich walnut wood floors. Fireplace. Gourmet kitchen w/granite tops & lots of cupboard space. Formal dining room w/granite countertop dry bar. Plantation shutters & recessed lights. Balcony off the living area. Side by side laundry. Large master suite w/sitting area & patio access. His & hers walk in closet. Spacious master bath w/separate tub & shower. Central heat and ac. Video monitor intercom system. 2 car parking.

**MLS#16-114642**  
Gary Limjap 310.430.0818  
COLDWELL BANKER - SM

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



The Source Of Real Time Real Estate™

TUESDAY



**08 Cheviot Hills - Rancho Park**

Single Family

<b>3148 CLUB DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+4	TRADITIONAL	



**EXTRAORDINARY OPPORTUNITY TO OWN IN CHEVIOT HILLS**

Restored with the highest quality workmanship, crown moldings, high ceilings & recessed lighting. Effortless flow through the formal living room to great room opening to a newly remodeled chef's kitchen with stainless steel appliances. Sliding glass doors open to backyard dining area with BBQ and projection screen. Perfect for outdoor entertaining. BOSE surround sound indoors & outdoors. Mature landscaping surrounds the home creating the perfect oasis. Gorgeous pool with spa. 4BD/4BA + office.

Emily Bregman 310.699.7038  
BERKSHIRE HATHAWAY

www.3148club.com

**09 Beverlywood Vicinity**

Single Family

<b>9739 CASHIO ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,550,000</b>	3+1.75	TRADITIONAL	




**FANTASTIC BEVERLYWOOD ADJACENT LOCATION - CHARMING STREET**

An optimum open floor plan of 3bds/1.75bas, filled with an abundance of light. A generously sized kitchen & breakfast area, linked to a large living room, bonus room and dining area, encircling an inviting outdoor courtyard. Additionally, there's a spacious grassy back yard area. Make this home your own by putting your own special touch on it, turning it into a very special sparkling jewel.

Sandi Jacoby 310.820.9312  
BERKSHIRE HATHAWAY

<b>1138 S ELM DR</b>	Open	11-2	632G3	<b>NEW</b>
<b>\$1,489,000</b>	3+3	1sty-TRADITIONAL		



**REMODELED 3BD/3BA BH ADJ HOME - OPEN TUESDAY 11-2PM**

Beyond tall, rich green hedges sits a stylish, remodeled home situated a stone-throw from Beverly Hills! Bright & inviting 3BD, 3BA + study home features open floor plan, gourmet eat-in kitchen, entertainer's living room & 2 en-suite baths. Spacious master suite w/ walk-in-closet. This property has new roof, new HVAC, new tankless water heater, new wood floors, landscaped yards. Centrally located close to dining, markets and great schools. Don't wait this home looks great in photos & in person!

MLS#16-114790  
Joel+Dorit Cooper 310-990-4655  
BERKSHIRE HATHAWAY

CANFIELD ELEMENTARY SCHOOL DISTRICT

<b>2432 S HALM AVE</b>	Refresh.	11-1:30	<b>NEW</b>
<b>\$1,099,000</b>	4+2	2sty-TRADITIONAL	



**A LOT OF BANG FOR YOUR BUCK!**

Spacious, 1926 Reyner Village home on the market for the first time in over 40 years! This roomy house sits tucked in on a quiet street, and is beaming with potential! This original gem is ready for the perfect buyer who craves space and storage. Original hardwood floors, fireplace, an enormous great room w/ bonus office space and 1st floor 1/4 bath. Nice yard, and detached 2 car garage. Don't miss this opportunity to create something fabulous, and turn your vision into a reality!

REBECCA SEKULICH 310-709-1701  
KELLER WILLIAMS MDR

Stove, dishwasher,

<b>2832 REYNIER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,049,000</b>	4+3	2sty-CONTEMPORARY	



**GREAT VALUE IN REYNIER VILLAGE!**

Wonderful light & bright 4br/3ba two story home in move in condition. Large scaled rooms, great floor plan. Hwd floors, fireplace, formal dining room, beautiful remodeled eat in kitchen, stainless steel appliances, recessed lights. Luxurious master suite on the 2nd floor with great views, vaulted ceilings, balcony, incredible spacious bath with spa tub, huge closets. Central AC/heat, new hot water heater. New drought tolerant landscaping, lush private back yard with fruit trees

MLS#16-114302  
Shaun Seeram 310-779-3990  
SOTHEBY'S INT REALTY

range/refrig/washer/dryer/dishwasher

**09 Beverlywood Vicinity**

Condo / Co-op

<b>1318 ROXBURY DR, UNIT 212</b>	Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>	2+2.5	CONTEMPORARY	



**LUXURY UNIT IN THE PRESTIGIOUS ROXBURY PLACE**

Spacious w/en-suite BAs & custom closets. High ceilings, glazed porcelain tiles, granite & marble counters, hardwood flrs & Milano interior drs. Designer kitchen w/SS appliances opens to dining & living rm w/balcony & tree top views. State-of-the-art technology w/finger print access & private alarm. Laundry rm w/add'l private storage in gated garage. Bldg incl concierge, garden crtyrd w/ fountain & gym. Amazing location mins from Beverly Hills & Century City.

Adam Sires/Mike Nourmand 310.498.1024  
NOURMAND&ASSOCIATES

www.1318RoxburyDr.com

<b>1135 S SHENANDOAH ST #103</b>	Open	11-2	<b>NEW</b>
<b>\$779,000</b>	3+3	1sty-MEDITERRANEAN	



**MOVE-IN CONDITION 3BR+2.5BA W/ OVER 1,500SQ FT**

Luxurious, move-in condition 3Br+2Ba Condo in controlled access complex. Great open floor plan. High end kitchen w/ professional style Fisher Paykel stainless appliances & granite counters. Kitchen opens to large dining area & living room. Living room w/fireplace opens to private patio. Good sized master suite w/ walk in closet. Beautiful master bath w/double sinks, large bathing tub & over-sized shower. High ceilings & hardwood floors. Inside laundry. 2 car parking. Recreation room.

MLS#16-104864  
Steven Geller 310 777-6237  
COLDWELL BANKER RESI

Blt-Ins, Hi ceilings great master suite

**10 West Hollywood Vicinity**

Single Family

<b>802 N SPAULDING AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,485,000</b>	4+2.5	2sty-SPANISH	



**WONDERFUL SPANISH URBAN OASIS**

This 2 story Spanish charmer is gated and hedged for privacy - on corner lot North of Melrose. Captivating courtyard complete with over 20 types of fruit trees. Living room w/spectacular beam ceiling, Batchelder fireplace, hardwood floors, formal dining, remodeled Kitchen - light and bright w/eat-in breakfast area - 2 beds down (one is convertible office/den)/1.5 baths and addition upstairs from 2006 featuring master suite and another bedroom - garage/bonus rm - rooftop deck!

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

Refrigerator, stove, dishwasher

**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™).





<b>950 N KINGS RD #322</b>	Open	11-1	<b>NEW</b>
<b>\$798,000</b>	2+2	UNKNOWN	



Stunning and dramatic condo in much desired west hollywood. Loft and roof deck with views. open kitchen with breakfast bar, living room dining area with gas fireplace and high ceilings. bEdrooms on opposite sides of unit for privacy. this gated complex has a pool, spa and exercise room. Lushly landscaped grounds have a fountain overflowing into beautiful pond. SHOWN BY APPOINTMENT ONLY WITH LISTING AGENT ONLY.. 24 HOUR NOTICE PLEASE

**MLS#16-115042**  
 Scott Wolkoff 818-807-5834  
 RAMSEY-SHILLING ASSO

Dshwshr,Grbg Disp,Rng/Ovn

<b>1121 N OLIVE DR, UNIT 213</b>	Open	11-2	<b>NEW</b>
<b>\$675,000</b>	2+2		



**2 BEDROOM CONDO W/ BALCONY**

Heart of West Hollywood. Front facing second floor, 2 bed/ 2 bath condo featuring updates throughout. Spacious kitchen and open floor plan seamlessly flows featuring teak wood flooring. Building amenities include secured entry, 2 car parking, updated hallways, courtyard sundeck and pool.


Ian Rhodes 323.821.4069  
 KW RHODES LEAD HOME

1121olive213.com

**10 West Hollywood Vicinity**

Condo / Co-op

<b>718 N CROFT AVE #204</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+3	CONTEMPORARY	



**CONTEMPORARY MELROSE PLACE CONDO WITH ROOFTOP VIEWS**

Live on the most exciting street in West Hollywood. Experience the ultimate urban lifestyle at Croft Villas on Melrose Place. This 2nd floor luxury condo features high-end designer finishes, 3 bedrooms & 2.5 baths, wood floors, custom cabinets, Subzero & Bertazzoni appliances, washer/dryer, fireplace, three outdoor patios! The spacious master suite includes a spa like bath w/ soaking tub & a private balcony w/ seating area.

**MLS#16-113552**  
 Branden & Rayni Williams 310-691-5935  
 HILTON & HYLAND

Cbl,Dshwshr,Elvtr,Grbg Disp,Hood Fan

<b>906 N KINGS RD #7</b>	Refresh.	11-2	<b>NEW</b>
<b>\$639,000</b>	2+2	3sty-ARCHITECTURAL	




**3-STORY ARCHITECTURAL TOWNHOUSE IN 8-UNIT COMPLEX**

Turnkey 3-story townhome located in the heart of West Hollywood on Kings Rd. Features spacious living rm, dining area, updated kitchen & vaulted ceiling. Fireplace in liv rm and master. En-suite bathroom, walk-in closet, laundry, and pvt enclosed outdoor patio. 2nd loft-style bedroom on 3rd level. Located at the rear of the complex with spacious outdoor patio. A block in either direction to popular coffee shops, the dog park, cafes and restaurants, supermarket, and so much more.

**MLS#16-114368**  
 Gerard Moylan 3235289989  
 MOYLAN REALTY GROUP

LOW HOA (\$350/Mo) INCLUDES EQ INSURANCE

<b>1210 N KINGS RD, UNIT 302</b>	Open	11-2	<b>NEW</b>
<b>\$1,379,000</b>	2+3	1sty-CONTEMPORARY	




**GRAND SCALE CONTEMPORARY**

This beautifully remodeled top floor unit is 2500 sf and offers unobstructed verdant treetop views. Light drenched, it features hardwood floors and a fireplace. A gracious entry foyer opens to an expansive living and dining area with walls of glass to the view. The chef's kitchen features a center island with top of the line appliances and granite counters. The extraordinary master suite is huge with a sitting area, 2 enormous walk in closets and a marble bath with spa tub and large shower.

**Eric Lowry 213-507-0950**  
 COLDWELL BANKER

<b>1351 N CRESCENT HEIGHTS #309</b>	Open	11-2	<b>NEW</b>
<b>\$495,000</b>	1+1	CONTEMPORARY	



**STUNNING TOP FLOOR DESIGNER UNIT!**

A beautiful designer-upgraded top floor condo centrally located in West Hollywood just off the Sunset Strip. Close to the best restaurants and countless entertainment options, grocery, gym, theater, spa, and much more. The spacious living room includes a handsome wet bar and cabinets, a fireplace and balcony. The gourmet kitchen features beautiful solid cherry cabinets, top-of-the-line appliances from BOSCH and Liebherr and bar seating. Large bathroom with ultra premium Kohler line fixtures.

**MLS#16-115104**  
 Tom Scrocco/Randy Isaacs 310-281-4345  
 COLDWELL BANKER BHS

www.TomAndRandyProperties.com

<b>1152 N LA CIENEGA BLVD #102</b>	Open	11-2	<b>NEW</b>
<b>\$965,000</b>	2+3	ARCHITECTURAL	



**HIGH END DESIGNER LOFT!**

Exciting and hip New York style loft with 12' exposed wood ceilings and a motorized glass 'garage' door that opens to a tiled patio with verdant garden views. Its ideal location near the rear of the building allows for complete tranquility. Meticulously maintained, the unit features polished concrete floors, built in custom cabinetry & a stylish fireplace. There are custom opaque sliding glass 'barn' doors separating the 2 in-suite bedrooms.

