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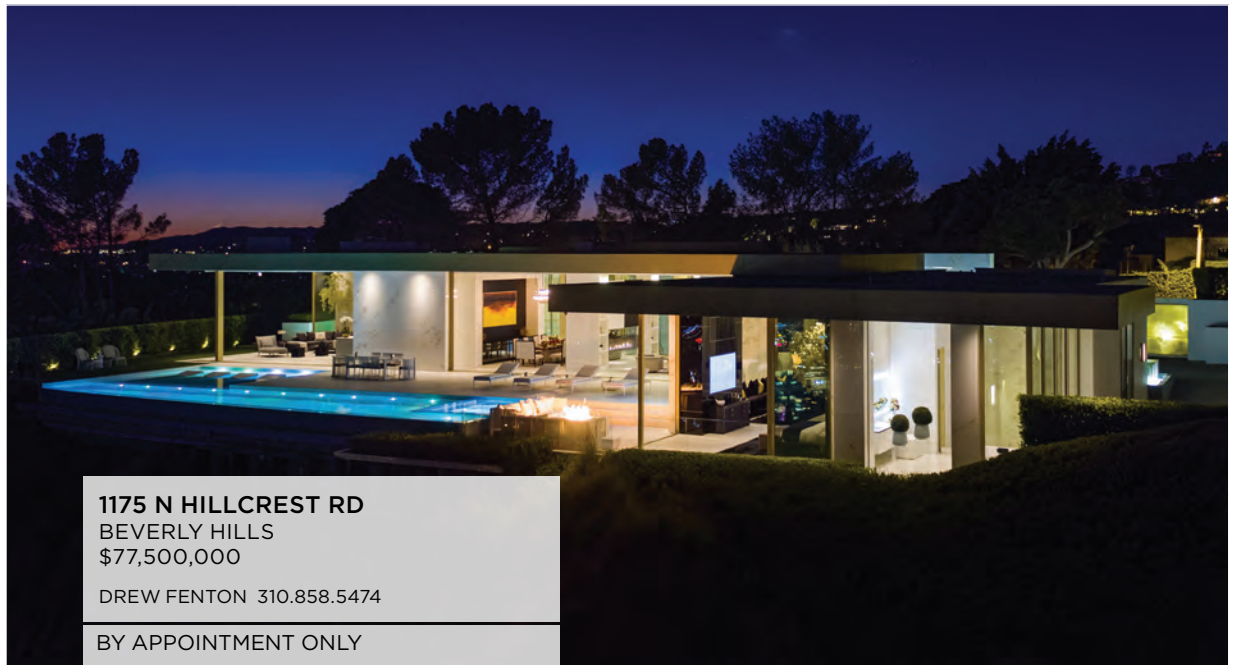
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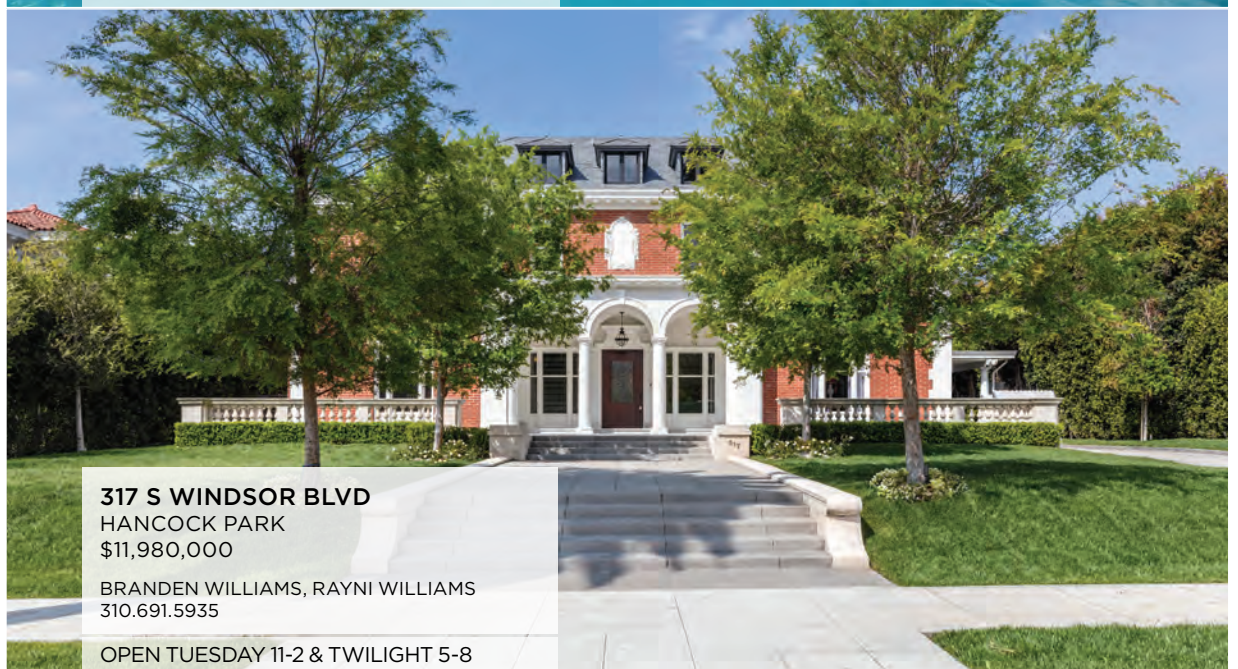
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## The Samuel Goodwin Residence, 1941

3807 Reklaw Drive, Studio City, CA 91604

Open Tuesday, April 24, 11am-2pm

In Vienna by 1912, Rudolph Schindler had already envisioned a new modern architecture defined not by structure, but rather by space as its sole medium. Good space was the key to creating a dwelling that would be “a quiet flexible background for a harmonious life. “He wrote that, at long last, “the architect has finally discovered the medium of his art: space.” Organically, his buildings became “volumetric pieces of hollow sculpture.” The Goodwin Residence is just that: art to live in. What more could one ask for? Sited for maximum privacy, and long, serene canyon vistas, the light-filled residence incorporates a front courtyard and patio, 2 bedrooms, convertible den, 3 baths and 2 fireplaces in the main living space. Ample grounds afford room for a pool, and an expansion of the existing garden and fruit trees.

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## The Roxy Roth Residence, 1946

3624 Buena Park Drive, Studio City, CA 91604

Open Tuesday, April 24, 11am-2pm

Rudolph Schindler's Roth Residence, 1946 with recent studio space by Barbara Bestor: Unless prepared, one's first reaction to the Roth Residence is likely astonishment. The structure simply defies conventional concepts of dwelling. Yet the real drama and success of the life space reveals itself slowly. Walking up the front staircase to the entry one wonders what might be behind that door? The entry vestibule reveals another staircase, a straight compressed ascent into the light. With the placement of cabinetry at the top of the stairs nothing is revealed until one is fully enveloped in great living space and panoramic vistas. At that instant it all makes sense. Why not live in a work of art? Residence includes: three bedrooms, three baths, laundry, and studio.

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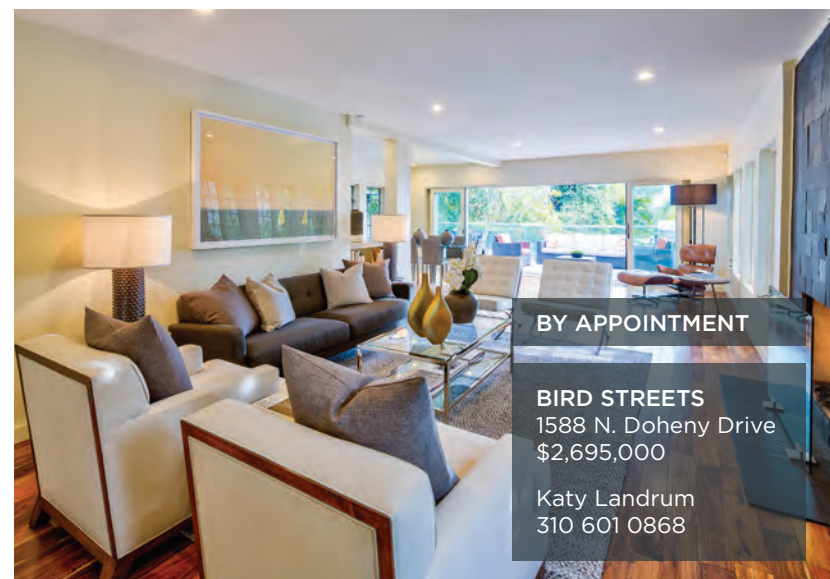
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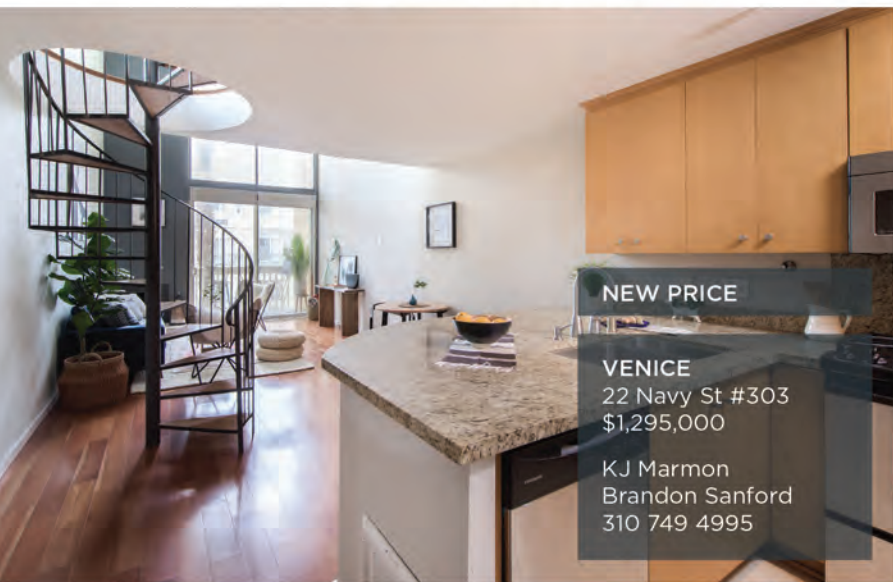
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**JUST LISTED!**  
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**\$2,495,000**

**Open Tuesday, April 24th**  
**from 11am to 2pm**

Architectural Modern in the Bird Streets. Nestled above the Sunset Strip off lower Doheny Drive, this 4-story home - with elevator - is not to be missed. This multi-level gem - on 2 combined lots - is outfitted with 2 bedrooms, 3 bathrooms, plus a loft and office. Beyond the gated entry, is a warm foyer with elevator and office that sets the tone for this inviting home. The remodeled 2nd floor features 2 ensuite Bedrooms, including Master. Oversized Master Suite is outfitted with fireplace, private deck, walk-in closet, and luxe Bathroom w/ spa tub, grand shower, and custom built-ins. The 3rd level shines and bathes in natural light, courtesy of the dramatic 17' floor-to-ceiling windows, unveiling remarkable city views. Gorgeous hardwood floors throughout, with a stunning marble fireplace, flanked by French doors that open up to an airy private deck. Newly remodeled kitchen features top-of-the-line finishes and appliances, and offers views and access to the rear deck and lush outdoor space and backyard, which features multiple patios. Onto floor 4, we find a separate Loft space - overlooking the Living Room - with its own bathroom, wet bar and private deck with views. Welcome Home.

