

**01 Beverly Hills** Single Family

<b>627 N PALM DR</b>	Open	11-2	592G7	<b>NEW</b>
<b>\$7,995,000</b>	4+6	SPANISH		



**A PRIVATE & SEQUESTERED RALPH FLEWELLING AIA, SPANISH**

1929 walled & gated villa has all the classic elements of a pure & timeless Beverly Hills Estate. Featuring a dramatic living room with stone fireplace & high beamed ceilings, Library with fireplace, formal dining w/ beamed ceilings, kitchen adjacent to family room along w/ junior dining room, Master bedroom has a FP, patio, and a huge ensuite bath & closet. 2 additional bedroom suites up - maids/office down. So much to this property one has to see to fully experience.

MLS#15-889337	Brent Watson	310-600-9119		
	COLDWELL BANKER BHN		<a href="http://www.627palm.com">www.627palm.com</a>	

<b>505 N REXFORD DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$10,995</b>	3+5	1sty-MEDITERRANEAN	



**NEWLY REMODELED MEDITERRANEAN SANCTUARY**

BEST DEAL IN THE FLATS - NEWLY REMODELED LUSH SANCTUARY. STUNNING 1-STORY CONTEMPORARY/MEDITERRANEAN HOME LOCATED ON THE FRONT ROW IN BEVERLY HILLS. HIGH CEILINGS THROUGHOUT. LIGHT AND BRIGHT WITH WALLS OF GLASS. FORMAL LIVING ROOM HAS A FIREPLACE, AND IS LOOKING OUT TO THE POOL AND THE BACKYARD. LARGE FORMAL DINING ROOM, CUSTOM GRANITE KITCHEN WITH CENTER ISL, STAINLESS APPLIANCES. LARGE ROMANTIC MASTER, W HIS + HERS BATH LOOKS OUT TO THE LARGE POOL. + 2 VERY LARGE BEDROOM W EN-SUITES BATHS.

Jason Yaselli	310-926-4484		
KELLER WILLIAMS BH			

<b>1709 ANGELO DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$7,439,000</b>	6+5.5	2sty-MEDITERRANEAN	




**MEDITERRANEAN GLAMOUR ON LOWER ANGELO DRIVE**

Recently remodeled, gated 6 bedroom, 5½ bath glamorous Mediterranean exquisitely redefined with today's standards of modern living on lower Angelo Drive. Lovely front courtyard. Dramatic formal living room with fireplace. Great room. Must-see library formal dining room. Exquisite gourmet kitchen with informal dining. Play room/bonus. Den/Office. 5 bedrooms upstairs incl. fabulous master retreat. Junior master suite. Great outdoor areas including patios and grassy area. Beautiful pool & spa.

MLS#15-892357	Larry Young	310.777.2879	
	BERKSHIRE HATHAWAY		<a href="http://www.LarryYoungWestside.com">www.LarryYoungWestside.com</a>

<b>211 S SPALDING DR #N111</b>	Refresh.	11-2	632F2	<b>NEW</b>
<b>\$979,000</b>	2+3	CONTEMPORARY		



**SHAKE YOUR MONEY MAKER! ADD VALUE NOW!**

Best priced unit in complex! 2 level spacious townhouse. Bright, quiet rear unit (with exposure to the North). Peakaboo Century City views/2nd level. Prestigious full-service luxury building. Gym, pool, spa, valet, 24-hr. security. Move-in or remodel to taste - there is add value opportunity. Large brick private patio/terrace. Hardwood floors, 2 master suites upstairs. Granite kitchen, Outdoor storage, Clean, gorgeous unit!

MLS#15-892357	Paul Hessel	310-777-6363	
COLDWELL BANKER RESI		Dshwshr,Grbg Disp	

<b>714 N OAKHURST DR</b>	Open	11-2	592/H6	<b>NEW</b>
<b>\$5,350,000</b>	5+4.5	2sty-TRADITIONAL		



**GRAND 2 STORY TRADITIONAL W/5BR+4.5BA+POOL**

Grand 2 story unspoiled Traditional (over 5,000 sqft) w/5Br + 4.5 Ba's + large living room w/fireplace + large formal dining room + family room w/wet bar + office/library + large island kitchen + breakfast room + large enclosed patio. Impressive entry with spiral staircase leading to a home with the perfect floor plan. Hardwood floors, beautiful moldings & details, Central A/C. Private yard w/pool and 3 car garage. Large 14,282 sqft lot.