**MLS#16-115282**  
 Eric Lowry 213-507-0950  
 COLDWELL BANKER RESI

Blt-Ins,Hood Fan,Rng/Ovn,Fridg

<b>818 N DOHENY DR #507</b>	Open	11-2	<b>red</b>
<b>\$1,065,000</b>	2+2	CONTEMPORARY	



**BEST CORNER AND VIEWS AT DOHENY PLAZA**

Reduced! Submit Offers now!! Spectacular views from this Doheny Plaza end unit. Look out to the Sunset Strip, Griffith Park Observatory and beyond from every window. Large living room, formal dining area and kitchen with eat in nook all flow seamlessly for easy living and entertaining. Master suite with double sink bath and large walk in closet. Stainless steel modern kitchen; modern bath fixtures and appointments. Bamboo and stone floors complete the space. Easy living, full service building.

**MLS#16-982973**  
 Darian Robin 424-230-3758  
 THE AGENCY

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

<b>1345 N HAYWORTH AVE, UNIT 6</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	3+2	SPANISH	




**ENORMOUS 3BD + DEN AT FAMED HAYWORTH GARDENS IN PRIME WEHO**

Only 3 bd + den unit at The Hayworth Gardens: WeHo's Premier Character Spanish courtyard 1920s Bldg. Fantastic price per sq foot! Remodeled & spacious courtyard facing townhouse features hrdwd floors throughout, 9ft coved ceilings, HVAC, upgraded baths & kitchen w stainless steel appl & granite countertops. Downstairs is dedicated to the extremely large master suite w bathroom, separate office/den & dual walk-ins. HOA includes utilities. 4 parking spots which can be rented out. A+ location.

**Elisa Ritt & J. Martinez 310-308-4287**  
 NOURMAND & ASSOC BH

www.1345Hayworth109.com

<b>1033 CAROL DR #104</b>	Open	12-2	<b>rev</b>
<b>\$1,188,000</b>	2+3	ARCHITECTURAL	



**BEAUTIFUL & SOPHISTICATED PRIME WEST HOLLYWOOD TOWNHOUSE**

LOCATED IN THE AWARD-WINNING CAROLWOOD CONDOMINIUMS COMPLEX BY RON GOLDMAN AIA. JUST STEPS FROM SUNSET STRIP, BEVERLY HILLS AND THE BEST OF WEST HOLLYWOOD. QUIET AND SOPHISTICATED TWO STORY UNIT FEATURES 2 BEDROOMS, 2.5 BATHS, STEP DOWN LIVING AREA WITH FIREPLACE, SOARING CEILINGS TO A HUGE PRIVATE PATIO. UPDATED KITCHEN & BATHS, STAINLESS APPLIANCES, WASHER/DRYER, GUERIN FIXTURES, RECESSED & LOW VOLT LIGHTING, SPEAKERS & FLOOR TO CEILING WINDOWS. BUILDING FEATURES GYM, POOL SPA 2 PARKING & MORE


**MLS#16-108452**  
 Guy Fedele 310-770-4444  
 GOLD STAR REALTY

Blt-Ins,Dshwshr,Dryer,Pool,Spa,Sauna



## 11 Venice Single Family

<b>21 DUDLEY AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,295,000</b>	3+2	CRAFTSMAN	



**BEAUTIFUL 1907 VENICE BEACH CRAFTSMAN**


Venice Beach craftsman meticulously maintained w/original details & timeless renovations. Situated on one of the most desirable beach walk-streets, this classic home exudes character & charm. Just steps from the sand, this 3bd 2ba home features ocean views from the enclosed sun porch & newly built front deck. The home also offers hardwood flrs, an updated kitchen w/Thermador appliances, renovated bathrooms w/Waterworks fixtures & a new AC unit w/multi-zone NEST thermostats & private spa.

**MLS#16-113000**

Tamra (Tami) Pardee  
**PARDEE PROPERTIES**

Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp

<b>1183 NELROSE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	3+2	2sty-TRADITIONAL	



**INVITING VENICE BEAUTY WITH CHARMING GARDENS!**

Fall head over heel for this warm & inviting 3 bd, 2 ba home located on a quiet street w/ wonderful curb appeal. Step into a grand entry w/ incredible volume + soaring ceilings. The open floor plan features a spacious living area w/ a brick fireplace, original hrdw floors, formal dining area & more. The spacious master suite boasts a prvt outdoor patio & updated bath. This quaint Venice sanctuary has it all w/ ample storage & multiple outdoor destinations- ideal for entertaining!

**S.F. Jones/ M. Schlosser** **3106917888**  
**JOHN AAROE GROUP**

www.1183nelrose.com

<b>2421 BRYAN AVE</b>	Refresh.	11-2	<b>red</b>
<b>\$2,987,000</b>	4+4	ARCHITECTURAL	



**NEW ARCHITECTURAL IN SILVER TRIANGLE!**

New Architectural home nestled in the Silver Triangle. Private and tranquil with bright light and soothing water feature. Large kitchen is decked with Thermador appliances including a wine fridge and steam oven. Pecan finish cabinets and elegant Caesarstone counters complement an island that opens to the great room with accordion door. Master suite has walk in custom closet and beautiful master bath. Go up to your roof top deck that has built in BBQ, hot tub and views of palm trees & mountains.


**MLS#16-102576**

Tamra (Tami) Pardee **310-621-2662**  
**PARDEE PROPERTIES**

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

## 11 Venice Condo / Co-op

<b>615 HAMPTON DR #A203</b>	Open	11-2	<b>NEW</b>
<b>\$1,429,000</b>	2+2	CONTEMPORARY	



**HIP ARCHITECTURAL VENICE LOFT**

Welcome to the Venice Art Lofts. Hip, chic, and architecturally significant, this loft is the epitome of live/work lifestyle near the beach. This unit features polished concrete floors, large windows, designer kitchen, beautiful finishes throughout, French doors leading to a spacious outdoor balcony, and an open loft floor plan with 2 bedrooms. A brilliant location near the beach, and close to all of the hot spots on Abbot Kinney and Rose, this loft has everything for easy Venice living!

**MLS#16-114690**

Juliette Hohnen **323.422.7147**  
**DOUGLAS ELLIMAN**

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

## 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!

<b>610 HARBOR ST, UNIT 2</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+3	2sty-ARCHITECTURAL	




**DEL REY COLONY TOWNHOUSE W/ LAGOON VIEW!**

Enjoy living in the Del Rey Colony, one of the most desirable Venice locations. This open & bright 3 bedroom, 3 bath Architectural feels like a single family home. The dining area & kitchen open onto a balcony/patio that allows you to entertain with magnificent views of the babbling brook, landscaped garden & lagoon. 2 upstairs suites, a downstairs bedroom/office with a full bath, rooftop deck, wood and tile floors, granite counters, SS appliances, guarded & gated community

**Lee Johnson & D. Kessler** **310-892-2244**  
**SOTHEY'S REALTY**

Cable, Dishwasher,Microwave, Built-ins

<b>36 NAVY ST #3</b>	Open	11-2	<b>NEW</b>
<b>\$1,088,000</b>	2+2.5	TRADITIONAL	



**PRIME SILICON BEACH TOWNHOUSE**

Amazing Venice Beach Townhouse in prime Silicon Beach location! This bright 2 bedroom with en suite bathroom condo has a wonderful open feel that is accentuated by ocean breezes. Wood burning fireplace, wonderful bay-window seat, Skylight, washer/dryer, ample storage, 2 car parking + guest parking. Steps away from the beach, Rose Ave, Main Street, restaurants, shops, and Santa Monica. Rare opportunity to own in this location with such a wonderful condo in a small 10 unit secured building.

**MLS#16-115386**

Alison Betts **323-309-3976**  
**TELES PROPERTIES**

36navyunit3.com

## 12 Marina Del Rey Condo / Co-op

<b>4338 REDWOOD AVE, UNIT B216</b>	Lunch	11-2	<b>NEW</b>
<b>\$925,000</b>	2+2	1sty-MODERN	



**CHARMING MARINA DEL REY CONDO**

Modern elegance is key in this 2 bed, 2 bath condo in Marina Del Rey. Enjoy sprawling square footage and plentiful amenities. The large kitchen has copious counter space and a breakfast nook with separate dining area. Step outside the sliding glass doors to the spacious balcony and breathe in fresh air while overlooking the verdant landscape. HOA includes: tennis court, 24 hour security, a pool and dry sauna, even basic cable! Convenient to shopping centers, restaurants and a movie theater.

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

Blt-Ins,Dshwshr,Micro,Rng/Ovn

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



**GREAT LOCATION, GREAT SPACE, GREAT PRICE**

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

**MLS#16-100474**

Abe Sassoon **310-795-4367**  
**BULLDOG REALTORS**

Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg

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



**BEAUTIFULLY REIMAGINED MARINA POINTE CONDO**

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

**MLS#16-113234**

Kitching & Lewis **310-902-0221**  
**PARTNERS TRUST**

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



13Palms - Mar Vista

Single Family

✕ 4340 KENYON AVE

Lunch11-2

\$2,695,0004+62sty-ARCHITECTURAL



MLS#16-113640

Andrew Wilson310.387.1297

RE/MAX ESTATE PROPER

COME FOR LUNCH - STUNNING ARCHITECTUAL

Stunning, striking, architectural dream home with luminous open floor plan and seamless indoor/outdoor flow! Impressive modern home with soaring ceilings, spacious rear-facing family & dining rooms overlooking black bottom pool & spa through retractable glass walls. Luxurious gourmet kitchen has walk-in pantry, stainless app, Caesarstone/Carrera marble counters. Junior Suite downstairs, beautiful Master Suite with balcony, two Guests Suites, Laundry Rm upstairs. Garage has 3/4 permitted bath.


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

NEW

3100 MIDVALE AVE

Open11-2

\$1,899,0004+3.52sty-CONTEMPORARY



MLS#16-104822

Ramey Ward310-266-0867

TELES PROPERTIES

MODERN ON MIDVALE

Enjoy this contemporary rebuilt & expanded home w/great indoor/outdoor feeling. Perched above the street & located in Clover Elementary School, you'll be able to move right in. The dramatic 2-story entry helps flood the house w/ light. Travel down the center hallway to a great room that encompasses the living, dining & open kitchen concept. Walls of glass opens to the outdoor dining area & fire-pit. Upstairs w/the 2 beds w/Jack & Jill bath, there's the master & in-law space w/private entrance.

W/D, Fridge, Oven, Dshwshr, Firepit

NEW

2544 TILDEN AVE

Open11-2

\$1,689,0003+3CONTEMP MED



MLS#16-115202

Kelley Miller3105602999

KELLER WILLIAMS-SM

WWW.2544TILDEN.COM

Gorgeous Contemporary Mediterranean with new 3rd Bedroom! Living room with hardwood flooring & stone fireplace. Gourmet kitchen with granite counters & Viking appliances. Large dining & family room opens thru a glass wall to a stunning yard with mature landscaping, fig & dragon trees, turf yard and bamboo for privacy. Near new Expo Light Rail Station, Westside Pavilion shops & Westwood/Pico Restaurants.

Open House Tues 11-2pm & Sun 2-5pm

NEW

3775 STEWART AVE

Open11-5

\$1,395,0003+2TRADITIONAL



MLS#16-112826

A Comora/P Lester424-230-3746

THE AGENCY

CHARMING TRADITIONAL

Sweet 1940's Traditional style home that's been lovingly updated in a great Mar Vista location. With a front porch leading to a great open floor plan of living, dining and kitchen. 2 generous sized bedrooms plus bath are well separated from the master suite allowing for privacy for guests or family. Features include wood floors and well appointed kitchen and baths. A wonderful yard is perfect for play, entertaining or gardening. A perfect first time home for a family or an excellent investment

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

NEW

4232 COOLIDGE AVE

Refresh.11-2

\$999,0002+1MID-CENTURY



MLS#16-113748

Sandra Baker310-384-7143

BULLDOG REALTORS

CHARMING HOME IN BEAUTIFUL MAR VISTA!!!!!!!