**9335SierraMarDrive.com**

**The Sunset Team**  
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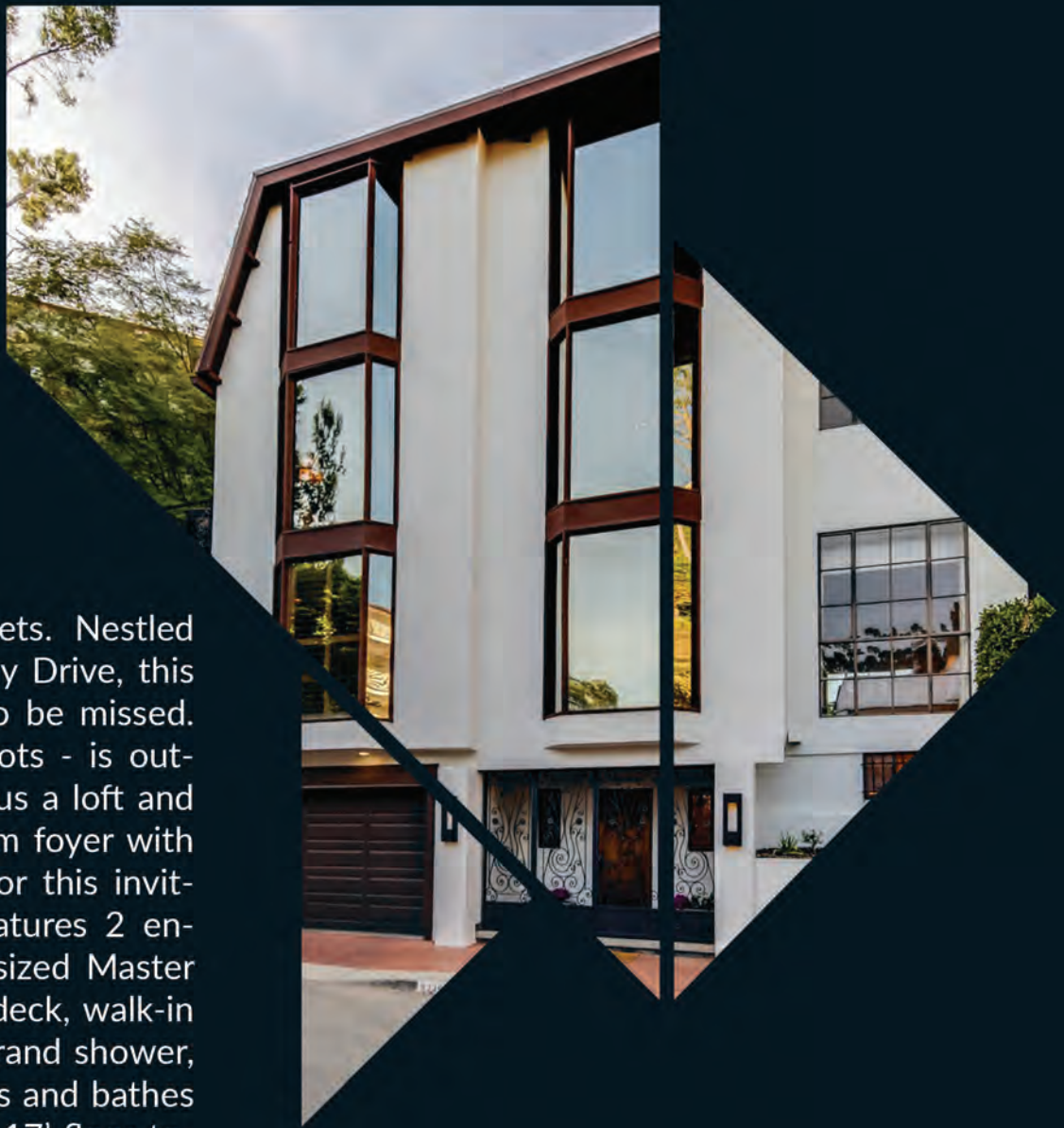
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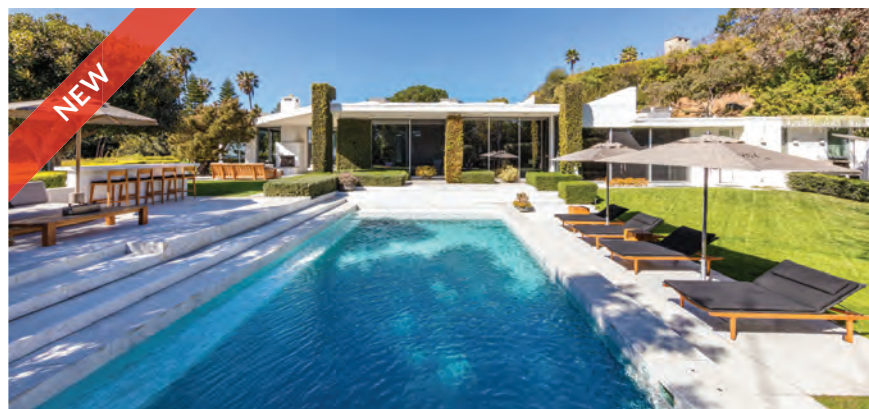
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OR NATIONAL ORIGIN. TNHC REALTY AND CONSTRUCTION INC. BRE #01870227. APRIL 2018.

# VIEW



## FEATURED *Properties*

BEL AIR | \$13,950,000

REPRESENTED BY: MICHAEL SAHAKIAN 310.285.7524 & JERRY JOLTON 310.285.7503

CalRE# 008976770, CalRE# 00884722

COLDWELL BANKER RESIDENTIAL BROKERAGE

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**COLDWELL  
BANKER** 



BROADBEACH BLUFF 4BD, HOUSE + POOL, GST HSE  
MALIBU | \$8,450,000  
Represented by: Ellen Francisco  
310.589.2464 | ellen@malibuonline.com  
CalRE#00709314



PVT. APX. 2/3AC. APX. 5100SF. GST. CASITA  
NEWBURY PARK | \$1,795,000  
Represented by: Barbara Preston  
805.495.1048  
CalRE#00895044



4+5 ON HUGE ALMOST 30,000 SF FLAT LOT  
BELL CANYON | \$1,395,000  
Represented by: Valerie Marks  
818.222.0023 | Valerie.S.Marks@sbcglobal.net  
CalRE#00799164



RARE OPPORTUNITY IN THE PALISADES BLUFFS  
PACIFIC PALISADES | \$3,125,000  
Represented by: Eddie Kaye & Jill Jensen  
310.339.1668 | eddiekaye@gmail.com  
CalRE#00810389, 00979746



NEW CONSTRUCTION SMART HOME. 6BR + 5.5BA  
BEVERLY GROVE | \$4,425,000  
Represented by: Or Brodsky  
310.623.2319 | or@orbrodsky.com  
CalRE#01960565

**COLDWELLBANKERLUXURY.COM**

Arcadia 626.445.5500

Beverly Hills North 310.777.6200

Beverly Hills South 310.273.3113

Brentwood 310.820.6651

Calabasas 818.222.0023

Glendale 818.240.1111

Hancock Park North 323.464.9272

Hancock Park South 323.462.0867

La Cañada Flintridge 818.790.3334

Los Feliz 323.665.5841

Malibu Colony 310.456.3638

Malibu West 310.457.6550

Manhattan Beach 310.802.5700

Marina del Rey 310.301.3500

Montecito 805.969.4755



PRIVATE MID-CENTURY MODERN  
 BEVERLY HILLS PO | \$4,500,000  
 Represented by: Galina Blackman  
 310.281.3642 | galinablackman@gmail.com  
 CalRE#01027011



HIGHLY RANKED ARCADIA SCHOOL DISTRICT!  
 ARCADIA | \$2,149,000  
 Represented by: Catherine Cuellar  
 626.252.4357 | oakwood.cuellar@gmail.com  
 CalRE#01977414



4BD/4.5BA BEACHFRONT ARCHITECTURAL  
 MALIBU | \$8,900,000  
 Represented by: Diane Everett  
 310.317.9324 | malibuhomes@earthlink.net  
 CalRE#00694972

COLDWELL BANKER RESIDENTIAL BROKERAGE

Pacific Palisades 310.454.1111  
 Palos Verdes 310.378.5201  
 Pasadena 626.584.0050

Playa Vista 310.862.5777  
 San Marino 626.449.5222  
 Santa Barbara 805.682.2477

Santa Monica Montana 310.458.0091  
 Santa Monica Wilshire 310.829.3939  
 Sherman Oaks 818.995.2424

Studio City 818.788.5400  
 Sunset Strip 310.278.9470  
 Venice 424.280.7400

Ventura 805.648.5051  
 Westchester 424.702.3000  
 Westlake Village 805.495.1048

## DESIGNER VIEWS

Interview by Kevin Mark Lodie

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

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

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



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: CLIFF MAY



**SANTA BARBARA | \$19,500,000**

Sensational Cliff May architectural estate. Approx. 4.25 flat acres, completely remodeled.

JILL REEDER 310.924.9311

CalRE# 01368477

ARCHITECT: CHARLES F. DRISCOLL



**PASADENA | \$5,500,000**

Beautifully restored in 2011, 9 bd, 12 ba, located in heart of historic Oak Knoll area!

SCOTT JAMES 626.327.1836

CalRE# 01911554

ARCHITECT: RANDALL DUELL



**BEVERLY HILLS | \$39,500/MO**

Contemporary Trousdale estate on private promontory w/ spectacular views, large grounds.

HILARY STEVENS 310.776.0688

CalRE# 01775933



OPEN TUESDAY 11-2PM | SAT & SUN 2-5PM | 1723 NICHOLS CANYON



2 Bedrooms | 3 Bathrooms + Guest House | \$1,675,000 | [www.1723nichols.com](http://www.1723nichols.com)

Enchanting 1923 “Old Hollywood” cottage in lower Nichols Canyon. Filled with character and updated with modern conveniences. Loads of charm & original details on a large, private lot w/spacious flat front yard and a private pool & spa in back. Original brick façade & leaded glass windows grace the spacious sky-lit living room, 20-ft soaring ceilings and peg-and-groove hardwood floors. A spiral staircase leads to a loft/office/guest area w/updated bath & steam shower. Formal dining rm, updated sky-lit chef’s kitchen w/ Calcutta marble counters, Wolf range, Subzero fridge, and access to the private backyard with vine-covered pergola offering serenity and relaxation Two BR and an add’l BA on main level and an attached, fully operable guesthouse adds tremendous flexibility for visitors, rental income, or extended family. Detached garage. Great central location close to Runyon Canyon and Hollywood.



**Bill Barker**

*Global Luxury Property Specialist*

310.666.8301

billbarker@me.com

CalRE# 01248100



**GLOBAL  
LUXURY**<sup>SM</sup>

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# *Bel Air Tennis*



1535 STONE CANYON ROAD

OPEN TUESDAY 11AM - 2PM

MARY LU TUTHILL & MELISSA RYAN



GLOBAL  
LUXURY



# Court Estate



Former home of Venus Williams - an enchanting resort-like estate. Play tennis in the morning on the championship court. Luncheon on the cool patio followed by a relaxing swim. Then take a nap in the charming library. Twilight cocktails on the wide veranda and an elegant dinner in the glamorous dining room. Completely remodeled throughout with finest materials and state of the art features, this 4 BR home is almost all on one story. Upstairs gym, media/billiard room and office are bonuses. \$9,750,000

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**Open Tuesday 11am -2pm**

**860 Radcliffe Ave | Pacific Palisades**



**5 Bedrooms | 5.5 Bathrooms | Approx. 3,200 SF | \$4,095,000**

This beautifully crafted Clark Remington, Cape Cod home is centrally located, minutes from the heart of the Palisades Village and new Caruso Development. With a bright open floor plan, this thoughtfully designed home features 5 spacious beds, 5.5 baths, elegant wood details, formal living and dining rooms w/ coffered ceilings, an inviting outdoor patio with custom built-in Lynx BBQ and expansive roof deck with stunning views of the ocean. The gorgeous gourmet kitchen showcases Wolf/Sub-Zero appliances, custom cabinetry, marble countertops, a beautiful kitchen island with prep sink and bar, breakfast nook area, 60" range, wine cooler, microwave and warming drawer. Upstairs, no detail was spared to create the luxurious master suite featuring a fireplace, steam shower, his and her vanities, walk-in closet, and ocean views.