MLS#15-884061	Steve Geller	310 777-6237	
COLDWELL BANKER BH N		Hardwood floors, A/C, Built-ins, Pool	

<b>241 S REEVES DR #302</b>	Open	11-2	632G2	<b>rev</b>
<b>\$1,250,000</b>	2+3	OTHER		



**LOCATION LOCATION LOCATION!!!**

Location location location!!! If you are not an active person, this location will turn you into one! Just a stone's throw away from the heart of Beverly hills' shops and restaurants, and walking distance to the famous Rodeo Drive. This top floor corner unit offers ample natural light, and a fantastic open floor plan. Large living room with a fireplace and 2 seating areas, den with a built-in bar and balcony, and dining room are all situated nearby for perfect entertaining.

MLS#15-884061	Adi Werthman	310.598.0260	
HILTON & HYLAND		Blf-Ins,Fridg	

<b>219 N OAKHURST DR</b>	Lunch	11-2	632H2	<b>NEW</b>
<b>\$5,275,000</b>	5+7	3sty-TRADITIONAL		




**CUSTOM BUILT 2.5 STY TRADITIONAL ESTATE**

CUSTOM BUILT IN 1991, THIS SPECIAL & SPACIOUS HOME EXUDES CHARM AND CHARACTER! PERFECT CENTRAL PLAN. SUNLIT RMS W/HIGH CLNGS, WOOD FLRS, MOULDINGS, & FRENCH DRs. HUGE CENTER-ISLE ALLMILMO KITCH W/TOP APPLIANCES. BIG COFFERED-CLNG FAMILY RM W/BAR/FP & GENEROUS BRKFST RM OPEN TO LUSH GRASSY YARD. 5 EN SUITE BDRMS. MASSIVE MASTER W/FP/BALCONY/DUAL WALK-INS/LUXE BA. GIANT LOWER-LVL MEDIA/REC RM W/BA. DIRECT-ENTRY GARAGE. SUPERB CURB APPEAL ON ULTIMATE CORNER PROXIMATE TO THE FINEST AMENITIES.

MLS#15-892093	MICHAEL J. LIBOW	310-285-7509	
CB - BHS		<a href="http://WWW.219OAKHURST.COM">WWW.219OAKHURST.COM</a>	

<b>620 N BEVERLY DR</b>	Open	11-2	632F1	<b>NEW</b>
<b>\$65,000</b>	9+8	TRADITIONAL		



**SEE FULL PAGE AD!**

This majestic, published Paul Williams estate is located in the desirable Flats of Beverly Hills. Gated and on 3/4+ acre with the finest in quality, detail & craftsmanship. Offered fully furnished, this long term rental is replete with every possible amenity. H/W floors, classic moldings & plantation shutters thru-out create a classic backdrop for the elegant furnishings. The magnificent manicured grounds include park-like grassy yard, covered/open patios, swimming pool, cabana & lit T/C

MLS#15-891409	J. Rey/S. Goffula	310-285-7529	
COLDWELL BANKER BHS		<a href="http://www.paulwilliamsbeverlyhills.com">www.paulwilliamsbeverlyhills.com</a>	

<b>200 S LA PEER DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,650,000</b>	4+4.5	MEDITERRANEAN	



**STUNNINGLY REMODELED IN BEVERLY HILLS**

Stunningly remodeled with the finest materials, this 4 bedroom, 4.5 bath single level home features gleaming hardwood floors, tasteful moldings, generously sized bedrooms with en suite baths and an exquisite custom kitchen with SS appliances, custom cabinetry and sleek countertops. Converted garage space has its own 1 bedroom, 1 bath. The spacious outdoor sitting area with built in BBQ/Grill and lush landscaping offers a serene setting for entertaining or enjoying a beautiful LA Summer night.

MLS#15-891409	Milstein/Silver	310.867.5598	
KW BEVERLY HILLS		<a href="http://www.200laPeer.com">www.200laPeer.com</a>	



## Property Website & Virtual Tour

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



TUESDAY

<b>200 N SWALL DR #460</b>	Refresh.	11-2	632H2	<b>NEW</b>
<b>\$5,000</b>	2+2	CONTEMPORARY		



Chic, luxurious & remodeled condo in the prestigious full service Somerset complex. Granite, tile & stone accents. Recessed lighting. Kitchen w/ stainless steel appliances, eat-in area & breakfast bar. Lg walk-in closets. Balcony overlooks bamboo trees, a quiet rock garden & other greenery. Built-in sound system and 4 TVs. Side-by-side pkg. Controlled access community garage. Guest parking. 24 hr security, doorman/concierge and valet pkg. Community pool, spa, gym & large community meeting rm.