Great Price! clean charming 2 bedroom home with a large lot size of 5,400 plenty of room for improvement and additions to the home.

NEW

12317 ALBERTA DR

Open11-2

\$739,0002+11sty-TRADITIONAL



MLS#16-114158

Juanita Tiu310-930-5919

COLDWELL BANKER RESI

DEL REY CHARMER

This charming starter home in desirable Del Rey! , In a highly coveted, established area, with easy access to the tech boom Southern California Phenomenon of Silicon Beach. Private courtyard entry with patio and wood-deck surrounded by lemon tree and landscaping, ideal for entertaining or enjoying the warm summer nights. Large living room with a cozy fireplace and big huge window overlooking the front courtyard. A den/home office adjacent to the kitchen, ideal for working out of your home.

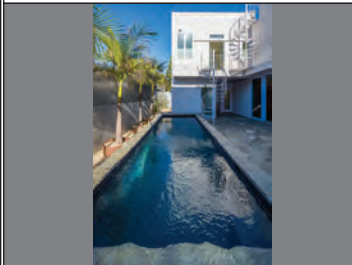
Stove, Dishwasher, Ref.,washer/dryer

NEW

3651 INGLEWOOD BLVD

Open11-2

\$3,475,00035950005+52sty-ARCHITECTURAL



MLS#16-104822

Ramey Ward310-266-0867

TELES PROPERTIES

PRICE IMPROVEMENT ON FANTABULOUS NEW CONSTRUCTION WITH VIEWS

New construction architectural features ideal floor plan and impeccable details including Versailles marble counters, vintage steel windows, high ceilings, floor to ceiling doors, playful artisan tiles, radiant heated floors and outdoor courtyard of quartzite with lap pool. Separate guest house and an immense roof deck for entertaining with views of downtown and the mountains.

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

red

11540 CLOVER AVE

Open11-2

\$3,395,0005+62sty-CAPE COD



MLS#16-111808

Marco Rufo310-488-6914

BERKSHIRE HATHAWAY H

CENTRALLY LOCATED | LOTS OF LIGHT!

Remington designed brand new construction in the beautiful Westdale/Trousdale area of Mar Vista. This 5,223 sqft., with a 3 car garage, elegant traditional Cape Cod situated on a 7,717 sqft., features 5 bedrooms, 5.5 bathrooms. This exquisite home opens its front door to a magnificent two-story high entry with an abundance of natural light, large formal living and dining room. The gourmet kitchen with high-end appliances flows to a breakfast area and a very large entertaining family room.


New Construction

rev

3605 GREENWOOD AVE

Open11-2

\$2,289,0004+3



MLS#16-110684

Sherri Noel3109948721

KELLER WILLIAMS-SM

PRISTINE POOL PAD

This high style re-modeled home w/a modern flair will make you want to move right in. Enter through the double doors to an impressive entry hall, step down to the formal living & dining room w/vaulted ceilings, wide plank oak floors, fireplace & a light filled space for entertaining. The kitchen w/ new appliances, eat-in dining area & breakfast bar opens up to the family room. The family room leads to a lovely resort like patio w/outdoor patio heaters, pool & spa.


Dshwshr, Micro, Rng/Ovn, Fridg

rev

3133 MIDVALE AVE

Open11-2632D6

\$1,199,0004+32sty-CONTEMPORARY



MLS#16-113884

JORY BURTON3108604515

SOTHEYBY'S BH

CALIFORNIA CONTEMPORARY IN WESTSIDE VILLAGE W/ GUEST HOUSE

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

WWW.3133MIDVALE.COM

rev



## 13 Palms - Mar Vista

Condo / Co-op

<b>3166 S SEPULVEDA BLV, UNIT 31</b>		Open	11-2	<b>NEW</b>
<b>\$499,000</b>	3+2	TRADITIONAL		




**SPACIOUS WESTSIDE DEAL!**

One of the best-priced units on the Westside!! Courtyard-style building w/ solar-heated pool. First-floor, light-filled unit offers gleaming hardwood floors and a gigantic patio off the master BR and living room, perfectly suited for entertaining. Master BR features en-suite BA. Plethora of closet space, + additional storage on the premises. Centrally located w/ quick access to the 10, 405, and Pico Metro line, as well as blocks away from drugstores, grocery stores, and local restaurants.

Gregory Masi 310-488-4880  
GIBSON INTERNATIONAL

3166Sepulveda.com

<b>10732 WOODBINE ST, UNIT 8</b>		Open	11-2	<b>NEW</b>
<b>\$459,900</b>	1+1	1sty-MODERN		



**POPULAR AND TRENDY WESTSIDE VILLAGE LOCATION**

Rare offering in 11 unit complex. Quiet tree lined street. Top front facing unit w/one common wall has been upgraded thru-out. Kitchen w/new quartz counters & LG SS appliances. LR has wood floors, vaulted ceilings, FP & balcony. Nook off LR makes an ideal home office area. DA w/wood floors. Bathroom has been redone w/new vanity, large soaking tub w/shower & Hans Grohe fixtures. Recessed lighting, dual pane windows & more. Close to shops, restaurants, UCLA, Westside Pavilion, Culver City & Frwy.

Ellen Model 818.292.5413  
BHHSCAL

Dishwasher,Refrigerator,Double Oven

## 14 Santa Monica

Single Family

<b>1020 PALISADES BEACH RD</b>		Open	11-2	<b>NEW</b>
<b>\$16,500,000</b>	7+6	SPANISH		



**EXPANSIVE OCEANFRONT ESTATE - OPEN 11-2PM & 5-7PM**

See full page advertisement. Complimentary Parking Available at 1018 Palisades Beach Rd.

MLS#16-101042  
David / Anna Solomon 424.400.5905  
THE AGENCY

www.1020PalisadesBeach.com

<b>1024 PALISADES BEACH RD</b>		Open	11-2	<b>NEW</b>
<b>\$9,999,000</b>	6+8	SPANISH		



**CLASSIC JOHN BYERS OCEANFRONT SPANISH COLONIAL REVIVAL**

See full page advertisement. Open 11-2pm & 5-7pm. Complimentary Parking Available at 1018 Palisades Beach Rd.

Solomon / Raskin 424.400.5905  
THE AGENCY / CB

www.1024PalisadesBeach.com

<b>562 STASSI LN</b>		Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	4+4.5	3sty-ARCHITECTURAL		



**STUNNING ARCHITECTURAL IN SANTA MONICA CANYON!**

Stunning four-bedroom five bathroom home. Featured in Architectural Digest, this light filled house was created by Melinda Gray, AIA with understated elegant interiors by Schuyler Samperton. Movable walls of glass offer a seamless indoor/outdoor flow to pool and gardens, state of the art kitchen, family, dining and living. Second level offers the sumptuous and private master suite plus two additional bedrooms or office. Upper floor has a loft/library, a large office/studio/bedroom w/ bath.

Sommers/Langen 310-418-0343  
PARTNERS TRUST/DEASY

Dishwasher,Washer,Dryer,Freezer,fridge

<b>958 CENTINELA AVE</b>		Open	11-2	<b>NEW</b>
<b>\$3,695,000</b>	5+5.5	MEDITERRANEAN		




**AMAZING DRAMATIC MEDITERRANEAN HOME ON A TREE LINED STREET!**

This home offers tons of natural light, high ceilings, hardwood floors and recessed lighting throughout. Formal living room with fireplace, dining room, custom kitchen with breakfast area and Viking appliances, large family room that opens to the backyard with fire pit and play area. Large master suite with walk-in closet and bathroom with dual sinks. All other bedrooms are spacious. Additional features include large roof top deck with 180 degree views of the city.

MLS#16-115020  
Steve Sawai 310-261-3777  
COLDWELL BANKER RESI

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

<b>464 18TH ST</b>		Open	11-2	<b>NEW</b>
<b>\$3,600,000</b>	5+3	SPANISH		



**GILLETTE'S REGENT SQUARE WEST SIDE OF 18TH**

Sterling investment and lifestyle opportunity with this original 1929 Spanish Colonial Revival home, located on approx. 8,932 lot (60 X 149 per public record) in coveted Gillette's Regent Square and Franklin School. On the west side of one of the most desirable streets in Santa Monica. Convenient center hall plan includes period tile, vintage fixtures, arches, niches, and wooden ceiling beams. Trust sale, sold as-is. No court confirmation.

MLS#16-115446  
Sara Jo Ward 310-717-0690  
COLDWELL BANKER

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

<b>708 17TH ST</b>		Open	11-2	<b>NEW</b>
<b>\$3,495,000</b>	2+3	MEDITERRANEAN		



**DESIGNER GEM IN NORTH SANTA MONICA**

Very charming, extensively remod, sun-drenched 1930's Mediterranean gem North of Montana in Santa Monica. Fab cook's kitchen w/ adjacent fam rm that opens thru a wall of metal drs to trellis-covered patio, pl, lawn & def'd studio w/ BA. Wide board oak floors, hand-troweled Roman Clay walls, Waterworks' plumbing fixtures, solar retractable skylights, designer custom window treatments, Control 4 home automation, alarm system, security cameras & whole house water filtration.

MLS#16-115588  
David Offer 310-820-9341  
BERKSHIRE HATHAWAY

www.708-17th.com

<b>2004 MARINE ST</b>		Open	11-2	<b>NEW</b>
<b>\$2,349,000</b>	4+4.5			



**LIVE ON A GRAND SCALE WITH EXPANSIVE OCEAN VIEWS**

This spacious home has 3 levels. The double-gated entrance opens to the light filled foyer & you'll start to be intrigued by the spectacular view. There's a fireplace & built-ins in the LR & DR area, where French doors lead you to the back & deck above the garage. This level has a separate office & large kitchen & FR. Upstairs there's 3 beds all en-suite. The lower level is fully finished w/it's own entrance. With this much square footage the possibilities are endless.

Sherri Noel 310-994-8721  
KELLER WILLIAMS - SM

THE  
MLS  
.COMProperty Website  
& Virtual TourAvailable for all your Active,  
Back-up, and Pending listings.



<b>X 2727 11TH ST</b>		Lunch	11-2
<b>\$2,275,000</b>		2+2.75	ARCHITECTURAL



**ONE OF "WORLD'S 100 BEST HOUSES"**

Sunset Park architectural corner gem designed by Sally Trout & published in the Art Book 2000 as one of the "World's 100 Best Houses". This home breathes function & luxury w/ light filled, flexible living space. Privacy hedges & lush landscaping surround the property. Spend time outdoors dining alfresco or taking a dip in the pool. Seconds to the Beach, Rose & Main Street. Property listed as a two bedroom, however there is a lot of potential to make it a three bedroom.

Tami Pardee  
PARDEE PROPERTIES

310-907-6517

Pool, Dishwasher

**NEW**

<b>370 20TH ST</b>		Open	11-2
<b>\$6,495,000</b>		5+5	TRADITIONAL



**HUGE \$500,000 REDUCTION!!!!**

Beautifully Renovated 5BR, 4.BA home in Gillett Regent Square, Franklin School District. This special home offers a California lifestyle w/indoor & outdoor living. Grand sized Living room w/FP & French doors that open to a lrg front patio. Chef's kit w/top-of-the-line Wolf appliances. Cozy Fam rm w/FP one main BR down. Up entails sitting area & brand new master wing w/FP & sit area. Private lrg grassy yard w/rm for pool. Three car garage.

MLS#16-981367


Susan Kastner  
PARTNERS TRUST SANTA

310-382-8555

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

**red**

<b>211 PACIFIC ST #211</b>		Refresh.	11-2
<b>\$1,749,000</b>		2+1	CALIFORNIA BUNGALOW



**MATCHLESS 1920'S BEACH BUNGALOW'**

2+1 standalone in a compound of five vintage bungalows. This home features soaring ceilings with an open floor plan, French doors, hardwood floors, fireplace, private out door decks w/shower, lush garden w/pond and parking. The master bedrm is tranquil looking out at greenery and the loft room with dramatic cathedral window is a perfectly versatile space. Just around the corner from Yogaworks, shops, Urth Cafe, Dog Park. Farmers market and the beach. Summer at the beach!