**860RadcliffeAve.com**



**Jessica Hoffman**  
 Coldwell Banker Residential Brokerage  
 310-633-0180  
 jessica@jhoffmanproperties.com  
 CalRe# 02026293



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# TOUR 9 OPEN HOUSE PROPERTIES IN BEL-AIR ON STONE CANYON ROAD



FOR SALE

\$19,950,000

661 Stone Canyon Road | Compass  
Stanley Richman | CalRE #00648514 | 310.779.9601



FOR SALE

\$9,995,000

901 STONE CANYON RD | Coldwell Banker  
Joyce Rey | CalRE#00465013 | 310.285.7529  
Timothy Di Prizito | CalRE#01433017 | 310.266.2777



FOR SALE

\$9,995,000

1201 STONE CANYON RD | Keller Williams  
Greg Piechota | CalRE #01984274 | 3103.427.0763  
Keven Stridivant | CalRE#01434793 | 949.545-8588



FOR SALE

\$4,295,000

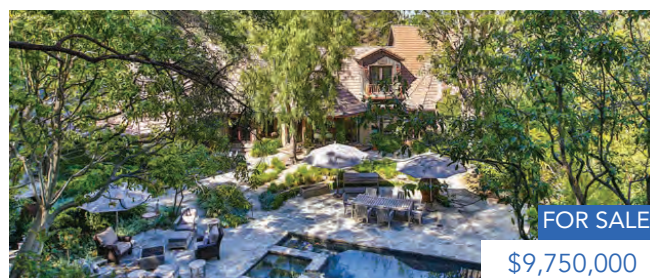
1440 Stone Canyon Road | Coldwell Banker  
Joyce Essex Harvey | CalRE#00935813 | 310.777.6375



FOR SALE

\$13,950,000

1524 Stone Canyon Road | Coldwell Banker  
Michael Sahakian | CalRE#00876770 | 310.285.7524  
Jerry Jolton | CalRE# 00884722 | 310.285.7503



FOR SALE

\$9,750,000

1535 Stone Canyon Road | Coldwell Banker  
Mary Lu Tuthill | CalRE#0556630 | 310.979.3990  
Melissa Ryan | CalRE#01160269 | 310.993.8319



FOR SALE

\$5,399,000

1643 Stone Canyon Road | Rodeo Realty  
Benjamin Bacal | CalRE #01437782 | 310.717.5522  
Lolita Bagramyan | CalRE # 01804040 | 310.724.7100



LEASE

\$12,950 /mo

1743 Stone Canyon | Coldwell Banker  
Joyce Essex Harvey | CalRE#00935813 | 310.777.6375



FOR SALE

\$9,250,000

1744 Stone Canyon Road | The Agency  
Sacha Radford | CalRE#01404368 | 310.617.4464

PROGRESSIVE CARAVAN

TUESDAY 11-2 pm  
APRIL 24

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



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*Historic* SANTA MONICA

435 GEORGINA AVE | SANTA MONICA  
 5 bedrooms | 5 bathrooms | 22,912 flat lot

LISTED AT: \$8,300,000

OPEN TUESDAY 11 AM - 2 PM



Solutions by Collaboration

**RON WYNN • STEVE SAWAI • FIORA ASTON**

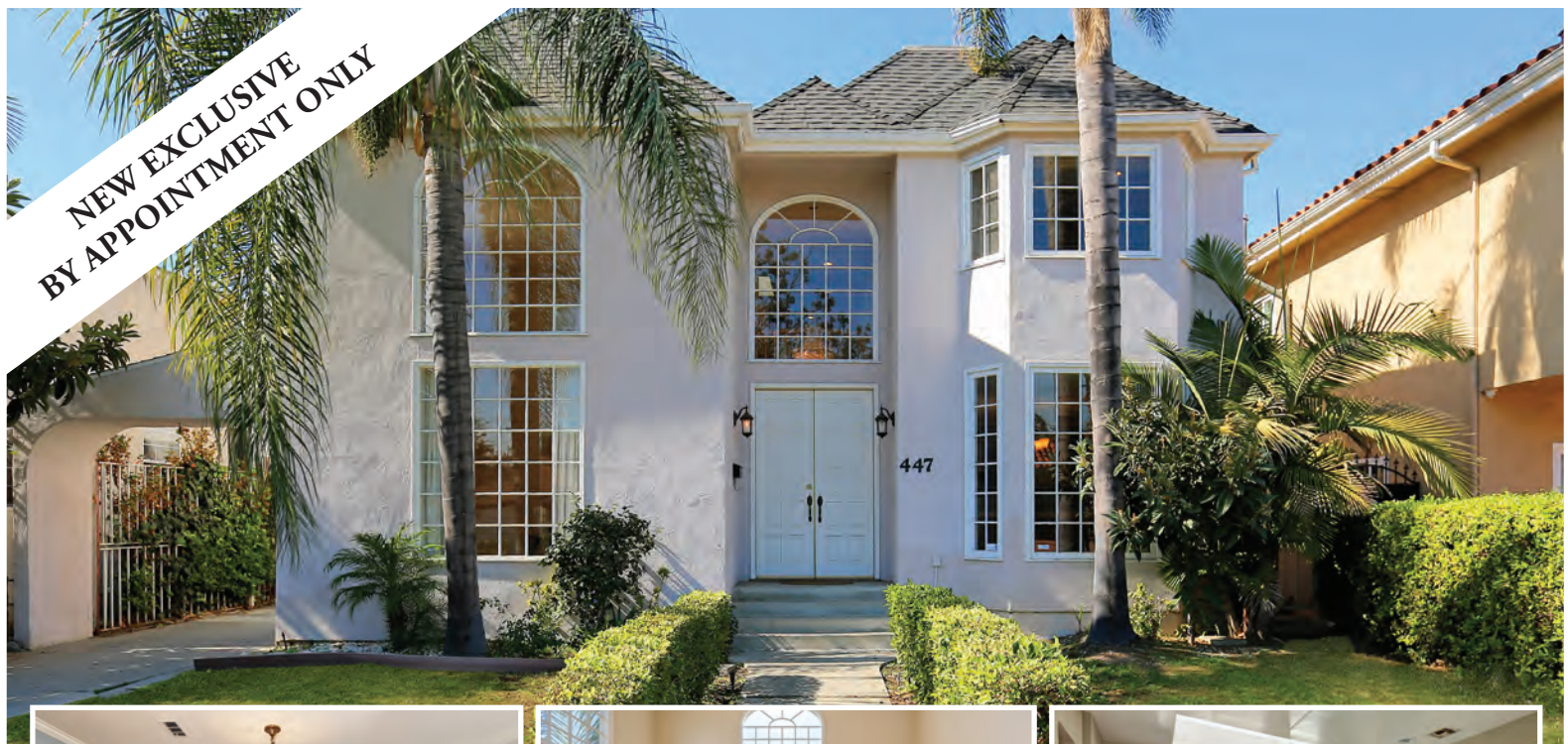
For More Information Contact STEVE SAWAI  
 310.261.3777 | [ssawai@coldwellbanker.com](mailto:ssawai@coldwellbanker.com)

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**GLOBAL  
LUXURY**

# Spacious and Immaculate 2-story Estate



## 447 South Elm Drive • Beverly Hills

- Updated home featuring sunlit rooms
- 5 Bedrooms 4.5 Baths
- Outdoor Guest Unit with bath/kitchenette
- Large family room opens to grassy yard
- Big center-isle kitchen overlooks family room
- Dramatic 2 story living room
- Gracious formal dining room
- Lovely wooden flooring throughout
- Huge master suite w/walk-in/tandem office/nursery
- Curb appeal on coveted quiet road proximate to all



*Available for lease at \$9,750/month*

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509



**GLOBAL LUXURY™**

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# 1140 BROOKLAWN DRIVE HOLMBY HILLS 90077



\$8,195,000 | OPEN TUESDAY 11-2 + BY REQUEST



BRYCE PENNELL  
ESTATE REPRESENTATION

310.367.1680 | BRYCE@BRYCEPENNELL.COM  
WWW.BRYCEPENNELL.COM



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## SANTA MONICA | \$6,349,000

229 19<sup>th</sup> St. | Open Tuesday 11am-2pm

Classic and Elegant Hamptons style home with over 5,000 sq. ft. Prime location in Gillette Regent Square. Lots of natural light. Center hall, walnut floors and high ceilings throughout. Charming office w/ separate entrance and 3/4 bath. Dramatic formal dining room. Gourmet kitchen w/marble countertops. Farmhouse sink, Viking appliances, large center island and breakfast area. Open living/family room w/fireplace features concertina doors leading to secluded backyard perfect for al fresco dining.



Linda Lackey  
310.429.1185

llackey@coldwellbanker.com  
www.lackeysellshomes.com

CalRE#00621676



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LUXURY.**

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BEL-AIR  
**COUNTRY CLUB**  
COMPOUND

MOVE-IN. EXPAND. DEVELOP

10981 BELLAGIO RD | \$9,250,000

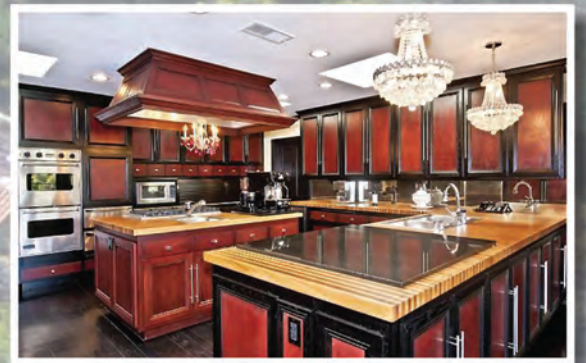
OPEN 11-2



Joyce Rey | 310.285.7529

Arlene Rutenberg | 310.345.3331





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



GLOBAL LUXURY

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READY TO SELL? LOOKING TO BUY?

# IT'S TIME FOR ELLIMAN



**LA QUINTA | 79251 TOM FAZIO LANE | \$3,248,888 | 4-BR, 7-BA**  
Web# 17291340 Josh Reef M: 310.728.9228 CalBRE# 01950745



**LITTLE HOLMBY | 850 BIRCHWOOD DRIVE | \$5,899,000 | 5-BR, 6-BA**  
Web# 18331546 Jeeb O'Reilly M: 310.980.5304 CalBRE# 01156891  
Tori Barnao M: 323.633.1878 CalBRE# 01425512 Gersh Gershunoff  
M: 213.359.0328 CalBRE# 01790216



**LOS FELIZ | 2532 LYRIC AVENUE | \$1,195,000 | 2-BR, 2-BA** Web# 18331516  
Juliette Hohnen M: 323.422.7147 CalBRE# 01772623



**MALIBU | 197 PARADISE COVE ROAD | \$1,975,000 | 3-BR, 2-BA**  
Web# 18324814 Juliette Hohnen M: 323.422.7147 CalBRE# 01772623



**STUDIO CITY | 12337 MILBANK STREET | \$2,150,000 | 5-BR, 6-BA**  
Web# 18319882 Tori Barnao M: 323.633.1878 CalBRE# 01425512  
Gersh Gershunoff M: 213.359.0328 CalBRE# 01790216



**STUDIO CITY | NEW LISTING | 4221 COLFAX AVENUE, SUITE H**  
\$750,000 | 3-BR, 3-BA Web# 18326886 Liz Gottainer M: 213.393.2209  
CalBRE# 01414239 Jeeb O'Reilly M: 310.980.5304 CalBRE# 01156891

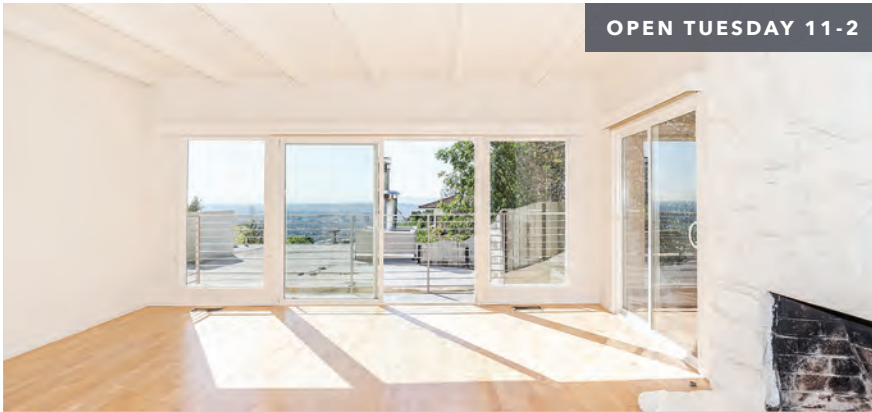


ARTIST RENDERING

**SUNSET STRIP | 2100 SUNSET PLAZA DRIVE | \$18,000,000 | 6-BR, 11-BA**  
Web# 18298932 Juliette Hohnen M: 323.422.7147 CalBRE# 01772623



**SUNSET STRIP | 1416 BLUEBIRD AVENUE | \$6,495,000 | 5-BR, 6-BA**  
Web# 18318978 Jeeb O'Reilly M: 310.980.5304 CalBRE# 01156891  
Tori Barnao M: 323.633.1878 CalBRE# 01425512 Gersh Gershunoff  
M: 213.359.0328 CalBRE# 01790216



OPEN TUESDAY 11-2

**SUNSET STRIP | 1714 QUEENS COURT | \$1,399,000 | 2-BR, 2-BA**  
Web# 18324686 Eric Purcell O: 310.595.3882 CalBRE# 01753983



**VENICE | 917 NOWITA PLACE | \$4,350,000 | 4-BR, 3-BA** Web# 18315214  
Juliette Hohnen M: 323.422.7147 CalBRE# 01772623



**WEST HOLLYWOOD | 1401 QUEENS WAY | \$7,395,000 | 3-BR, 5-BA**  
Web# 18319774 Josh & Matthew Altman O: 310.819.3250  
CalBRE# 01764587/01874316



**WEST HOLLYWOOD | 7615 HAMPTON | \$1,655,000 | 3-BR, 2-BA**  
Web# 18320054 Jeeb O'Reilly M: 310.980.5304 CalBRE# 01156891  
Tori Barnao M: 323.633.1878 CalBRE# 01425512



[elliman.com/california](http://elliman.com/california)

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OPEN TUESDAY 11-2



## GORGEOUS 4-STORY CONTEMPORARY HOME NEW LISTING | OPEN TUESDAY 11-2

Sunset Strip | 9236 Cordell Drive | \$7,495,000 | 4-BR, 6-BA | Gorgeous 4-Story Contemporary re-designed in 2016 with no expense spared. Control4 Smart Home features Baccarat fixtures, soaring ceilings, walls of built-ins, lighted bar, state-of-the-art theater, chefs kitchen, top floor master suite with adjoining sitting room, 2 private terraces, his & her baths with separate walk-in closets. Home features recording studio, fully equipped gym, game room and 2 additional bed/baths with family room. Outdoor living area, fireplace, exterior flat-screen, summer kitchen, pool w/cover, spa, 4-car tandem garage. Incredible lighting inside and out. Sale includes furnishings. Art and personal items excluded. Excellent opportunity to make great buy. **Web# 18331946**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

Realtors®

O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

CalBRE# 01764587

**ANN DASHIELL**

Realtor® Pacific Union International

Aaron Kirman Partners

O: 310.993.4733

Ann@anndashiell.com

CalBRE# 01729925

 **Douglas Elliman** EST. 1911  
REAL ESTATE

[elliman.com/california](http://elliman.com/california)

OPEN TUESDAY 11-2



## GREAT VALUE IN BEVERLY HILLS POST OFFICE NEW LISTING | OPEN TUESDAY 11-2

Beverly Hills | 2725 Ellison Drive | \$1,749,000 | 3-BR, 2-BA | This remodeled, one-story contemporary home is surrounded by multi-million dollar estates. With beautiful curb appeal, it has a dramatic entry with skylights and open living space that is perfect for entertaining. The family room has a beautiful fireplace and opens to a lush, private patio area with hot tub. Hardwood floors throughout. This two bed/three bath home, includes a large master suite with newly remodeled bathroom and wood burning fireplace with walk-in closet that opens to a private backyard oasis. You have direct access from the 2-car garage. This home has it all and won't last long. **Web# 18334182**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

Realtors®

O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

CalBRE# 01764587

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**OPEN TUESDAY 11-2**



**NEW LISTING**  
**SANTA MONICA | 944 15TH STREET #2**  
**\$1,598,000 | 2-BR, 2.5-BA**

Beautifully remodeled 2 bedroom + 2.5 bath townhome on a quiet street near Montana Ave. Eat-in gourmet kitchen, a den/office, direct entry garage, and private patio. [94415thStreet2.com](http://94415thStreet2.com)

**OPEN TUESDAY 11-2**



**NEW LISTING**  
**BRENTWOOD | 546 BELOIT AVENUE**  
**\$2,498,000 | 3-BR, 2.5-BA**

This 3 Bedroom + 2.5 bath home has a wonderful kitchen/family room, formal dining room, master suite with recently remodeled bath, and direct entry garage. [546BeloitAvenue.com](http://546BeloitAvenue.com)

**MELISSA ALT**

*Realtor®*

O: 424.202.3232  
[melissa.alt@elliman.com](mailto:melissa.alt@elliman.com)  
CalBRE# 01019836

**BETSY SMITH**

*Realtor®*

O: 424.202.3233  
[betsy.smith@elliman.com](mailto:betsy.smith@elliman.com)  
CalBRE# 02052555



A portion of every sale goes to Habitat for Humanity, LA



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# 8500

**AWARDED "BEST RESIDENTIAL PROJECT OF THE YEAR"**

*Leases starting at \$5,600/mo.*

**FEATURES**

One & two bedroom apartments with private balconies  
Penthouse Club Room • House Car & Driver  
Rooftop Pool & Fire Pit • 5-Star Concierge  
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*Caruso*



# THE OPPENHEIM GROUP

REAL ESTATE



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BROKER / PRESIDENT  
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DAVINA POTRATZ  
DIR. OF NEW DEVELOPMENT  
davina@ogroup.com | 310.980.5040





[OGROUP.COM](http://OGROUP.COM)

8606 Sunset Blvd. | West Hollywood, CA 90069

4123 VICASA DRIVE, CALABASAS OFFERED AT: \$2,495,000



MARC SHEVIN | 818.251.2456

RORY SHEVIN | 818.251.2476

[THE SHEVINS.COM](http://THE SHEVINS.COM)

Marc: DRE #00559629 Rory: DRE #00671618



BERKSHIRE HATHAWAY HomeServices California Properties



300 Larkspur Avenue, Corona Del Mar, CA 92625  
 Offered at \$3,249,000  
[www.300Larkspur.com](http://www.300Larkspur.com)



Beautifully executed one of a kind South of France styled beach villa. Only 10+ houses to the sand, surf & sea. 2 Bedrooms + 3 Bathrooms. Mosaic floored entry. Large living room with French doors leading to a wonderfully landscaped Mediterranean courtyard with imported fountain and native plantings. Luxurious powder room with custom pedestal stone sink and stained glass window. Newly remodeled chef's gourmet kitchen with quartz counter tops and top-of-the-line appliances. Formal dining room with Palladian window and ocean view terrace. Imposing family room with high vaulted beamed ceiling and baronial fireplace. Sumptuous master suite & bath with 2 separate and private ocean view terraces. Located on one of the village's most sought after cul-de-sac streets. Oversized 2 car garage with additional storage. Far too many custom features to list. Impeccably maintained. Exquisite attention to detail. Unique and romantic. Feel like living on vacation year round. Minutes to the shops & restaurants in the Corona Del Mar Village. Close to Newport Beach, Laguna Beach, Newport Fashion Island, South Coast Plaza, John Wayne International Airport and numerous parks.



**BERKSHIRE HATHAWAY**  
 HomeServices  
 California Properties

**OPEN HOUSE:**

**THURSDAY, 4/26: 11AM-2PM**

**SUNDAY, 4/29: 1PM-5PM**

[www.300Larkspur.com](http://www.300Larkspur.com)

**Rick Chimienti**

**310.985.3420**

**310.777.2810**

[rickc@bhhsca.com](mailto:rickc@bhhsca.com)

DRE#01047001



# NEW LISTING

20100  
ALLENTOWN DRIVE  
WOODLAND HILLS

4 Bed / 3 Bath  
**\$1,699,000**

- **Open Tuesday 4/24 11-2 & Friday 4/27 10-1**
- California ranch with Hamptons sophistication
- Recently remodeled, gated showcase home
- Elegantly landscaped grounds w/ pool
- Spectacular master suite w/ custom walk-in closet
- Close to shopping, restaurants, & entertainment

THE **KOSTREY**  
COLLECTION  
BRE #01729039

**JOHN KOSTREY**  
john@thekostreycollection.com  
323.785.7545 / dre# 01729039

**KATHARINE DEERING**  
kdeering@thekostreycollection.com  
323.785.7545 / dre# 01729039

📄 thekostreycollection.com  
📱 @thekostreycollection  
📷 @thekostreycollection



# 1136 North Doheny Drive



Open Tuesday 11 am - 2 pm

2,996 Sq Ft | 13,615 Sq Ft Lot | \$4,295,000

**MICHAEL NOURMAND**  
Direct: 310.666.3294  
Office: 310.888.3364

dre#: 01281017  
mnourmand@nourmand.com  
www.nourmand.com

**ADAM SIRES**  
Direct: 310.495.1024  
Office: 310.888.3314

dre#: 01399199  
asires@nourmand.com  
www.nourmand.com





# 1263 Delresto Drive

Open Tues 11-2 | Catered by Feast From The East | \$5,995,000

Opportunity knocks to purchase an incredible property with an illustrious history of being the former home of an iconic musician on one of the most desired streets in lower Beverly Hills Post Office area. Gated and move in condition with great value! Classic European architecture with a modern flare. This 5 bedroom + 5.5 bath home offers the ultimate California lifestyle. Dramatic 2-story entry with gracious staircase welcomes you to this well-appointed home. Formal living room and formal dining room opens to outdoor resort-like pool. Cook's kitchen with granite counter tops, state-of-the-art appliances, butler's pantry and playroom. Spacious library/office, den & guest suite & bath. Sumptuous master suite upstairs with dual walk-in closets, sitting area with fireplace, private veranda with lush views, and a master bath with spa tub and separate shower. Unique to this property is a 2<sup>nd</sup> master on the 1<sup>st</sup> level with fireplace, huge bath and walk in closet, ideal for guests. [www.DelrestoEstate.com](http://www.DelrestoEstate.com)

**MYRA NOURMAND**  
Office: 310.274.4000  
Direct: 310.888.8888

bre#:00983509  
mynourmand@nourmand.com  
[www.myranourmand.com](http://www.myranourmand.com)

**JILL EPSTEIN**  
Office: 310.888.3355  
Direct: 310.779.9513

bre#:00472171  
jill@jillepsteinre.com  
jillepsteinrealestate.com



# NICOLE CONTRERAS

WWW.NICOLECONTRERAS.COM

—  
**OPEN HOUSE**  
TUESDAY 11 - 2 PM  
SUNDAY 2 - 5 PM  
—



**11325  
FARLIN  
STREET  
SANTA MONICA  
\$2,995,000**

A beautiful reimagined Spanish Contemporary with 5 bedrooms and 5 bathrooms. A true gem in prime Brentwood location with A+ schools, shops and restaurants nearby.