MLS#16-980637


Golda Savage  
BULLDOG REALTORS, IN

310.770.4490

washer/dryer

**red**

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



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

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

MLS#16-110478


Connie De Groot  
NOURMAND & ASSOCIATE

310-913-1184

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

**rev**

<b>2216 ASHLAND AVE</b>		Open	11-2
<b>\$1,774,995</b>		4+3	OTHER



**BOM - GREAT SUNSET PARK VALUE-PRICE VERY FLEXIBLE**

Second opportunity to get into Santa Monica for yesterday's prices  
Bring your owner/users, developers and flippers. Rare opportunity for all three. The current home is 4 bedrooms and has some remodeling with new floors,granite counters and stainless steel appliance. Ashland is one of the prime streets in Sunset Park with unlimited potential. Seller is motivated and will look at all offers. Call agents for showings and more information, why the previous escrow fell out.

MLS#16-970805


Sheila Rose  
BERKSHIRE HATHAWAY H

3108901521

stove, refrigerator

**bom**

<b>14 Santa Monica</b>		Condo / Co-op	
<b>812 EUCLID ST, UNIT B</b>		Open	11-2
<b>\$1,649,000</b>		2+2.5	3sty-MEDITERRANEAN



**A SPECIAL OFFERING**

This fantastic townhome located just steps from Montana Avenue is beautifully finished offering a granite kitchen with high-end appliances, gleaming hardwood floors throughout, double height living room ceilings, 2 fireplaces, a true master suite retreat, laundry room, spacious loft area, wonderful outdoor space, sxs parking and extra storage room in this 4 unit boutique bldg.

Susan Montgomery  
SOTHEBY'S

310-255-5441

Built-ins

**NEW**

<b>X 2222 5TH ST, UNIT 102</b>		Lunch	11-2
<b>\$1,295,000</b>		3+2	1sty-CONTEMPORARY



**STYLISH REMODELED OCEAN PARK CONDO**

Perfectly nestled just blocks to the sand, this spacious remodeled Ocean Park condo will indulge your buyers. A short stroll to Main Street shops, enjoy SM living at its finest. This open and airy single-level dwelling has an impeccable living/dining area, adjoined by a charming private patio. An exquisite chef's kitchen with shaker style cabinetry, stainless steel appliances and spacious center island. Master suite features walk in closet, luxury shower with stone pebble floor and washer/dryer.

Tami Pardee  
PARDEE PROPERTIES

310-907-6517

Dble Sink, Wine Fridge, Micwve, Wsh/Dryr

**NEW**

<b>1308 CALIFORNIA AVE #3</b>		Open	11-2
<b>\$1,099,000</b>		3+3	CONTEMPORARY



**CONTEMPORARY MEETS TRADITIONAL STYLE**

Ready to move in, 3 bed + 2.5 ba townhome, 4 unit building. Features & highlights include hardwood floors, designer paint colors, open floor plan with eat in kitchen, marble fireplace in living room, French doors off the dining area lead to a wrap around slate tiled patio privatized with lush mature landscape; newer appliances, recessed lighting throughout and washer, dryer upstairs. Sunny master suite with small patio, marble fireplace, spa tub & separate shower. Secured building -SxS elev.

MLS#16-113404


Deborah Thurm  
COLDWELL BANKER RESI

310-463-6534

Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other

**NEW**

<b>1317 STANFORD ST #4</b>		Open	11-2
<b>\$895,000</b>		3+2	TRADITIONAL



**NEW**

Outstanding top floor, front facing, bright and spacious 3 bedroom/2 bath condo with a vaulted living room ceiling, clerestory windows and only one common wall. An extraordinary light-filled home with new kitchen appliances, decorative brick fireplace, generous storage space, two entry doors and a balcony off the living and dining areas.The building's charming plant-filled atrium welcomes you and your guests. Rare to find a condo with such open space and light in a good Santa Monica location.

MLS#16-112090

Jane R Fujinaka  
BERKSHIRE HATHAWAY H

310-804-9710

Dshwshr,Dryer,Rng/Ovn,Fridg

<b>2035 4TH ST #207C</b>		Open	11-2
<b>\$599,000</b>		1+1	1sty-CONTEMPORARY



**NEW**

Do not miss the great Ocean Park, Santa Monica unit, with views. Just blocks to Santa Monica beach & hip Main St. shops, restaurants & cafés. Unit features open floor plan, great natural light, large balcony w/ unobstructed SW views. Great location in complex facing out (not inside). Watch the moon & sun rise from your patio, living room and master bedroom. Master features large his & her walk in closets w/ extra storage. Building features pool, spa and more..

MLS#16-115484

Brian Maser  
MASER CONDO SALES

310-795-8010

www.MaserCondoSales.com



## 15 Pacific Palisades

Single Family

TUESDAY

<b>1141 MARONEY LN</b>		Open	11-2
<b>\$15,900,000</b>	7+8	2sty-TRADITIONAL	

**NEW**



**OLD HOLLYWOOD MEETS MODERN DAY - STUNNING 1.45 ACRE ESTATE**

Originally built in 1938 by Hollywood actress, Virginia Bruce, this gated estate sits on over 1 1/2 acres of perfectly manicured lush grounds. Completely remodeled, this East Coast traditional expresses the quality and glamour of bygone days in every line and detail. Impeccably designed throughout, the oversized gourmet kitchen has exquisite Calcutta gold marble counter tops, state of the art appliances, and more.

Cindy Ambuehl  
THE AGENCY (424) 321-4947

Pool / Guest House

<b>408 OCAMPO DR</b>		Open	11-2
<b>\$7,095,000</b>	6+6	2sty-TRADITIONAL	

**NEW**



**EXCEPTIONAL STYLE, COMFORT, & LUXURY IN THE PALISADES!**

The perfect Huntington package. Sparkling elegance of design meets California great room. Plus second floor family room designed by Mark Appleton. Spacious grounds are a lovely combination of double patios, lawns, & slate-framed lap pool. On the ground level, rich tall windows & French doors, combined with the high ceilings, Gracious living room & large formal dining room provide a sophisticated backdrop. The more casual kitchen/great room combination faces the resort-like backyard and much more!

MLS#16-112864  
J. Sather / B. Boyle  
SOTHEY'S INTERNATIO 310-740-0302

Blt-Ins,Dshwshr,Grbg Disp,Hd Fan,Rng/Ovn

<b>336 VIA DE LA PAZ</b>		Open	11-2
<b>\$5,375,000</b>	5+5	TRADITIONAL	

**NEW**



**STUNNING TRADITIONAL HOME IN PACIFIC PALISADES BLUFFS**

Stunning traditional home situated in the coveted Pacific Palisades Bluffs, within walking distance to captivating ocean views, dramatic western sunsets, and Palisades Village. Wonderful family home featuring: 5 bedrooms, 4.5 Baths, stunning eat-in Chef's Kitchen opening to large family room leading to private back yard with pool, BBQ, outdoor dining, fire pit, and sun decks. Light and breezy dining room, and living room with elegant center hallways over look gated and expansive front yard.

MLS#16-107268  
Elisabeth Halsted  
BERKSHIRE HATHAWAY 310-820-9340

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

<b>14808 W SUNSET BLV</b>		Refresh.	11-2
<b>\$2,179,000</b>	4+3	TRADITIONAL	

**NEW**



**LARGE LOT ONE STORY HOME IN HUNTINGTON PALISADES**


This house features hardwood floors thruout, a bright open living room, newly remodeled bathroom, a family room that opens out to a very lg & private entertainer's covered patio perfect for outdoor dining, & a swimming pool/spa. Two car attached garage w/ lg semi-circular driveway. Short distance from the beach, Palisades Village, Will Rogers State Park, Palisades Park & the new restaurants and stores opening in affiliation w/ The Caruso project.

Jacqueline Chernov  
BERKSHIRE HATHAWAY 310.403.7557

Twilight 5:30-7pm Wine & Cheese

<b>928 LAS PULGAS RD</b>		Open	11-2
<b>\$2,050,000</b>	3+2.5	RANCH	

**NEW**



**REMODELED COURTYARD RANCH**

Immaculate and completely renovated single level courtyard Ranch with a contemporary flare. The floor plan wraps around a gorgeous lushly landscaped front courtyard and offers 3 bedrooms and 2.5 baths with lots of light and an open layout. The living areas flow seamlessly to the grassy courtyard and backyard. Stylish gourmet kitchen. Spacious office/study. Master bedroom with tastefully updated bath. Finished attached garage is currently be utilized as a bonus/ play room.

Dan Urbach  
BERKSHIRE HATHAWAY 310.230.3757

www.928LasPulgas.com

<b>605 SWARTHMORE AVE</b>		Open	11-2
<b>\$15,000</b>	4+4	TUDOR	

**NEW**



**PRIME VILLAGE BLUFF LOCATION**

Custom built home in prime bluff location. 3-story home w/ detached guest house. Saltwater Pool & Outdoor Fireplace. Nice open floor plan great for entertaining with gourmet kitchen opening to family room. The kitchen has commercial grade appliances and granite island w/eat-in breakfast bar. Hardwood Floors through-out. 3 fireplaces, wine room, Master Bedroom + 2 Big bedrooms on second floor + 3rd floor includes Bedroom, bathroom and private living area. Additional Private Guesthouse w/full bath.

Rod Aragon  
TELES PROPERTIES 3108631652

<b>1463 FLORESTA PL</b>		Lunch	11-2
<b>\$3,495,000</b>	4+5	ARCHITECTURAL	

**red**



**ALMOST 5,000 SF - DONE TO PERFECTION- NOW REDUCED \$3,495,000**

LUNCH and PRICED TO SELL! Almost 5,000 SF - Vibrant architectural masterpiece w/attention to every detail. Quiet cul-de-sac location, home marries warmth w/style. City lights, canyon vus, huge windows, this is truly a "home-as-art" residence. Soaring ceilings, huge rooms, great indoor/outdoor flow. State-of-the-art Miele kitchen. Palatial master & 2 bdrms up, 4th bdrm/office down, all w/own baths. Sparkling pool, spa, fountain, firepit. Can be delivered furnished. MUST SEE THIS ONE TO BELIEVE!

MLS#16-102952  
Joan Lurie Farb  
JOAN LURIE REALTY 310-230-1925

Miele kitchen w/designer glass hood

<b>408 OCAMPO DR</b>		Open	11-2
<b>\$7,095,000</b>	6+6	TRADITIONAL	

**rev**



**THE TRADITION OF THE HUNTINGTON**

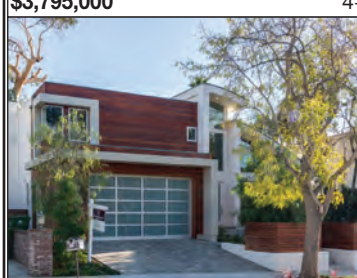
The perfect Huntington package. Sparkling elegance of design meets California great room. Plus second floor family room designed by Mark Appleton. Spacious grounds are a lovely combination of double patios, lawns, & slate-framed pool. Gracious living room and large formal dining room. The more casual kitchen/great room faces the resort-like backyard. Wood paneled office/study. Exceptional style, comfort, & luxury in the Palisades!

MLS#16-112864  
Boyle/Sather  
SOTHEY'S INT REALTY 310.255.5403

Blt-Ins,Dshwshr,hood Fan,Rng/Ovn,

<b>928 LAS LOMAS AVE</b>		Open	11-2
<b>\$3,795,000</b>	4+5	CONTEMPORARY	

**rev**



**BRING ALL OFFERS**

Striking New Contemporary in the Palisades... This 4 BD, 4.5 BA modern masterpiece features warm earth tone materials, inviting architectural style that is designed to flow beautifully with the surrounding natural environment. This unique property is situated on a quiet street that has over-the-treetops views of the Pacific Ocean. A soothing open feel welcomes you as you walk through the light-filled entry, into the living room, dining room/entertainment space.