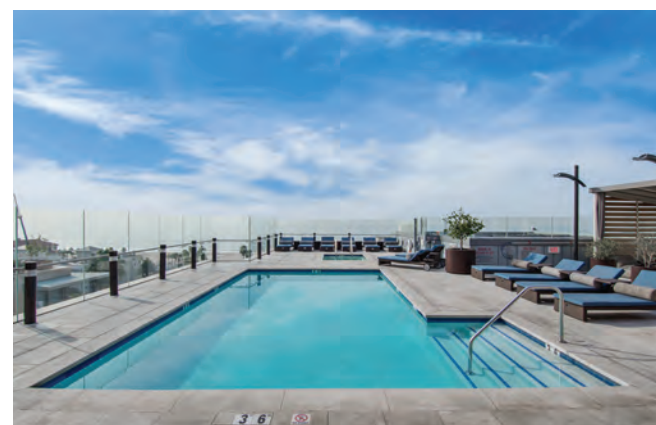
**1047  
SOMERA RD  
BEL AIR  
PRICE UPON  
REQUEST**

Majestic views of ocean, Getty, city and mountain view's at the top of Bel Air. Development opportunity over an acre of land with drive on motor court, three levels of living, deluxe master suite, pool, sport court, guest house and vineyard!



**2338  
HOLLYRIDGE  
DRIVE  
HW HILLS  
\$2,995,000**

Private and gated stunning Hollywood Hills 4 bedroom / 3 bath view home! Premium unobstructed broadside views of downtown LA from almost every room.



**1755  
OCEAN AVE  
UNIT #611  
SANTA MONICA  
\$6,950/MO**

Stunning, Fully Furnished one bedroom with open floorplan in the sought after Seychelle. Light filled floor plan with spacious kitchen appointed with quartzite counters, oak cabinetry and stainless steel appliances. Views of city and partial ocean.



**4822 1/2  
McCONNELL  
AVENUE  
MARINA DEL REY  
\$899,000**

3 bedroom / 3 bath Condo unit in Beautiful Marina Del Rey. Ideally located near the Pacific Coast Highway, Loyola Marymount University, and everything Marina Del Rey has to offer.



**NICOLE CONTRERAS**  
Direct: 310.614.4952  
Office: 310.888.3332

bre#:01512844  
nicole.contreras777@gmail.com  
www.nicolecontreras.com

f nicolecontrerasestates  
t @nicolrealestate  
i @nicolecontrerasestates



# BRENTWOOD PARK 129 N ROCKINGHAM AVE

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**ROCHELLE ATLAS MAIZE**  
rochelle@rochellemaize.com  
www.rochellemaize.com

direct: 310.968.8828  
office: 310.888.3367  
dre #01365331

**GAYLE WEISS**  
gaylemweiss@gmail.com  
www.rochellemaize.com

direct: 310.880.7948  
office: 310.888.3362  
dre #01050268



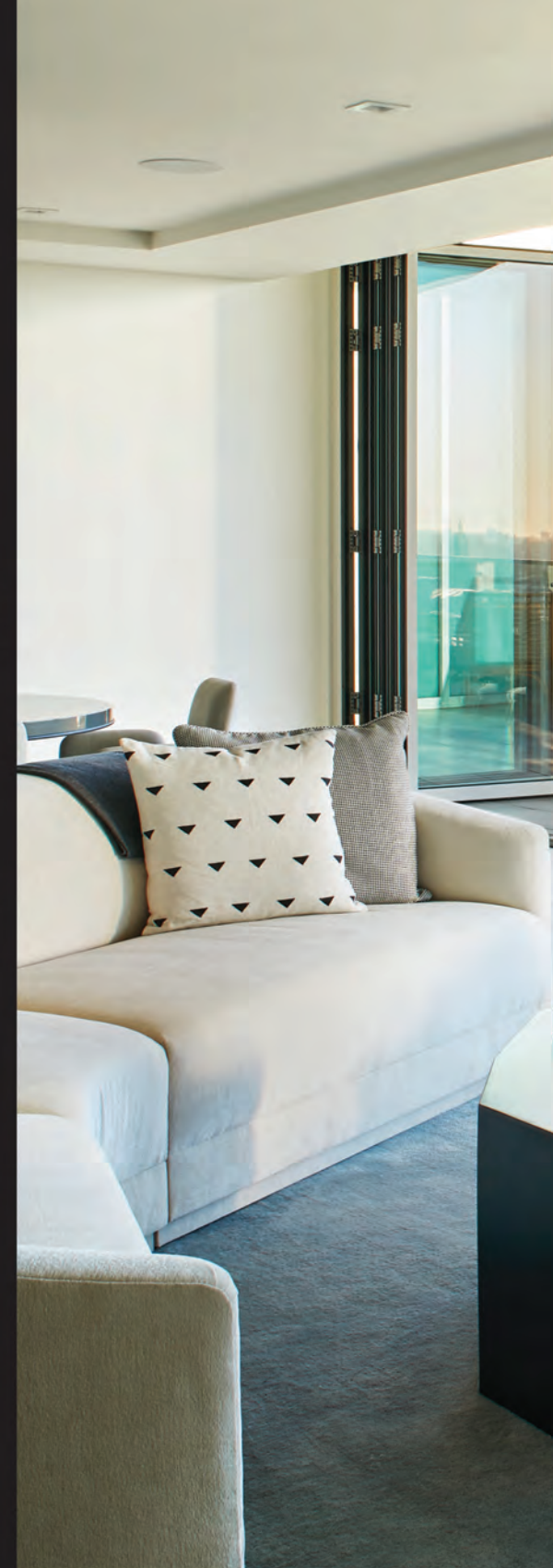
Open Tues April 24th 11-2  
Catered Lunch Served

Proudly Offered  
at \$14,995,000



MAIZE WEISS  
THE NEXT LEVEL OF REAL ESTATE





**NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.**

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

**AXIOM.**

Now \$2,950,000

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

901 SF terrace / 3 parking spaces



This is the new Hollywood.

**3% TO BUYER'S AGENT**



**MICHELLE MONTANY**  
BRE# 01731312

(323) 476-1826  
michelle@abovethepenthouses.com  
wpenthouses.com



ABOVE THE PENTHOUSES

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\* This is the new Hollywood.

**NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.**  
IMPORTED FOLD AWAY WINDOW WALLS, FURNISHINGS BY SFA, FIXTURES BY WATERWORKS

## **THE VISTA.**

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

**3% TO BUYER'S AGENT**



**BEN BACAL**  
Rodeo Realty  
310.717.5522  
benbacal@gmail.com  
BRE #0143782

**MICHELLE MONTANY**  
Vine Street Realty  
323.476.1826  
michelle@abovethepenthouses.com  
BRE #01731312



**ABOVE THE PENTHOUSES**  
W-ABOVETHEPENTHOUSES.COM

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# NEW LISTING

**7981 WOODROW WILSON DRIVE | HOLLYWOOD HILLS**

OPEN TUESDAY 11-2 PM

**PRIVATE AND GATED PROVENCAL ESTATE**

\$4,675,000 | 4 BEDROOMS | 4,967 SQ. FT. | 13,928 SQ. FT. LOT

Secreted behind gates on Celebrity Row in the "estate section" of Woodrow Wilson sits this contemporary Provencal estate on over one-third of an acre. Characterized by oversized rooms radiating natural light and providing views of nature. The luxurious living room draws in a romantic lushly-planted yard with pool and spa. The light-bathed cook's kitchen with premium stainless appliances opens to the breakfast room with fireplace, as well as to the outdoor dining patio and to the formal dining room with fireplace, and is adjacent to the family room and a guest suite. Downstairs is second guest suite with private entrance, currently being used as executive office. Upstairs is a third guest room and sweeping master suite with spacious walk-in closet, fireplace, grand bathroom and viewing balcony. Three-car garage with storage and climatized wine room; eight-car motor courtyard; in acclaimed Carpenter school district. Private gate to acres of wildlife hikes complete this offering.

## **BILLY ROSE**

BRose@TheAgencyRE.com

424.230.3702

LIC. # 01302611



An international associate of Savills

THEAGENCYRE.COM





# NEW LISTING

**1427 GEORGINA AVENUE | SANTA MONICA**

OPEN TUESDAY 11-2 PM

**CUSTOM BUILT ARCHITECTURAL MASTERPIECE, THE EPITOME OF FUNCTION AND ENVIRONMENTAL SUSTAINABILITY**

\$7,250,000 | 4 BEDS | 4 BATHS | 5,243 SQ. FT. | 8,847 SQ. FT. LOT

Custom built architectural masterpiece designed by renowned architect Buzz Yudell. With impeccable attention in design, detail, and space, this home is the epitome of function and environmental sustainability. Located on arguably one of the most desirable streets North of Montana, the home provides a seamless flow of indoor-outdoor space throughout, long stretches of grass, and a 45-foot lap-style pool. Rarely do architecturally significant homes like this become available, an opportunity not to be missed.

## SANTIAGO ARANA

Santiago@TheAgencyRE.com  
310.926.9808  
LIC. # 01492489

## GRIFFIN RIDDLE

Griffin.Riddle@TheAgencyRE.com  
310.890.3306  
LIC. # 01949069



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# NEW LISTING

**3928 HAYVENHURST DRIVE | ENCINO**

**ENCHANTING TUDOR ESTATE IN ROYAL OAKS**

**\$6,775,000 | 8 BEDS | 10 BATHS | 10,325 SQ. FT. | 1 ACRE LOT**

This Tudor estate welcomes with dramatic ceilings, rich colors, and natural light. Downstairs the home boasts a chef's kitchen, family room, wet bar, living room, dining area, office, and two bedrooms. On the second level, find four guest bedrooms, gym, and the master wing. The master has an expansive bathroom, walk-in closet, and behind a disappearing wall, a room fit for an additional office or closet. The lush yard has a pool, spa, and covered sitting areas ideal for entertaining.

**CINDY AMBUEHL**

Cindy@TheAgencyRE.com

424.321.4947

LIC. # 01821934



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# 6939 TROLLEYWAY

PLAYA DEL REY



## MAGICAL CONTEMPORARY OASIS

In a collaboration with the progressive thinking and innovative owners, the world renowned design and build firm, EBTA Architects, designed this Playa Del Rey home with the harmonious balance of aesthetics, creativity, and functionality perfect for beach living. From the very entrance a magical contemporary oasis unfolds.

OPEN TUESDAY 11-2PM

NEW LISTING | \$8,289,000

4 BEDS

6 BATHS

4,000 SQ. FT.

3,330 SQ. FT. LOT

## PAUL LESTER

PLester@TheAgencyRE.com

424.230.3747

LIC. # 01338925

## AILEEN COMORA

AComora@TheAgencyRE.com

424.230.3746

LIC. # 01002982



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# NEW LISTING

## 9560 GLOAMING DRIVE | BEVERLY HILLS

OPEN TUESDAY 11-2 PM

\$2,200,000 | 4 BEDS | 4 BATHS | 2,505 SQ. FT. | 0.45 ACRE LOT

This private and serene four-bedroom, four-bathroom, single-story traditional in prime Beverly Hills Post Office showcases a gracious, open floor plan with soaring vaulted ceilings, wide-plank hardwood floors, a double-sided fireplace, formal dining room and gourmet kitchen. An expansive yard and covered patio nestled below a terraced hillside garden are perfect for al fresco dining and entertaining. A detached two-car garage, maid's quarters, and smart home tech complete the offering.

### JON GRAUMAN

JGrauman@TheAgencyRE.com

424.238.2484

LIC. # 01469825



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# NEW LISTING

1606 VIEWMONT DRIVE | SUNSET STRIP

OPEN TUESDAY 11-2PM

\$4,200,000 | 4 BEDS | 6 BATHS | 4,750 SQ. FT. | 7,380 SQ. FT. LOT

Located near the end of a cul-de-sac, this four-bedroom, six-bathroom modern home is highlighted by some of the best views in the city. The entry level features chef's kitchen with stainless steel appliances, and living and dining room plus office. Ascend a flight of stairs to the spacious master with walk-in closet, dual vanities, and fireplace plus two additional bedroom suites. The upper level is highlighted by game room, bar, gym, and magnificent panoramic city and ocean views.

## BLAIR CHANG

BChang@TheAgencyRE.com

424.230.3703

LIC. # 01248419



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THEAGENCYRE.COM



# 4141 CRISP CANYON ROAD

SHERMAN OAKS



## WHIMSICAL COUNTRY COTTAGE

This whimsical country English cottage is rich with character and charm and is adjacent to the Santa Monica Conservancy and hiking trails which provide a delightful pastoral setting. The living room is the center of life with a cobblestone fireplace and French doors that open to a private patio perfect for al fresco dining and relaxing. Two bedrooms with treetop views and a full bathroom define the second story.

OPEN TUESDAY 11-2PM

NEW LISTING | \$999,000

2 BEDS

2 BATHS

956 SQ. FT.

4,930 SQ. FT. LOT

## MAX NELSON

MNelson@TheAgencyRE.com

424.238.2482

LIC. # 01409958

## DANIEL STEVENSON

DStevenson@TheAgencyRE.com

424.271.3344

LIC. # 01981172



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# 5155 VALJEAN AVENUE

NOT JUST ANOTHER MODERN FARMHOUSE



OPEN TUESDAY 11-2PM

NEW LISTING | \$3,195,000

5 BEDS

6 BATHS

6,000 SQ. FT.

10,238 SQ. FT. LOT

5155VALJEAN.COM

**MICHELLE SCHWARTZ**

MSchwartz@TheAgencyRE.com

424.230.3716

LIC. # 01889141

**CRAIG KNIZEK**

CKnizek@TheAgencyRE.com

424.230.3718

LIC. # 01377932



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**201 BENTLEY CIR**  
BEL-AIR  
NEW PRICE \$10,500,000  
DREW FENTON 310.858.5474

OPEN TUESDAY 11-2  
RSVP REQUIRED FOR ENTRY: [RSVP@DREWFENTON.COM](mailto:RSVP@DREWFENTON.COM)



**475 HALVERN DR**  
BRENTWOOD  
NEW PRICE \$8,750,000  
JENNIFER LEVINE, STEVE LEVINE  
310.200.5366

OPEN TUESDAY 12-2



**9800 SAN CIR**  
BEVERLY HILLS  
\$7,500,000  
BRANDEN WILLIAMS, RAYNI WILLIAMS  
310.691.5935

BY APPOINTMENT ONLY

HILTON & HYLAND



**1317 DELRESTO DR**  
BEVERLY HILLS  
NEW PRICE \$14,890,000  
SUSAN PERRYMAN 310.261.1960  
BY APPOINTMENT ONLY



**9308 READCREST DR**  
BEVERLY HILLS  
\$7,695,000  
RICHARD MASLAN 310.435.2196  
OPEN TUESDAY 11-2



**12246 DARLINGTON AVE**  
BRENTWOOD  
\$3,695,000  
MARCIE HARTLEY 310.691.5950  
OPEN TUESDAY 11-2



HILTONHYLAND.COM



**10243 CENTURY WOODS DR**  
CENTURY CITY  
\$5,985,000  
SUSAN SMITH 310.492.0733  
OPEN TUESDAY 10-2



**8461 CARLTON WAY**  
HOLLYWOOD HILLS  
\$4,898,000  
DENISE MORENO, GORDON MACGEACHY  
310.903.3935  
BY APPOINTMENT ONLY



**2096 TOPANGA SKYLINE DR**  
TOPANGA  
\$2,295,000  
AREN AFSHARIAN 310.200.9323  
BY APPOINTMENT ONLY

## HILTON & HYLAND





**12309 VIEWCREST RD**  
STUDIO CITY  
NEW PRICE \$5,799,000  
DONOVAN HEALEY 310.903.1876  
BY APPOINTMENT ONLY



**16872 BOSQUE DR**  
ENCINO  
\$2,795,000  
DAVID KRAMER, ZIV GABAY 310.691.2400  
OPEN TUESDAY 11-2



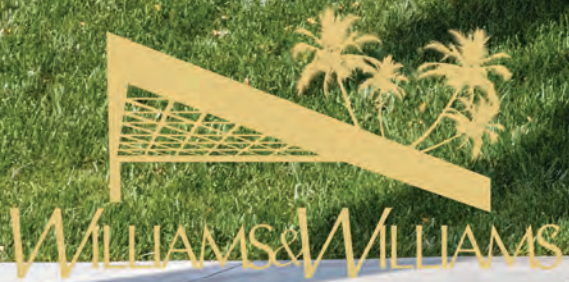
**6735 WEDGEWOOD PL**  
HOLLYWOOD  
\$2,795,000  
BRETT LAWYER 310.858.5402  
OPEN TUESDAY 11-2



HILTONHYLAND.COM

# 317 S WINDSOR BLVD

HANCOCK PARK | \$11,980,000



ESTATE OF MIND



# OPEN TUESDAY

APRIL 24TH | 11AM - 2PM | 5PM - 8PM



317

**BRANDEN & RAYNI WILLIAMS**

310.691.5935 | [INFO@THEWILLIAMSESTATES.COM](mailto:INFO@THEWILLIAMSESTATES.COM) | [THEWILLIAMSESTATES.COM](http://THEWILLIAMSESTATES.COM) | DRE#01774287 | DRE#01496786

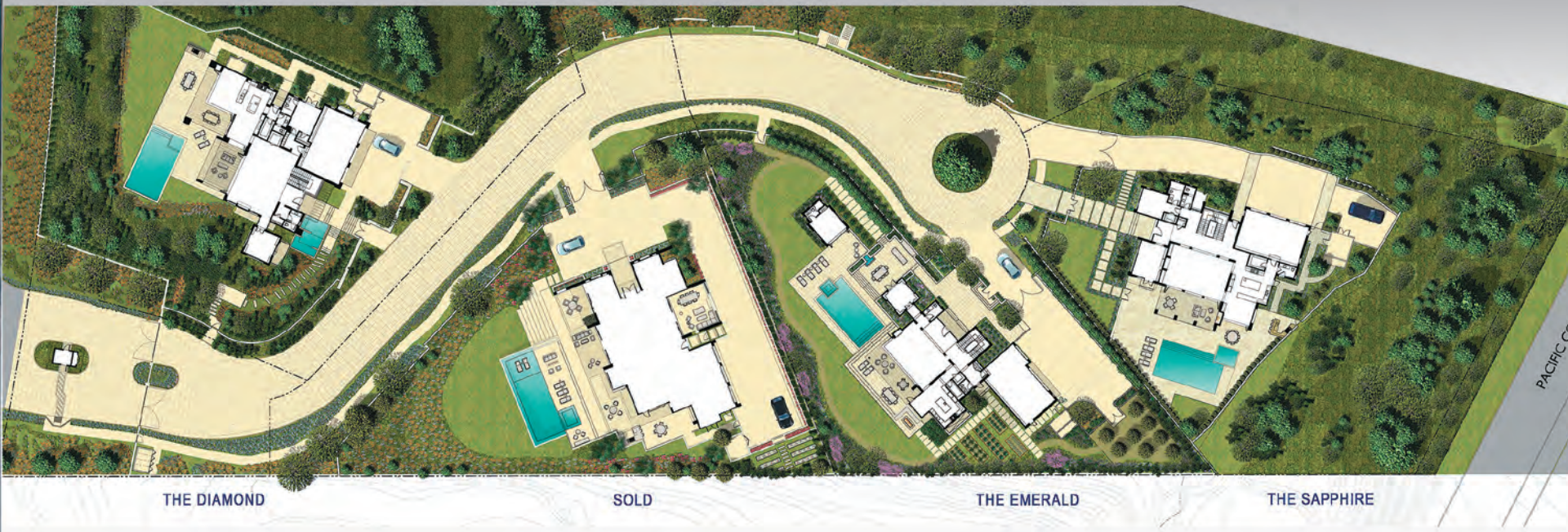
# Rodrigo Iglesias

*presents*

GaviotasBeach.com  
episode one



Renderings



THE DIAMOND

SOLD

THE EMERALD

THE SAPPHIRE



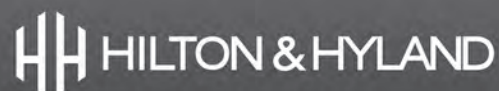
The Diamond  
23917 Malibu Road  
IN ESCROW



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



The Sapphire  
23923 Malibu Road  
IN ESCROW



**RICK HILTON, RODRIGO IGLESIAS AND TIFFANY HU | 310.699.3435**

DRE 00904327

DRE 00994039

DRE 01983414

# Discover your



16421 Pacific Coast Hwy  
\$25,000,000



9900 Deer Creek  
\$2,000,000



11902 Ellice St  
\$16,450,000



**RICK HILTON, RODRIGO IGLESIAS AND HELENA DEEDS** | 310.699.3435

CO-LISTED WITH LAURA SIAPIN (BEACHVIEW REALTY), BRANT DIDDEN (4 MALIBU)

RICK HILTON DRE 00904327 | RODRIGO IGLESIAS DRE 0994039 | HELENA DEEDS DRE 01983414

LAURA SIAPIN DRE 01997962 | HELENE DEEDS DRE 01891088 | BRANT DIDDEN DRE 01479903

# dream property...



11870 Ellice St  
\$5,900,000

31527 Pacific Coast Hwy  
\$9,995,000



GaviotasBeach.com  
episode one

# PARADISO DEL MARE

*Santa Barbara*

*Cinco de Mayo Open House 1-3 pm | Lunch & Music on the Bluff  
RSVP Required*



*Please Visit [ParadisoDelMare.net](http://ParadisoDelMare.net) or Call for More Information*