MLS#16-970537  
Marco Rufo  
BERKSHIRE HATHAWAY 310-488-6914

Blt-Ins,Cent Vac,Dshwshr,Grbg Disp

<b>961 GLENHAVEN DR</b>		Open	11-2
<b>\$2,995,000</b>	3+3	MID-CENTURY	

**rev**



**MID-CENTURY MODERN WITH FANTASTIC OCEAN VIEWS!**

Mid-century modern single-level home with spectacular unobstructed ocean views on an apprx 15,000sf lot. Premier location on a quiet cul-de-sac in the Marquez Knolls. Remodeled with the finest materials: Amish wide plank white oak flooring, Fleetwood doors and sliders, Moooi & Flos lighting. High-end kitchen. Open floor plan ensconced in natural light and well suited for entertaining, with views from the most prominent rooms.

MLS#16-113336  
Simon Salloom  
COLDWELL BANKER RESI

Antna,BBQ,Cbl,Cing Fan,Dshwshr,Other



611 N MARQUETTE ST

Open11-2

\$2,410,000

4+3

2sty-CONTEMPORARY

rev



TOTALLY RENOVATED & TURN-KEY

Completely remodeled contemporary, 4 Br, 3 Ba, approx. 2,200 sq. ft. on a private tree lined cul-de-sac canyon setting. Separate master suite w/walk-in closet and private patios overlooking the canyon. New amenities include French oak floors throughout, chef's kitchen with Viking appliances, new roof, new electrical, new HVAC, custom surround sound, wrap-around lpe deck with outdoor BBQ, 2-car garage, baths with beautifully finished marble and designer faucets. Truly a turn-key home.

MLS#16-112728

Holly Davis310.230.7377

COLDWELL BANKER-PAC.

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

2130 W 27TH ST

Lunch11-2

\$719,000

3+2

1sty-CRAFTSMAN

NEW



CRAFTSMAN WITH MODERN STYLE - COME FOR LUNCH!

Period Craftsman home (circa 1907) in Jefferson Park. Formal living area with double coved ceilings, oak floors & large sash windows; 2 brms + master suite, walk in closet & delicious bath; kitchen with carerra counters, stainless appliances & breakfast bar. Modern upgrades include; tankless water heater, 200 amp electric service, newer roof, & rebuilt bolted foundation. Large yard with ancient Chinese Elm, lemon & avocado trees. Located on great street and close to Gold Line.

Chris Laib/Ken Dang323.401.5994

KELLER WILLIAMS RLTY

15 Pacific Palisades

Condo / Co-op

17103 PALISADES CIR

Open11-2

\$899,000

3+2.5

3sty-CONTEMPORARY

NEW



3% CSO - SPACIOUS UNIT

Wonderful 3-bedroom unit (all on upper level) set away from the street with a feeling of seclusion and tranquility, yet a short walk from the pool, gym & tennis courts. Large open living room with fireplace and high ceilings opens to charming patio. Step up to the dining, powder room and eat-in kitchen (with adjacent bonus/office). Master suite with private balcony, plus two additional bedrooms with shared bath upstairs. Two-car garage with extra storage and direct access.

Michael Edlen310-230-7373

CB-PAC PAL

Refrigerator, dishwasher, stove/oven

1517 S DUNSMUIR AVE

Open11-2

\$499,999

3+2

TRADITIONAL

NEW



DEVELOPERS & FLIPPERS

This is a SHORT SALE. 3 bed/2 bath home. Hardwood floors, Central AC, lots of windows, a beautiful original fireplace and built in cabinetry in the living room. Spacious master bedroom with bathroom in rear of house. Also includes a detached 1 car garage and nice sized backyard.

MLS#16-115520

Kevin Krakower310-493-9895

TELES PROPERTIES

Cbl,Cing Fan,Dshwshr,Grbg Disp,Hood Fan

16 Mid Los Angeles

Single Family

1720 S FAIRFAX AVE

Refresh.11-2

\$964,000

3+3

TRADITIONAL

NEW



SECRETS OUT...WE HAVE A GREAT NEW LISTING IN PICFAIR VILLAGE

COMPLETELY RE-IMAGINED STYLISH BLEND OF MODERN MEETS CLASSIC TRADITIONAL WITH NEW OPEN FLOOR. HOME FEATURES: 3 BEDROOMS AND 2.5 BATHS, SPACIOUS LIVING ROOM BOASTS HARDWOOD FLOORS, FIREPLACE, AND FRENCH DOORS OFF THE LIVING ROOM OPEN TO AN AIRY SUN PORCH. A NEW LUXURIOUS KITCHEN WITH CAESAR STONE COUNTERTOPS INCLUDES NEW SS APPLIANCES & WHITE SHAKER CABINETS. AN EN-SUITE MASTER BEDROOM/BATHROOM AND TWO-CAR ATTACHED GARAGE AND ENLARGED ENCLOSED BACKYARD. THIS IS THE PERFECT CHOICE TO CALL HOME.

MLS#16-110936

Laura Anderson323.646.6569

KELLER WILLIAMS LARC

Dshwshr,Rng/Ovn,Fridg

1425 S SIERRA BONITA AVE


Lunch11-25373 LOT

\$975,000

Duplex

2sty-SPANISH

NEW



RARE SPANISH DUPLEX W/ CHARACTER - VACANT OWNER UNIT - LUNCH

Handsome Spanish Duplex With Great Character Detail. Owner's Unit Delivered VACANT W/ \$2500/Mo Projected Rent. Remodeled Bath, Updated Kitchen, Beautiful Original Hardwood Floors, Exposed Ceiling Beams, Fireplace, Newer Plumbing & Windows. Walk To Pico Blvd, One Of The Mayor's Great Streets, For Great Dining And Shopping. Spacious Foyer & Good Closet Space. Custom Landscaping. Collect Rent From The Tenant's Unit To Offset The Mortgage Payment. Truly A Smart Buy!

Tia Hughes3107200993

RODEO REALTY - BRENT

2,818SF | 2 BEDS, 1 BATH EACH UNIT

2650 KENWOOD AVE

Open11-2

\$899,000

4+3

2sty-CRAFTSMAN

NEW



BEAUTIFULLY RESTORED IN UNIVERSITY PARK

This lovingly restored home features wonderful charm & details from 1907. Enter & you immediately find yourself surrounded by beautiful woodwork, period style light fixtures & amazing details. Entry opens to living room w/ decorative fireplace, formal d/r with gorgeous china hutch & original paneling, 4th bedroom/office, period style bath, fantastic redone kitchen w/ amazing stove & butler's pantry. Upstairs there is a 2 room master suite w/ decorative fireplace, 2 additional bdrms & 2 baths.

Rick Llanos323 810-0828

COLDWELL BANKER HP

Ask About USC's Buyer Incentive's

18 Hancock Park-Wilshire

Single Family

590 N CAHUENGA

Refresh.11-2

\$2,075,000

4+3

SPANISH

NEW



Elegant Spanish with 4 bedrooms and 2.5 baths nestled on a tree lined street. Light and bright two-story living room boasts large arched windows and vaulted ceilings. Unique floor plan with grotto like backyard offers a great sense of privacy. An entertainer's paradise in close proximity to Larchmont Village, the Los Angeles Tennis Club & Wilshire Country Club. 3rd Street Elementary.

MLS#16-109076

Loveland Carr Properties323-460-7606

COLDWELL BANKER HP

590Cahuenga.com

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!





<b>1225 S MULLEN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$759,000</b>	3+1	2sty-CALIFORNIA BUNGALOW	



**CHARMING 3 BEDROOM, 1 BATH HOME IN HANCOCK PARK**

Incredible opportunity to own this, centrally located, 3 bedroom, 1 bath charming home w/great period details in Hancock Park. Exterior features include: Great original character, gated newly landscaped front yard, fenced in grassy flat backyard w/garage & bonus room behind. Interior features: New hardwood floors, open plan living & dining room, large & flexible kitchen/den area ready for next buyers vision - offering tremendous upside, completely built-out attic & extra bathroom upstairs.

Greg Harris  
COMPASS

323-356-8024

www.GregHarrisEstates.com

<b>368 S RIMPAU BLVD</b>	Lunch	11-2	<b>red</b>
<b>\$8,950,000</b>	10995000	7+8	



**NEW REVISED PRICE! LET'S DO SOME SERIOUS BUSINESS**

ASKING PRICE SLASHED! BRING ALL OFFERS! Prestigious Hancock Park Mediterranean estate incorporates a modern lifestyle in a time honored and well designed home. This newly re-imagined 1960 to 2016 Italian Contemporary Mediterranean boasts expert attention to detail and design. Room on the property for a full car collection. Located in Hancock Park, this estate unlike any of its kind is fitted to be "The Duke" of Hancock Park. Co-listed with Brandon Cohan of Hilton & Hyland. Enjoy Your Tuesday!

MLS#16-969725

Betsy Malloy  
COLDWELL BANKER HPN

(323) 806-0203

Catered Lunch, Craft Beer, Entertainment

<b>357 LORRAINE BLVD</b>	Open	11-2	<b>rev</b>
<b>\$8,195,000</b>	11+10	3sty-VICTORIAN	



**MAGNIFICENT 3 STORY VICTORIAN BUILT IN 1898**

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

MLS#16-112230

Lisa Hutchins  
COLDWELL BANKER RESI

323-460-7626

Dshwshr

<b>265 S ROSSMORE AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,280,000</b>	5+5	MEDITERRANEAN	



**GRAND & MAGNIFICENT HOME IN HANCOCK PARK**

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

MLS#16-112008

June Ahn  
COLDWELL BANKER HPS

(323) 855-5558

Open Saturday & Sunday 2-5

<b>140 N PLYMOUTH</b>	Open	11-2	<b>rev</b>
<b>\$2,100,000</b>	3+3	MODERN	


Gated and private, this Windsor Square home sits only 4 blocks from charming Larchmont Village. This is a perfect family home, impeccably remodeled Spanish with a modern twist.

MLS#16-112092

Jackie Smith

THE AGENCY

<b>416 S VAN NESS AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,850,000</b>	3+3		



**A 1920'S AMERICAN COLONIAL GEM!**

Renovated to 21st Century luxuries and amenities. In the prestigious 3rd Street Elementary School District. This spacious 3,467 sq.ft. (permitted) elegant 2-story has a wide-open floor plan for its 3BR/3BA, with lush new drought-tolerant gardens front and back with many fruit trees. H.W. FL thru-out. Many upgrades are: New electrical system, new roof, new HVAC, new recessed lighting, new kit & cabinets, huge Mstr BR walk-in closet. Studio in the back yard.

MLS#16-105130

June Ahn  
COLDWELL BANKER HPS

(323) 855-5558

Open Saturday & Sunday 2-5

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

<b>534 N SYCAMORE AVE #C</b>	Open	11-2	<b>NEW</b>
<b>\$479,000</b>	1+1	TRADITIONAL	



**CHARMING 40'S STARTER CONDO**

This top floor, corner unit w/ no common walls in a lush 12-unit crtyrd complex is reminiscent of Pre-War apartments in NY, CHI & Georgetown. Arch'l details incl: hwd flrs, built-ins, chair rails, flr moldings & a stepped soffit Living Room ceiling. The updt'd kitchen features S/S appliances, caesarstone counters, subway tile backsplash, recessed lights, a dining nook & service entrance. Garage pkgng for 1X car w/ storage. Close to multiple Studios & Melrose, La Brea, Larchmont & Hillywd biz hubs.