**64 ACRES NEAR BACARA RESORT  
NEIGHBORING 77 ACRES ALSO AVAILABLE**

(Each approved for Home, Guest House & Pool)

*Price Upon Request*



**Rick Hilton**  
310.699.3435  
rick@hiltonhyland.com  
DRE 01160681

**Rodrigo Iglesias**  
310.699.3435  
rodrigo@hiltonhyland.com  
DRE 00994039



**Randy Solakian**  
805.565.2208  
randy@montecitostates.com  
DRE 00622258





## 8814 EVANVIEW DR | SUNSET STRIP

OPEN TUESDAY 11-2

DESIGNER HIDEAWAY SET AMONGST DREAM LIKE GROUNDS

\$2,850,000

2 BD | 2.5 BA + GUEST HOUSE

**JONAH WILSON**

Jonah@JonahWilson.com  
310.858.5465  
DRE 01078809



**JOSH GREER**

Josh@JoshuaTGreer.com  
310.717.3700  
DRE 017932418



1317 DELRESTO DR | BEVERLY HILLS  
BY APPOINTMENT ONLY  
NEW PRICE \$14,495,000



SUSÂN PERRYMAN  
310.261.1960  
HH HILTON & HYLAND



GUARD GATED CENTURY WOODS

10243 CENTURY WOODS DRIVE | OPEN TUES 11-2

\$5,985,000 | 4 BED 5 BATH

**LUNCH SERVED**

**BRING BUSINESS CARD FOR ENTRY**

**SUSAN SMITH**

310.415.5175 | SUSANSMITH@HILTONHYLAND.COM

DRE 01160681

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NEW LISTING

12246 DARLINGTON AVE | BRENTWOOD

\$3,695,000 | 5 BED 5.5 BATH



OPEN TUESDAY 11-2

12246Darlington.com



- Prime Brentwood location with easy access to cafés, shopping and the Farmer's Market.
- Almost 4,200 square feet of living space
- Chef's kitchen with bar and breakfast nook
- Gracious living room with fireplace

- Family room off kitchen with fireplace, leading to the garden
- Master retreat with large walk-in, vaulted ceilings and sitting area
- Generous junior bedroom en-suites
- Detached Rec Room / Guest House
- 2 Car garage

**MARCIE HARTLEY**  
310.980.0141 | DRE 01358268  
marcie@marciehartley.com

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**DAVID & ANNA SOLOMON**  
424.400.5905 | DRE 01386406  
solomon@theagencyre.com

**THE AGENCY**

OPEN TUESDAY 11-2  
6735 WEDGEWOOD PL | WHITLEY HEIGHTS  
\$2,795,000 | 2BD 2BA | 6735WEDGEWOOD.COM  
INCREDIBLE 1920'S SPANISH VILLA ON DOUBLE LOT



 BRETT LAWYER  
310.858.5402 | BRETT@BRETTLAWYER.COM | DRE 00897489

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**OPEN TUESDAY 11-2**  
NEW LISTING

**16872 BOSQUE DR | ENCINO**  
\$2,795,000

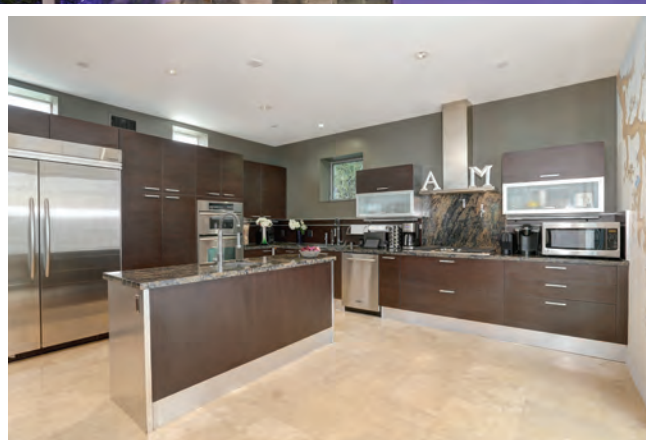
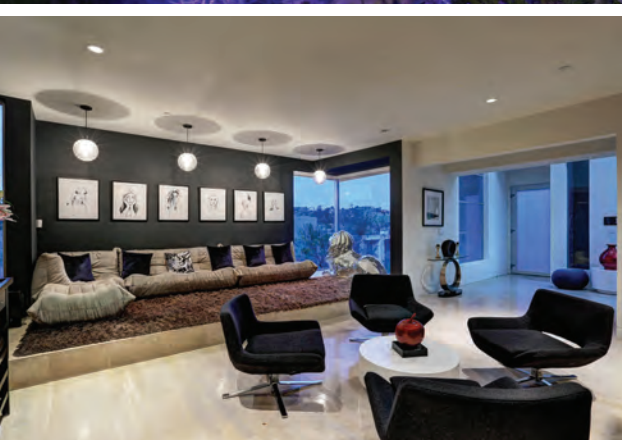


**DAVID KRAMER**  
310.691.2400  
DRE 00996960

**ZIV GABAY**  
310.751.0145  
DRE 01971047

**DKG**  
DavidKramer.group

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OPEN TUESDAY 11-2

2431 APOLLO DRIVE SUNSET STRIP | MT. OLYMPUS

5  
BED

5  
BATH

4,700  
SQ FT ±

2431Apollo.com  
Offered at \$3,400,000

Striking Architectural Home by Award Winning Architect, Jeffrey Eyster of Abrahams & Eyster located in highly coveted Mt. Olympus! Over 4,700 SF of Modern and Voluminous space which includes a Magnificent 2-story Grand Entry with 20' Ceiling and South facing Floor to Ceiling Windows that flood the home with Sunshine. A Beautifully Seamless Living, Dining & Gorgeous Kitchen area with Exquisite top-of-the line Cabinets & Fixtures, plus Family Room. A Luxurious Master Suite with Sitting Area and Canyon Views, Dual Walk-In Closets, fabulous Master Bath with Spa Tub and 4 additional En-Suite Bedrooms! An Entertainers Dream Home with a wonderful Indoor-Outdoor flow around the Pool and Patio with Super Lux Water and Fire features, plus a separate Grassy Area. Control4 Whole-House Smart Home System (4 iPads control in home, as well as remote via smartphone) with current connection to Lights, Audio, Home theater, Shades Heating/Cooling, Security, Surveillance and Pool. Includes Integrated 7-zone Distributed audio system powered by Sonos and 3 zone Heating & Cooling. Located just minutes from the Sunset Strip for fabulous dining, shopping, and nightlife.

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NILI HUDSON

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Nili@NiliHudson.com  
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OPEN TUE 11-2

**PACIFIC PALISADES**  
710 Hartzell Street  
\$5,198,000

Jacqueline Chernov  
310 403 7557



OPEN TUE 11-2

**SANTA MONICA**  
221 25<sup>TH</sup> Street  
\$4,275,000

Amy Chang  
310 702 8398



OPEN TUE 11-2

**PACIFIC PALISADES**  
1408 Calle del Jonella  
\$3,495,000

Jacqui Bell  
310 266 8520



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AARON KIRMAN  
PRESIDENT, ESTATES DIVISION

424.249.7162 | aaronkirman.com

DREW FENTON  
HILTON & HYLAND

310.858.5474 | drewfenton.com

AKP





RICHARD NEUTRA

201 BENTLEY CIRCLE | BEL-AIR

PRICE IMPROVEMENT \$10,500,000

OPEN TUESDAY 11-2PM | VALET PROVIDED | RSVP REQUIRED FOR ENTRY | [RSVP@drewfenton.com](mailto:RSVP@drewfenton.com)

# BRADLEY BAYOU

DESIGN

THE BAYOU HOUSE



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# AARON KIRMAN

PARTNERS

9233 SWALLOW, HOLLYWOOD HILLS

OFFERED AT \$11,550,000

AARON KIRMAN

PRESIDENT, ESTATES DIVISION

424.249.7162 | aaronkirman.com



OPEN TUE 4/24 11-2



## 2162 TALMADGE STREET | LOS FELIZ

3  
BED

DEN  
OFFICE  
MEDIA ROOM

3  
BATH

- Romantic 1920's Period Detailed Spanish
- Dramatic Living Room with barrel ceiling, fireplace, large secluded patio & views
- Spacious Formal Dining Room with detailed crown moldings
- Updated kitchen with top-of-the-line appliances & bright breakfast area
- Secluded grassy backyard and Three entertaining patios surround the property
- **Offered at \$2,295,000 | Visit [2162Talmadge.com](http://2162Talmadge.com)**

ROSS  BARTON

**NANCY ROSS**  
O 310 500 3983  
C 310 986 4180  
[nancy@rossandbarton.com](mailto:nancy@rossandbarton.com)  
License 00984074

**LAURA BARTON**  
O 310 500 3985  
C 310 600 2746  
[laura@rossandbarton.com](mailto:laura@rossandbarton.com)  
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12305  
12307

12301  
12303

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TACO TUESDAY  
APR. 24, 11-2PM

12303 GORHAM AVENUE  
BRENTWOOD

Offered at \$3,896,000

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310.500.3931 | team@smithandberg.com

smithandberg.com

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Brentwood

## 535 North Tigertail Road

4 BED | 4 BATH | 1 ACRE

FOR LEASE \$19,000 PER MONTH

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**Lisa Optican**

Luxury Estates

Director

310.351.6646

[lisa.optican@compass.com](mailto:lisa.optican@compass.com)

CalBRE 01960751

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APRIL 24  
11A-2P  
• OPEN HOUSE • OPEN HOUSE



## 5253 South San Vicente Blvd

**\$1,950,000**

Triplex | 7,417 Sq Ft Lot  
5253SanVicente.com

**Joe Reichling & Boni Bryant**

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12345 Deerbrook Lane  
Brentwood

\$7,999,999

5 Bed | 3 Bath | 4,809 Sq Ft

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# QUINTESSENTIAL SPANISH IN OUTPOST ESTATES

6900 LOS TILOS ROAD | 4 BEDROOM 4 BATHROOMS



OFFERED AT \$3,299,000 | [6900LOSTILOS.COM](http://6900LOSTILOS.COM)

Absolutely stunning landmark Spanish house, located at the end of a cul de sac in the prestigious Outpost Estates. Beyond a private gate, framed with Bouganville awaits an expansive, verdant courtyard straight out of Tuscany lending itself to al fresco dinners under the canopy of an Olive Tree, or evening cocktails in front of the tiled wood burning fireplace. The home itself is truly one of a kind. Dark hardwood floors, pitched wooden ceilings and to die for views welcome you. The main level features a living room with a stonework fireplace and huge picture window, den with French doors that create a perfect indoor/outdoor retreat. A gorgeous chef's kitchen and dining room are framed by floor to ceiling windows with 360 views all around. All but one of the 4 bedrooms is on the lower level. Words can't do justice to the master suite with its own living/screening area and soaring ceiling. The large master bath has pristine marble floors, freestanding tub and two walk-in closets. The backyard features a tiled spa and garden with views and room for a pool. The home was painstakingly renovated with every modern amenity with interiors by famed Nickey Kehoe to create a breathtaking, singular home sure not to disappoint.