MLS#16-115536


Michael Tunick  
BHHS CA PROPERTIES

323-646-3893

SEE FULL PG B&W AD 534NsycomoreUnitc.com

## 18 Hancock Park-Wilshire *Income*

<b>1002 S MANSFIELD</b>	Open	11-2	<b>NEW</b>
<b>\$1,575,000</b>	Duplex		



**CAPTIVATING TROPHY DUPLEX IN BEAUTIFUL HANCOCK PARK!**

RARE OPPORTUNITY! CAPTIVATING TROPHY DUPLEX IN BEAUTIFUL HANCOCK PARK W/ SPECTACULAR CHARACTER! THIS STUNNING INVESTOR DREAM IS WELL CARED FOR MAINTAINING MUCH OF ITS ORIGINAL CHARM AND INTEGRITY. GREAT IN SIZE! OVER 4,200SQFT OF LIVING SPACE ON A 10,000SQFT LOT! THIS PROPERTY INCLUDES REMODELED KITCHENS & BATHROOMS, HARDWOOD FLOORS, FRENCH WINDOWS, CROWN MOLDINGS, A DETACHED 4 CAR GARAGE, STUNNING LANDSCAPING & LUXURY INTERIORS WHICH FLOWS TO A RESORT STYLED PATIO & POOL. AMAZING FOR INVESTORS!

MLS#16-114986

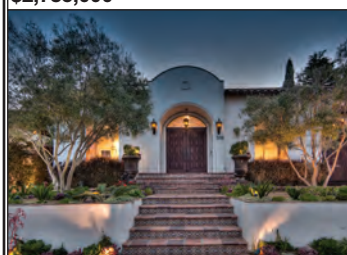
Litta Lee  
COLDWELL BANKER RESI

213-595-2455

Dshwshr

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

<b>109 N LA PEER DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,785,000</b>	4+5	SPANISH	



**NEWLY BUILT TIMELESS SPANISH**

Newly constructed Spanish Contemporary in one of LA's hottest neighborhoods. Located centrally within steps from Beverly Hills and Robertson Blvd's designer shops & restaurant scene. Effortless open floor plan, distinguished finishes, generous indoor/outdoor dining/entertaining spaces, large private roof top terrace, and detached creative/office space. No compromise in quality, with earth tone custom wood finishes, high ceilings and pocketed fleetwood doors throughout.

MLS#16-114912

Dustin Nicholas  
NICHOLAS PROPERTYGRP

3107701847

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



The Source Of Real Time Real Estate™



938 S SIERRA BONITA AVE

Open 11-2

\$1,495,000

3+3

2sty-SPANISH



SPANISH TREASURE IN MUSEUM SQUARE

2-Story Spanish in Museum Square. Dramatic balcony w/ fireplace & barrel ceiling. Chef's kit w/ large center island, Viking stove & fridge. Kitchen flows to a cozy den w/ high wood plank ceiling & fireplace flanked by floor-to-ceiling built-ins & to the rear deck w/hot tub. Upstairs Master w/ ensuite bath, fireplace, double walk-in closets & high wood planked ceiling feat both a juliet balcony and walk-out, roof-top patio. 2 add. beds & baths on main floor. Walking distance to Museum Row.

Morgan Pasco

310.606.3887

MORGAN REAL ESTATE

HVAC, FRIDGE, STOVE, DISHWASHER

NEW


483 S SHERBOURNE DR

Open 11-2

\$1,748,000

3+2

SPANISH



ATTN. DEVELOPERS

First time on the market in over 30 years. Opportunity to build your dream house in one of Los Angeles' hottest neighborhoods.

Marc Noah

310-968-9212

SOTHEYB'S

Blt-Ins,Dshwshr

red


1035 STEARNS DR

Open 11-2

\$1,495,000

3+2

SPANISH



REDUCED

Spanish Contemporary in South Carthay set back from the street behind wall and gated driveway. Warm and inviting living room w/ wood burning fireplace, gracious formal dining room, updated gourmet Kosher kitchen. Hardwood floors, cathedral ceilings, stainless steel Viking and Miele appliances. Three bedrooms, 2 bathrooms, private yard, pool and 2 car detached garage. Great location. Great price.

Andrea Best

310.888.3307

NOURMAND&ASSOCIATES

Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan,Otr

red


6212 MARYLAND DR

Open 11-2

\$1,599,000

3+2

SPANISH



BEAUTIFUL CLASSIC SPANISH

Enter through lovely inner courtyard into this fabulous Spanish home with center hall floor plan, leading to an imposing living room with beamed ceiling and fireplace, formal dining room with additional den, 3 spacious bedrooms & 2 baths. Lots of beautiful original details throughout, ornate crown moldings, hardwood floors. Serene and private yard.

L. Brenner / N. Hartman

323-860-4245

COLDWELL BANKER

Dshwshr,Dryer,Frzr,Hood Fan,Rng/Oven

rev

531 N STANLEY AVE

Open 11-2

\$1,299,999

3+2

SPANISH



WALKING DISTANCE TO MELROSE,FARMERS MARKET, AND MUCH MORE

This 3 bedroom 2 bathroom house located in most desirable areas of L.A. Large living room with a wood burning fireplace, formal dining room, open floor plan and nicely placed kitchen. Lots of closets! Long driveway, with a detached garage that includes a guest suite that surrounds a large back yard. The property is walking distance to Melrose, the Grove and Farmer's market, parks, schools and restaurants. The house needs TLC. Subject to probate sale with court confirmation.

Michael Tsvilik

310-652-0314

RE/MAX ESTATE PROPER

Dshwshr,Grbg Disp,Hood Fan

rev

19 Beverly Center-Miracle Mile

Condo / Co-op


128 S SWALL DR, UNIT 206

Lunch 11-2

\$940,000

2+2.5

CONTEMPORARY



SEE FULL PAGE AD ON PG 23 ~ COME BY FOR LUNCH FROM 11-2PM

2bed 2.5ba+Den.This corner unit features, a graceful entry highlighted by exquisite details such as covered ceilings& beautiful columns that enters to a lg living rm w/fireplace & balcony w/views. Sunlit granite eat in kitchen w/stainless steel appliances, master bed w/walk in closet. Marble master bath, double sinks, spa tub & stall shower, lg laundry rm w/ storage, & powder. The building features a pool, spa, party rm, gym, earthquake coverage, storage side by side parking & several guest parking spaces.

Jonathan Sands

310.704.6612

RODEO REALTY BH

www.128swall206.com

NEW

20 Hollywood

Condo / Co-op


1840 GRACE AVE

Refresh. 11-2 593E4

\$724,900

1+1

1sty-SPANISH



EXQUISITE 1920'S SPANISH IN HISTORIC COURTYARD BUILDING

Built by Cecil B DeMille, designed by Arthur and Nina Zweibell, this Spanish Revival bldg is a uniquely envious combination of charm, history, privacy & detail virtually unseen today. One of only 10 units, 1840 features L/R w/14' beamed ceiling, clerestory windows & wd burning fpl. Balconies on 2 sides, w/french windows & vus of the courtyard, the hills & The Observatory, central HVAC, washer/dryer, on site garage parking, Mills Act tax relief, too! A very rare offering and a must see!

Champ Davenport

323-842-1539

KELLER WILLIAMS

range, fridge, d/w, washer/dryer

NEW

21 Silver Lake - Echo Park

Single Family

1446 LAKE SHORE AVE

Refresh. 11-2

\$839,000

3+2

CALIFORNIA BUNGALOW



QUINTESSENTIAL CALIFORNIA BUNGALOW IN PRIME ECHO PARK.

Open floor plan and great flow with beautiful hardwood floors and French doors that open onto a porch with views. Updated custom kitchen with stainless steel appliances and separate laundry area. Enjoy views from the sun room or use it as a office/studio! With a nearly 6000sqft lot, front porch, large concrete deck and mature landscaping. The backyard is a flat grassy pad, gardening area, gas fire pit and views of the DTLA skyline. Close to restaurants and shopping in Echo Park and Silverlake.

Katie Robertson

310.717.4313

SOTHEYB'S LOS FELIZ

www.1446LakeShore.com

NEW

22 Los Feliz

Single Family


4916 FINLEY AVE

Open 11-2 593J3

\$2,397,000

4+4

VILLA



GEORGIAN COLONIAL IN PRIME LOS FELIZ DESIGNED WALLACE NEFF

Grand & Elegant Georgian Colonial manor in prime Los Feliz designed by legendary California architect Wallace Neff in 1935. Behind hand wrought gates is a years long meticulous & comprehensive restoration rarely seen. Large scale beautifully turned public rooms, formal dining w/glass bays, hand wrought doors & windows w/exquisite hardware. This art piece residence designed by Southern California's "Architect to the Stars" is a testament to beauty, luxury & taste. A tour de force.

Konstantine Valissarakos

323.252.9451

SOTHEYB'S LOS FELIZ

Dshwshr,Grbg Disp,Hood Fan,Intrcm,Fridg

NEW

OPEN HOUSE STATUS

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

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status


Back on Market

TUESDAY



TUESDAY


<b>2427 CAZAUX PL</b>		Open	11-2	<b>NEW</b>
<b>\$1,849</b>	4+3			



One of a kind enchanting Hlwd Hills home that glorifies indoor outdoor living . This garden paradise exudes artistic sensibility and quality. A spacious L.R. has vaulted beamed ceiling and grand fireplace framed with reclaimed barn wood. The LR opens to D.R w/view and expansive balcony 2 bedrooms up, 2 Master suites on lower floor w/ large walk in closet and outdoor access.. Additional features include 2 car garage/studio, outdoor kitchen ,wine cellar and secutiry system.

Mary Brill	310.748.3764
JOHN AAROE GROUP	

<b>5750 BRIARCLIFF RD</b>		Open	11-2	<b>rev</b>
<b>\$1,849,000</b>	3+3		MID-CENTURY	



**MID CENTURY MODERN IN THE COVETED OAKS**

Welcome to a Marmol Radziner meticulously restored and reimagined mid century modern in the coveted "Oaks" neighborhood. Featuring 3 beds, 3 bathrooms plus an office. Open floor plan, high ceilings, and floor to ceiling glass doors with views of the city from everywhere the eye can see. The house is flooded with light and dripping with style. The third bedroom suite has its own private entrance. Plenty of room for a pool off the balcony.


MLS#16-112026	
Jackie Smith	THE AGENCY

<b>5750 BRIARCLIFF RD</b>		Open	11-2	<b>rev</b>
<b>\$1,849,000</b>	3+3		MID-CENTURY	

Meticulously restored & reimagined mid century modern in the coveted "Oaks." Open floor plan, high ceilings, floor to ceiling glass doors, an eat-in cooks kitchen and multiple views of the city.

MLS#16-112026	
Jackie Smith	THE AGENCY

<b>3219 ETRICK ST</b>		Open	11-2	<b>rev</b>
<b>\$1,269,000</b>	2+2		TRADITIONAL	



**1935 LOS FELIZ TRADITIONAL IN THE IVANHOE SCHOOL DISTRICT**

Half a block from The Rowena Reservoir. Good floor plan with great indoor-outdoor flow. 2 beds, 2 baths plus den/office/ possible 3rd bedroom. Formal living room with fireplace, formal dining room, large eat-in kitchen with granite counter tops and center island. Solarium/family room that opens to a large grassy yard with rose and vegetable garden and fruit trees. 2 car garage and street parking. Close to Silver Lake, Atwater Village, Los Feliz Village and Griffith Park.


MLS#16-110438	
Melody Rogers	310.888.3357
NOURMAND&ASSOCIATES	
www.3219EtrickStreet.com	

22

Los Feliz

Income

<b>4317 RUSSELL AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,149,000</b>			CRAFTSMAN	



**PRIME LOS FELIZ DUPLEX!**

Enter the main house via a hedged front yard w/mature palm trees to find a charming/pride of ownership home w/ hardwood floors. Spacious living & dining room share an open floor plan w/ample windows & an abundance of natural light. The rear home has a separate entry with an open living/ dining area. Both units have HVAC, washer/dryer area, 2 beds/2 baths & private yards. Bathrooms & kitchens in both units were updated. Each separately metered for electricity. Off street parking. Delivered VACANT!