OPEN TUESDAY, APRIL 24TH 11.00AM - 2.00PM AND TWILIGHT 6:00 - 7:30PM

ROBERT GRANDINETTI  
310 497 6365  
[robert@robertgrandinetti.com](mailto:robert@robertgrandinetti.com)  
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# ONE ACRE GATED TENNIS COURT ESTATE

10517 Sarah Street, Toluca Lake • \$4,848,000



LISA & SCOTT SORRENTINO

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10517 SARAH STREET, TOLUCA LAKE

TUESDAY APRIL 24 11 AM TO 2 PM

WITH

TWILIGHT WINE TASTING 4 PM TO 7 PM

PUBLIC OPEN HOUSE

SUNDAY APRIL 29 1 PM TO 4 PM

&

SUNDAY MAY 6 1 PM TO 4 PM

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NEW CONSTRUCTION | 16033 VALLEY VISTA BOULEVARD



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(easy drive order)



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900 Moraga Drive  
\$4,995,000

**Serving Danish**



**Jeffrey & Nadia Saad** REALTOR®  
Compass  
310.770.7395  
DRE License #01327800

1826 Roscomare Road  
\$1,999,000

**Serving Salad**



**Alek Carrera** REALTOR®  
Compass  
310.854.9190  
DRE License #01975841

2484 Roscomare Road  
\$6,695,000

**Serving Fancy Drinks**



**Jason Yaselli** REALTOR®  
Keller Williams  
310.926.4484  
DRE License #01881082

2841 Roscomare Road  
\$2,849,000

**Serving Taco Cart**



**Aram Afshar** REALTOR®  
Coldwell Banker Residential Brokerage  
310.702.0583  
DRE License #01484569

2259 Linda Flora  
\$3,495,000

**Serving Wraps/Small Sandwiches**



**Terre Steinbeck** REALTOR®  
Rodeo Realty  
310.666.4094  
DRE License #01188344

2201 Linda Flora  
\$5,595,000

**Serving Gourmet Coffee**



**Josh Flagg** REALTOR®  
Rodeo Realty  
310.720.3524  
DRE License #01470467

2239 Stradella Road  
\$3,695,000

**Serving Chocolates**





# PRESTIGIOUS LAUREL HILLS

8618AllenwoodRoad.com | Open Tuesday 11 - 2



8618 ALLENWOOD ROAD, 90046 | 4BR, 3.5BA | 3,458 SQ. FT. | \$2,999,000

Mid-Century traditional ranch in Hollywood Hills. Located in an affluent neighborhood this Laurel Canyon home boasts outdoor living surrounded by nature. Lovely large flat yard with ample room for children to play, along with pool and spa.



**CRAIG NADEAU**

DRE: 01916063

213.280.0544

[craig.nadeau@sothebyshomes.com](mailto:craig.nadeau@sothebyshomes.com)

BEVERLY HILLS BROKERAGE | 9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212 | [sothebyshomes.com](http://sothebyshomes.com)

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1646 BLUE JAY WAY  
HOLLYWOOD HILLS

\$12,495,000



OPEN TUESDAY 11-2

[WWW.1646BLUEJAYWAY.COM](http://WWW.1646BLUEJAYWAY.COM)

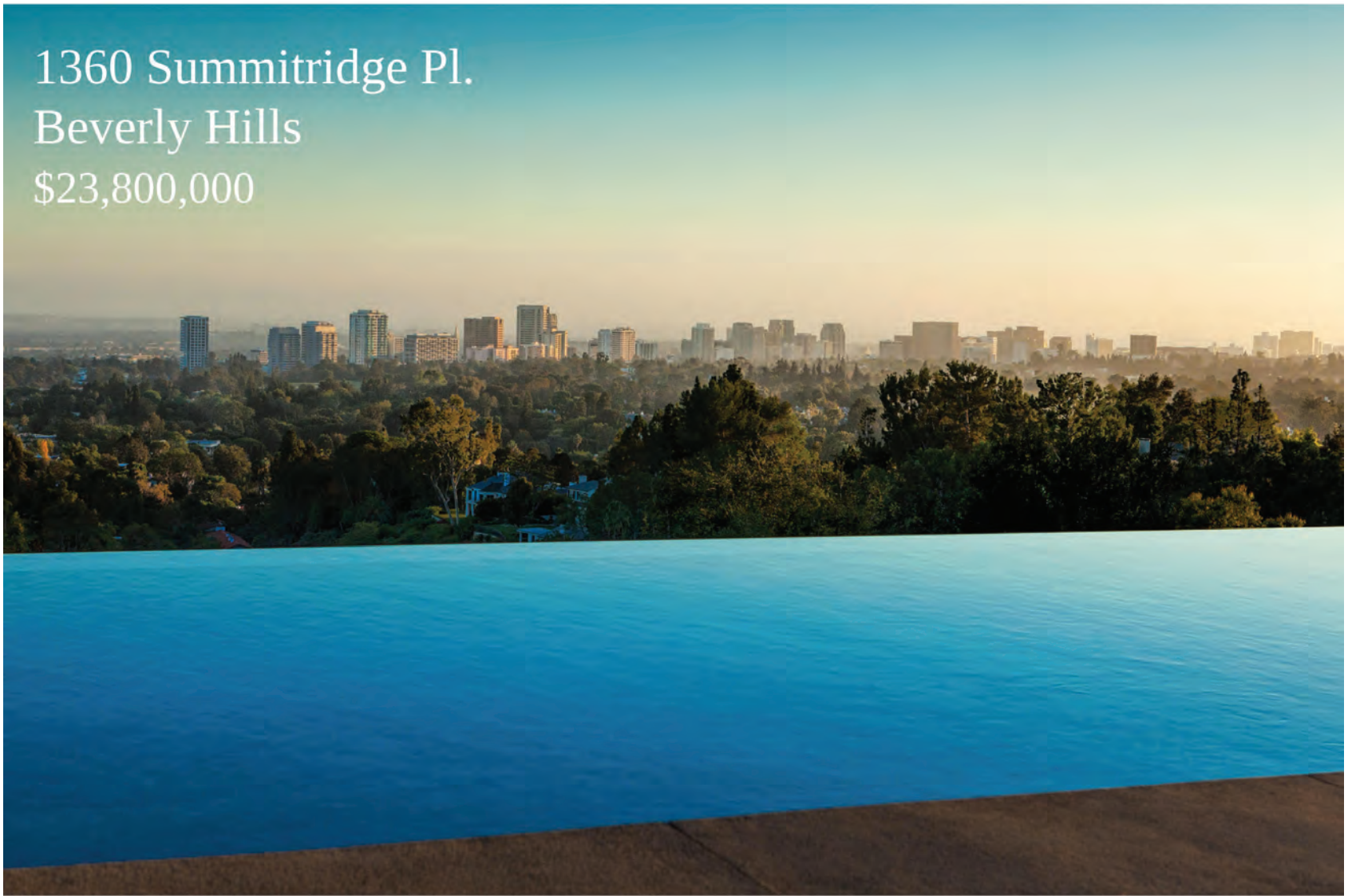
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JOE BABAJIAN  
310.623.8800  
[joe@joebabajian.com](mailto:joe@joebabajian.com)  
CalBRE# 00813384



TIMMY WOODS  
310.864.3525  
[timmywoods@aol.com](mailto:timmywoods@aol.com)  
CalBRE# 01013213

1360 Summitridge Pl.  
Beverly Hills  
\$23,800,000



## OPEN TUESDAY 11-2

Very rare 2.8-acre promontory in the City of Beverly Hills with Amazing views. The home is permitted for 12,056 sqft and currently under construction. The property is being offered as is with the current entitlement in place. The site will support a substantially larger home if desired. Plans and permits available upon request to qualified buyers.



The Dean Company  
Brokerage + Development

# PRIDE-OF-OWNERSHIP COURTYARD TRIPLEX

ALL COTTAGES OPEN  
TUESDAY 11-2pm



## 1516 Maple St, Santa Monica

Pride-of-ownership triplex with three separate, detached cottages in Sunset Park. A short distance to nearby cafes, shopping and Santa Monica Community College. All within about a mile from the beach! These three separate and unique cottages share a gated private courtyard in a peaceful and tranquil setting, featuring professionally designed and installed drought tolerant landscaping and a drip irrigation system. Every design detail of this property has been carefully thought out and executed with care, making it a joy to show. Even the shared laundry room features oversized storage cabinets, a Velux skylight and vaulted ceiling. Front cottage: 2bd + 2ba, modern remodeled kitchen with vaulted ceilings, remodeled modern bathroom with vaulted ceilings and skylights, generous use of skylights throughout and private landscaped front yard patio. Rented at \$3,607.11/mth. Middle cottage: 2bd + bonus room with vaulted ceilings and skylights, 1ba, remodeled modern kitchen and semi-private patio. Rented at \$3,580.11/mth. Back cottage: 2bd + bright bonus room/office/3rd bd with windows all around, vaulted ceilings and skylights, 2ba, remodeled modern bathroom with vaulted ceilings and oversized skylight, semi-private patio. The two rented cottages have future upside potential. One unit vacant, so new owner can start at market. CAP rate based on current rents, plus projected rent for vacant unit is 4.7%. With superior rents and easy, high quality tenant choices available, this special offering will not last long.

Offered at: \$2,149,000 | 1516Maple.com

TREGG RUSTAD  
treggrustad.com  
310-623-8825

PETER MAURICE  
petermaurice.com  
310-623-8819



# NEW LISTING

A rare gem on one of the most exclusive and desirable streets off Sunset Plaza.

Broker's Open | April 24th | 11-2pm

## 1416 BELFAST DRIVE

WEST HOLLYWOOD



Offered at  
**\$2,950,000**

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# RODEO REALTY

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# 8040 WOODROW WILSON DRIVE, HOLLYWOOD HILLS

## OPEN TUESDAY 2-5



A Contemporary Mediterranean masterpiece, walled and gated, with total privacy, on the quiet part of Woodrow Wilson - home is in pristine move-in condition --unobstructed tree views from all windows . Freshly painted with beautiful hardwood floors, 5 bedrooms, 4.5 baths, master en suite with adjoining gym and yoga/massage room, a den or media room, relaxing patios and large pool with spa - 2 car garage and plenty of off street parking.

**Proudly Offered at \$3,200,000**

**DELPHINE MANN**  
310.720.0010  
delphimann@aol.com | delphinemann.com



**KATHY MARSHALL**  
310.740.1812  
kathe@kathemarshall.com | kathemarshall.com

COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH - 301 N. CANON DRIVE, BEVERLY HILLS, CA 90210

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# MODERN MANDEVILLE CANYON RANCH HOME

OPEN TUES 11-2pm



## 3245 Mandeville Canyon Rd, Mandeville Canyon

Move-in condition Mandeville Canyon traditional home. A gate-worthy circular drive provides lots of off street parking, and leads to formal entry with vaulted ceilings, huge living room with 2-story ceilings and enormous double-sided fireplace, coupled with a step up/open concept dining room, all flowing beautifully through walls of sliding glass doors to private gardens and an oak-studded, verdant hillside. A separate den/media room with high-beam ceilings, fireplace and banks of built-ins also opens directly to the yard and rustic views. Fresh maple hardwood, tile floors and open beamed ceilings are perfect Mid-Century foils for these sunny, light-filled spaces, including 3 downstairs bedrooms plus 2 bathrooms, and a luxurious upstairs master suite/bath with enormous walk-in closet, large private terrace and green canyon views in every direction. Outdoors features very generous grounds, with large decks and multiple entertaining areas, grassy yard, long swimmer's pool (with concealed retractable cover), mature plantings, dog run, hedging and towering sycamores...all for the perfect canyon retreat that draws so many to the restorative energy of the area.

Offered at: \$2,295,000 | [3245Mandeville.com](http://3245Mandeville.com)

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310-623-8819

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