MLS#16-115568	
BRE# 01380261	323 325-1441
JOSHUA KROM	

OPEN HOUSE STATUS

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

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market

28

Culver City

Condo / Co-op

<b>6525 GREEN VALLEY CIR, UNIT 312</b>		Open	12-2	<b>NEW</b>
<b>\$512,000</b>	2+2		3sty-CONTEMPORARY	



**THIRD FLOOR HEATHER VILLAGE CONDO**

Lovely 2 bed 2 bath third floor 1347 sq ft unit. Cathedral ceilings. Many amenities in Fox Hills complex: three swim pools, park, kids playground, cable TV channels. Near 405 fwy and the Marina fwy. Tennis courts and running trail in Fox Hills Park. Lovely park like setting and pathways throughout Heather Village complex.


Mona Salem	310 925-4782
BULLDOG REALTORS	

30

Hollywood Hills East

Single Family

<b>3222 BENDA PL</b>		Open	11-2	563D7	<b>NEW</b>
<b>\$2,995,000</b>	6+5			TRADITIONAL	




**METICULOUSLY MAINTAINED PAUL WILLIAMS MASTERPIECE ESTATE**

Gated & private, this estate sits on over 2/3 of an acre. Main level includes the master suite & 3 additional bedrooms, dining room, living room, sunroom, deck & an updated chefs kitchen with Viking appliances. Lower level includes two guest suites & large family room, which opens to a park like backyard. Outdoor area includes a private pool with two large grassy areas on either side, BBQ area, bamboo forest and sports court.

MLS#16-115510	
Joseph Babajian	310-623-8800
RODEO REALTY - BH	
www.3222BendaPlace.com	

<b>2867 BELDEN DR</b>		Open	11-2	<b>NEW</b>
<b>\$2,649,000</b>	3+2		ARCHITECTURAL	



**STUNNING MID-CENTURY MODERN "GLASS HOUSE" BY ED NILES AIA**

PRICE REDUCED!!! RECENTLY RENOVATED 3 Bed + 2 Bath "GLASS HOUSE". THIS WAS ED NILE'S FIRST PROJECT & WAS COMPLETED IN 1966. THE HOME HAS AN OPEN & FLEXIBLE FLOOR PLAN W/ A SMART NEW KITCHEN & MASTER BATHROOM OFFERING STATE OF THE ART APPLIANCES & LIGHTING. THIS VERY SPECIAL PROPERTY FEATURES FLOOR TO CEILING WINDOWS THAT SURROUND THE HOME W/ AMAZING CANYON AND CITY LIGHTS VIEWS FROM EVERY WINDOW. THIS AWESOME CLASSIC ARCHITECTURAL HOUSE IS NOT TO BE MISSED!

MLS#16-105530	
Keven McConnell	310.430.2304
TELES PROPERTIES	
2867BeldenDrive.com	

<b>2895 BELDEN DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+3		2sty-TRADITIONAL	



**BEACHWOOD TRADITIONAL WITH ART DECO DETAILS AND CANYON VIEWS**

Just above the gates on quiet Belden Drive. Elegant and charming 3 bedroom/3 bath with lovely outdoor entertaining and lounging spaces. Art deco design influences flow through an open and bright floor plan that takes advantage of the canyon views with picture windows and floor to ceiling glass doors opening to the decks. Master suite offers an incredible bath with skylight and corner windows wrapped around a jetted tub and light bathed shower. 1br/1bath guest suite downstairs with private entry!

Stephen Parisi	
DEASY PENNER PARTNER	
310-488-7653	
Canyon Views above the Beachwood gates	

Questions? Need Assistance?

Contact our Help Desk Department!

Please call 310.358.1833

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



31

Playa Del Rey

Condo / Co-op

8701 DELGANY AVE, UNIT 201

Open

11-2

\$925,000

3+3

1sty-ARCHITECTURAL

NEW



SPECTACULAR DESIGNER CONDO IN SILICON BEACH AREA

This open floor plan condo has been beautifully upgraded with top-of-the-line custom cabinets, new appliances, new hardwood floors, exceptional finishes/hardware throughout and lots of windows that make it light and bright! Rare 3+3 with no common walls. Largest condo for sale in the area. Master suite is private. Laundry in unit, 2 side-by-side parking spaces and storage unit. The complex has renovated hallways and lobby, recreation room, landscaped gardens, yard and pool. Blocks to the beach!

Bill Cooper

310-721-2455

KELLER WILLIAMS DTLA

All new appliances, washer and dryer

62

Encino

Single Family

16033 SABANA LN

Open


2-5

\$2,795,000

4+4

MODERN

rev



OPEN TUES & FRI 11-2: MID-CENTURY MODERN WITH VIEWS

High up in the Encino Hills, on a quiet cul-de-sac, breathtaking views await you. Mid-Century Modern captures the ever-changing 180 degree views of the mountains and valley. Open plan living/dining, with high ceilings leads to a large patio deck, pool and expansive views. Brentwood & Bel Air adjacent with easy access via Mulholland and Sepulveda to Beverly Hills and Westwood. Close to shopping and Valley restaurants. Lanai School District. Experience the vibe.

MLS#16-110576

Thomas Glabman

310.614.7345

HILTON & HYLAND

www.hiltonhyland.com

32

Malibu Beach

Lease

26657 LATIGO SHORE DR

Refresh.

11-2

\$22,000

7+4

TRADITIONAL

NEW



WINE & CHEESE + WHITE WATER OCEAN VIEWS!

A charming beach house w/over 3,000 SF of decks to enjoy the CA indoor/outdoor lifestyle w/breathtaking white-water views, a spa, fireplace & just yards from the private beach. White water ocean views from anywhere in the living room, kitchen, dining room & master bedroom. French doors open onto a large deck for al fresco dining. Newly remodeled open-style kitchen & large dining area for 8. Enjoy, surfing, kayaking & SUP. A Malibu beach dream!

MLS#16-115624

L. Simon & R. Mayhew

310-699-5559

COLDWELL BANKER

BBQ,Blt-Ins,Dshwshr,Dryer

72

Sherman Oaks

Single Family

14833 VALLEY VISTA BLVD

Refresh.

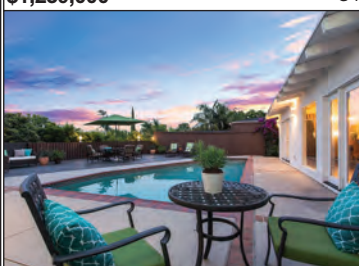
11-2

\$1,239,000

3+3

MID-CENTURY

NEW



MID-CENTURY MODERN TURNED CALIFORNIA CONTEMPORARY HIDEAWAY

South of The Blvd, this beautiful home offers seamless indoor-outdoor flow. Living/Dining/Master opens to Redwood deck & heated pool, overlooking Mountain views. Hardwood floors, vaulted ceilings, skylights & exposed wood beams. Kitchen includes island w/ cooktop range, endless counter space, and garden window. Spanish-style niche breezeway leads to 2 bd/2ba. Master suite w/ walk-in closet, glass shower, Jacuzzi tub, & double-vanity. Access via shared driveway. 2-car garage + additional parking.

MLS#16-115156

Tiffany Chin

3235083339

KELLER WILLIAMS LARC

Clng Fan,Dshwshr,Rng/Ovn,Intrcm

39

Playa Vista

Condo / Co-op

13045 PACIFIC PROMENADE #308

Open


11-2

\$899,000

2+2

MODERN

NEW



TRUE CALIFORNIA LIVING AT IT'S FINEST!

2 + 2 corner unit in the sought after Concerto Lofts boasts a nearly 1,400 sq. ft. western-facing wrap-around balcony. Floor to ceiling windows provide natural light throughout the day and capture views of amazing sunsets, palm trees, surrounding mountains and Concert Park. Spacious chef's kitchen w/ quartz countertops, tile backsplash, custom built kitchen island, professional Bertazzoni stove & hood, & Bosch appliances. Bathrooms feature Kohler sinks/Corian countertops  
\*Also Open Tues6-8pm\*

MLS#16-115406

www.JesseWeinberg.com

800-804-9132

Jesse Weinberg & Vivian Lesny

5400 LEMONA AVE

Open

11-2

\$799,000

2+2

FRENCH

red

Charming updated home located on a large corner lot . 2 bed, 2 ba, extra large kitchen, living room with high ceilings & fireplace, French doors opening landscaped enclosed back yard with decks & spa.

MLS#16-106030

Marc Chorin

310-995-6344

GIBSON INTERNATIONAL

74

Toluca Lake

Condo / Co-op

4401 MOORPARK WAY #202

Open


11-2

\$575,000

2+2

TRADITIONAL

NEW



REMODELED CONDO W/ OPEN KITCHEN, 2BD + DEN/2BA

Beautiful condo w/ open kitchen. Huge master suite with double closets, spa tub, separate shower, and balcony access. Great floor plan w/ second bedroom located on opposite side of unit. Hardwood floors throughout. Tile inside each remodeled bathroom. Two fireplaces. Light & bright condo in back section of complex with tree top hedge view. Full size washer/dryer inside unit. Two car secured parking + storage area. Den currently used as dining room w/ built in bookshelf.

MLS#16-115440

KJ Marmon

3107494995

HILTON & HYLAND

Full size washer/dryer included

41

Park Hills Heights

Lease

4490 DON MIGUEL DR

Open

11-2


675 C3

\$4,500

3+3

2sty-TRADITIONAL

NEW



STUNNING TRADITIONAL WITH REMODELED KITCHEN AND BATHROOMS.

Elegant traditional home has been lovingly updated. Spacious living room with bay windows, and a stunning fireplace.

MLS#16-110786

David Lao

626-685-1122

BERKSHIRE HATHAWAY

Dshwshr,Grbg Disp,Rng/Ovn

75

Valley Village

Single Family

12717 WEDDINGTON STREET


Refresh.

11-2

\$2,149,000

5+5

NEW



VALLEY GEM!

Superbly designed, 5600+ square feet, 5 bedrooms,4.5 baths. A true Entertainer's Dream Home! Large Chef's kitchen. Upstairs are 4 spacious bedrooms. Master bedroom boasts dual walk-in closets, sitting area and large balcony overlooking the backyard. Outdoor California entertaining with private terraces,outdoor kitchen, pool, spa and putting green. Circular driveway with room to park 5+ cars. Movie theater and concession stand plus impressive pub/game room that opens to the fabulous yard!

MLS#SR16046899CN

Ingrid Sacerio

323-333-7018

DILBECK REALTORS

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

OPEN HOUSE STATUS

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

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market

TUESDAY



TUESDAY

84 La Canada Flintridge *Single Family*

Refresh. 11-2

5+5

2sty-TRADITIONAL

NEW

5645 BRAMBLEWOOD RD

\$2,380,000



MLS#16-108068

Sun Y Choi 213-610-8000

A-JU REALTY

Blt-Ins,Cbl,Dshwshr,Dryer,Rng/Ovn,Other

This two-story single family residence is located close to the La Canada Flintridge Country Club, in one of La Canada's most favorite and desirable neighborhoods, including the award-winning La Canada Flintridge school district! This residence features 5 BD + Office and 5 BA(Master suite & 1 BD + 1 BA are located upstairs and 2nd Master suite & 2 BD + 2 BA & Office are ground level), 4,332 sq ft of living space with a foyer entry reception, grass area. Showings are by appointments only.

93 Eagle Rock *Single Family*

Refresh. 11-2

2+1.75

1sty-SPANISH

NEW

1315 HILL DR

\$798,000



Mancinelli & Moore 323-578-3093

B.H.H.S. - LOS FELIZ

CHARMING SPANISH ON HILL DRIVE

This bright Spanish is set back from the street on venerable Hill Drive. A grassy front yard is totally private and has mature citrus trees. The beautifully scaled living room with arched picture window, high exposed beam ceilings, and decorative fireplace is flooded with natural light. Graceful arches usher you to the formal dining room and a tastefully remodeled kitchen has cork flooring. Two bedrooms were combined to make an enormous master suite with French Doors opening to the outdoors.

Refresh. 11-2

2+2

1sty-TRADITIONAL

NEW

3260 SHASTA CIR

\$759,000



MLS#16-115400

Henry Plascencia 310-995-6273

BHHS CA PROP.

GORGEOUS TRADITIONAL WITH MOUNTAIN VIEWS!

Nicely sited above street level behind a lush landscape providing maximum privacy. Fantastic living space has been thoughtfully updated with designer touches and an attention to detail. Oak wood floors flow throughout while wonderful natural light fills the open floor plan. Beautiful kitchen and baths feature custom cabinets, stone counters and top of the line finishes. The master bedroom suite enjoys a lovely sitting area, ensuite bath and treetop views. Incredible outdoor space.A special home

www.3260ShastaCircle.com

1284 Highland Park *Single Family*

Lunch 11-2


2+1.75

1sty-CALIFORNIA BUNGALOW

NEW

1836 N AVENUE 52

\$625,000



Deirdre Salomone (323) 788-1674

KELLER WILLIAMS LF

THE GREAT ESCAPE C.2016...

...a cozy home with a tranquil vibe and a big inviting backyard...done and done. Spring has arrived and it's in full bloom on your 10,000sf lot. Sleek wood floors underfoot, new roof overhead. Kitchen is smack dab in the middle of two multi-use spaces. French doors open to the back so the party can spill outside. Garage is open for that Model 3 or studio-ready to create your newest ditty. It's getting dark and it's 2nd Saturday-time for Artwalk! You and the gang stroll down to the party on York.

Stove, Washer, Dryer

1284 Highland Park *Condo / Co-op*

Refresh. 11-2


2+3

2sty-TRADITIONAL

NEW

5743 MONTE VISTA ST, UNIT 6

\$415,000



Deirdre Salomone (323) 788-1674

KELLER WILLIAMS LF

IN THE HEART OF IT ALL

Cute 2- story townhome, located in Highland Park HPOZ. A cared-for complex that is close to it all. The light and airy first floor sports a modern gas fireplace, open-floor plan and half bath. Upstairs, there is not one, but two master bedrooms with en-suite, full bathrooms. Surrounded by single family homes on a tree-lined street, yet two skipping blocks from the Gold Line, and revitalized Figueroa. HOA's are low, and the neighbors are friendly!

Stove, Fridge, Dishwasher

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

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



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THURSDAY OPEN HOUSES

93 Eagle Rock

Single Family

1315 HILL DR

Refresh. 12-3

\$798,000

2+1.75

1sty-SPANISH



**CHARMING SPANISH ON HILL DRIVE**

This bright Spanish is set back from the street on venerable Hill Drive. A grassy front yard is totally private and has mature citrus trees. The beautifully scaled living room with arched picture window, high exposed beam ceilings, and decorative fireplace is flooded with natural light. Graceful arches usher you to the formal dining room and a tastefully remodeled kitchen has cork flooring. Two bedrooms were combined to make an enormous master suite with French Doors opening to the outdoors.

Mancinelli & Moore  
B.H.H.S. LOS FELIZ

323-578-3093

NEW

95 Mount Washington

Single Family

823 ARBOL ST

Open 10-2 595-A3

\$549,000

2+1

1sty-TRADITIONAL



**TAKE ONE SOOTHING LONG DISTANCE CANYON VIEW, TOSS IN A**

walled sense of privacy, a free standing garage ready for studio, gym, practical traditional bones & simmer in some imagination & sweat equity & Viola! Smile & see the sweet home you get to design before it goes the way of investors or maybe you're an investor & see just where to add that second bath, open the eat-in kitchen to the living room & the view & know that Mt Washington is one of the hottest tickets in all NELA. Great possibilities await in this absolutely as-is diamond in the rough.

Liz Johnson  
COMPASS - PASADENA

323-397-6041

VIEW!!!

NEW

FRIDAY OPEN HOUSES

54 Winnetka

Single Family

20403 WYANDOTTE ST

Refresh. 11-2

\$579,000

4+2

RANCH



**LIGHT AND BRIGHT HOME MANY GREAT FEATURES**

This light and bright home has many great features such as hardwood floors, refurbished bathrooms, great kitchen with new stainless steel appliances, wood floor and dramatic glass backsplash.

MLS#16-114208

Rosemary Costello  
RONALD KATZ

818-489-7776

Dshwshr,Dryer

NEW

62 Encino

Single Family

16700 ADDISON ST

Refresh. 11-2

\$879,000

3+3

CONTEMPORARY



**LOCATION LOCATION LOCATION**

Location, Location, Location. Desirable location in Encino. Well maintained home in need of updating or remodeling. Developers, builders, contractors, this is your opportunity to build a large house on a very nice street. 3 BR 2.5 bath, central AC & Heating. Long time owner spent 50 happy years in this house. Nice pool. Property sold "as is."

MLS#16-114872

Rosmarie Costello  
RONALD KATZ

818-489-7776

None

NEW

BY APPOINTMENT

32 Malibu Beach

Single Family

31666 BROAD BEACH RD

626G7

\$4,150,000

5+4

ARCHITECTURAL



**BY APPOINTMENT**

Leave the world behind as you meander thru tree-lined gardens to this voluminous Archt'l jewel. All rms have Ocean View, Sounds of Surf & the ever present Breeze. So peaceful...the sand & sea seem privately yours. Vaulted ceilings, 4 Bedrm main house & sep gst apt, 2 car gar & parking for 4 + add'l cars. Walk or drive down to gated ever sandy Sea Level beach. Minutes to Trancas Market Center (w/ organic mkt, Starbucks, shops, eateries), hiking, surfing, trail riding & Malibu schools. Fabulous!

MLS#15-949317

Carol Bird  
PARTNERS TRUST MALIB

310-818-5780

BBQ,Blt-Ins,Dshwshr,Dryer,Other

rev

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

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Put their Property in the **MLS**

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





SUNDAY OPEN HOUSES

15 Pacific Palisades Single Family

301 BELLINO DR

Open 2-5

\$2,299,000

3+2

CONTEMPORARY



**BELLINO MAGIC IN THE PALISADES**

A Fantastic Opportunity to move in or expand your dream home in the Castellammare area. Dramatic Ocean and Mountain views are enjoyed from this 3BD / 2BA home. The property is located on a quiet street with a large back yard that offers great indoor and outdoor entertaining options.

Maria Roberts

(310) 739-1439

MARIA ROBERTS REALTY

NEW

15 Pacific Palisades Condo / Co-op


16123 W SUNSET #207

Open 2-5

\$869,000

2+2

CONTEMP MED



**BRIGHT & QUIET SINGLE LEVEL CONDO NEAR PALISADES VILLAGE**

2 + 2 single level condo, offers an open floor plan w/ hi quality finishes& attention to detail.One-of-a-kind charming & lushly landscaped Villa-style building. Breathtaking interior: beautiful stone floors/sleek granite counters/warm wood cabinetry,2 fp's. Open flow formal dining, living, bar+ gourmet kitchen. Master retreat w/sitting area,balcony,fp/ walk-in closet,spa-style bath w/ walk-in glass door shower/ large tub/dbl sinks. Close to Temescal Canyon Park.

MLS#16-106660

Jesse Weinberg

310-995-6779

KELLER WILLIAMS RLTY

www.JesseWeinberg.com

rev

18 Hancock Park-Wilshire Single Family


140 N PLYMOUTH

Open 2-5

\$2,100,000

3+2.5

MODERN



**WINDSOR SQUARE GATED FAMILY HOME**

This gated and private home sits on one of the best blocks in Windsor Square. Impeccably remodeled Spanish with a modern twist, flooded with natural light coming in from countless french doors and windows on all sides. Featuring arched ceilings, grey stained hardwood floors, ample sized eat in kitchen with top of the line appliances, and a dining room with glass doors leading out to a front courtyard perfect for entertaining guests.

MLS#16-112092

Jackie Smith

THE AGENCY

rev

30 Hollywood Hills East Single Family


2145 WHITLEY AVE

Refresh. 2-5 593E3

\$999,999

2+3

MEDITERRANEAN



**WHITLEY HEIGHTS MEDITERRANEAN LOOKING FOR LOVE!**

Dramatic, Mediterranean Villa needs work and updating but oozes tons of 1920's quality, character and glamour. Fabulous opp to restore a 1924 home in historic Whitley Heights - formal dining room, breakfast room/den, modernized kitchen, spacious living room with high beamed ceilings, high arched windows,fireplace, balconies and elegant chandeliers. Lower level additional creative space, includes 3/4 bath, kitchenette and private entrance. Trust property - As is. No repairs, no credits.

MLS#16-110826

Denise Katz

310 500 9724

BERKSHIRE HATHAWAY H

Fridg,Range, Laundry, Dishwasher

rev



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(310) 254-6506  
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**96%**

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**NICK SHARP** – NMLS# 1066216 | 310-254-6506 | Nick.Sharp@banchomeloans.com | banchomeloans.com/branch/beverly-hills

\*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.  
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\*By dollar volume in 2014, *Scotsman Guide*, April 2015.

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ESTATE PROPERTIES

## Congratulations February 2016 Top Producers



**Donna Benton**

Santa Monica



**David Jones**

Santa Monica



**Elizabeth Marquart**

WLA/Westwood



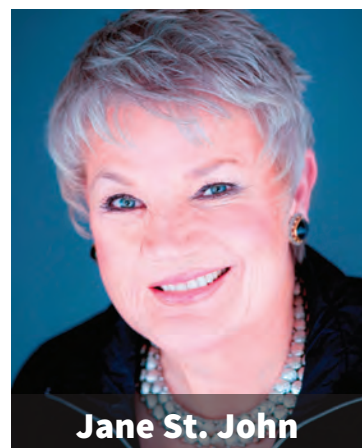
**Rory Posin**

WLA/Westwood



**David Fowler**

Marina Del Rey



**Jane St. John**

Marina Del Rey



**Charles Le**

Beverly Hills



**Linda Roth Burrell**

Beverly Hills



**Janet Jung**

Abbot Kinney



**Suzy Frank**

Abbot Kinney



**Suarez Team**

Marina Del Rey Top Team



**REinvestLA**

WLA/Westwood Top Team

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For a confidential interview, contact Monte Hartman (310) 559-5570



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**Gene Huang | NMLS# 334719  
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# WELCOME TO DOUGLAS ELLIMAN



## DENA LUCIANO

Dena Luciano joins our new offices in Beverly Hills with an accomplished career firmly founded in real estate transactions in the Asian market. Her familiarity with the Beverly Hills and surrounding areas comes from raising her family through local schools and actively participating in community events. She is exceptionally well respected in the local community, not only for her solid professional track record but for being an honest, hard-working real estate agent who does everything in her power to ensure her client's success.

Thanks to her loyal clientele, personal referrals and repeat business for the foundation of Dena's career. Taking pride in fulfilling her client's luxury real estate needs, Dena provides a level of expertise needed to ensure clients move property at the right price. Savvy negotiations and intelligent marketing strategies are the hallmark of Dena's service.





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# *David Griffith*



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**Carmela Ma,**  
CCIM, CIPS,  
AIR, FRICS, TRC

Ms. Carmela Ma, is regarded as one of the most influential women in real estate. She was awarded the 2009 "Women at the Top" award by Commercial Real Estate Women (CREW) and was named a World Top Broker by the Real Estate Global Summit. She has also gained acclaim as an award-winning speaker.

Her company specializes in real estate investment, advisement and global transactions. She has conducted business in more than 30 countries including projects in Asia, Africa, Europe and the Americas.

Educated at the University of Southern California and the University of Hong Kong, Carmela regularly speaks at conferences and real estate events around the world. She is a senior instructor of the Commercial Investment Real Estate Institute which confers the prestigious Certified Commercial Investment Member (CCIM) designation. She has also held several faculty and committee positions with the National Association of REALTORS®. She was awarded the "CCIM Instructor of the Year" 2003, a once in a lifetime award by the CCIM Institute. In addition, The CCIM "People's Choice Award" 2003, and 2006; "Senior Instructor of the Year" for Financial Analysis in Commercial Real Estate CI-101 2001; the CI 104 CCIM Investment Decision Analysis Senior Instructor of the Year award in 2011 and the "Certified International Properties Specialist International Instructor of the Year" 1998, another once in a lifetime award, conferred by NAR®. A scholarship endowment was awarded in her name from the CCIM Education Foundation in perpetuity.

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