MLS#15-892069  
Janine Gershon 310-985-2719  
COLDWELL BANKER RESI

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

<b>1556 N ORANGE GROVE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	4+2.5	2sty-TRADITIONAL	



**TWO-STORY CLASSIC 1920'S TRADITIONAL IN SUNSET SQUARE**

Gated front yard and fruit trees lead to a gorgeous updated home with classic center hall layout. Original detailing throughout. Wrought iron front door gates, hardwood floors and Bachelor wood-burning fireplace. Open living room with beautiful French doors, music room or office. Formal dining room that leads to charming covered outdoor veranda. Large master suite with walk-in closet and stone bath. Live on one of the premiere tree-lined streets in Sunset Square!

Steve Frankel 310-281-3981  
COLDWELL BANKER-BH N

www.stevefrankel.com

**02 Beverly Hills Post Office** *Single Family*

<b>9901 KIP DR</b>	Open	12-2	592C4	<b>rev</b>
<b>\$7,495,000</b>	5+7	MEDITERRANEAN		



Stunning Tuscan Villa with "Architectural Digest" quality finishes. Very private this home will take your breath away. Entering into the 2 story entry you will be struck by its magnificent winding stairway flooded by light from the floor to ceiling windows looking onto the gardens. The use of stone and distressed hardwood floors create a seamless flow from the formal living room and family room with fireplaces, office library and the formal dining room. All the right rooms in the right places.

MLS#14-738113  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

BBQ,Blt-Ins,Cent Vac,Dshwshr,Grbg Disp

<b>3307 BONNIE HILL DR</b>	Open	11-2	563B7	<b>NEW</b>
<b>\$1,895,000</b>	2+3	1sty-MID-CENTURY		



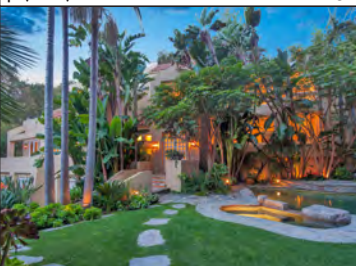
**PARR-SCHOENFELD RESIDENCE CIRCA 1954, LUCILLE RAPORT**

Parr-Schoenfeld Residence circa 1954. Architect Lucille Raport, disciple of Richard Neutra, revered for her Post-War feminism in a male dominated field in the 50's. Featured on American Women in Architecture & Design Founders day Tour, this private home embodies the spirit of Raport's designs. Listed for the first time in over 20 years.

MLS#15-892611  
R. Kallick / P. Ruben 323-671-2310  
SOTHEBY'S LOS FELIZ

Blt-Ins,Dshwshr,Dryer,Hood Fan

<b>2539 BENEDICT CANYON DR</b>	Open	12-2	592B2	<b>rev</b>
<b>\$5,395,000</b>	5+7	ARCHITECTURAL		



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#14-814107  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Elvtr,Grbg Disp

<b>6407 DIX ST</b>	Open	11-2	593F3	<b>NEW</b>
<b>\$1,350,000</b>	5+3	CRAFTSMAN		



**EXTENSIVELY REMODELED TURN OF THE CENTURY CRAFTSMAN HOME**

Rare designer done 2 story fully remodeled turn of the century Craftsman home walking distance to Hollywood Blvd, shops, restaurants and theatres in the heart of Hollywood. This 5 bedroom 4 bath home sits on a corner lot w/ over 10,000 square feet. Perfect for entertaining with a 6 car garage that could be turned into an art studio and enough space for an additional 8 cars. Home boasts large basement/bonus or game room. New landscaping, gated fence and security system.

MLS#15-892185  
Sokolowski / DelPonte 310.344.0898  
BERKSHIRE HATHAWAY

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

<b>1417 N DOHENY DR</b>	Open	11-2	592H5	<b>NEW</b>
<b>\$5,280,000</b>	4+6	2sty-TRADITIONAL		



**TRADITIONAL STYLE W/CONTEMPORARY VERVE STANDS POISED W/VISTA**

Traditional chic near the heart of the Bird Streets neighborhood. Gated privacy overlooks sweeping front lawn & manicured landscape, city lights shimmer on horizon. Main rooms open to backyard & Pool. Huge Gallery leads to primary entertaining rooms. 3 bdms up/1 down, all finished w/fine stone surfaces, artful lighting & custom cabinets. Master Bdrm has separate Lounge plus fab onyx-cloaked Bath. Kit opens to gardens & FamRm + huge center island w/seating. Step up to an enviable lifestyle.

MLS#15-892615  
Ernie Carswell 310.345.7500  
TELES PROPERTIES

Blt-Ins,Dshwshr,Dryer,Frzr

<b>1616 BLUE JAY WAY</b>	Open	11-2	592H4	<b>red</b>
<b>\$13,995,000</b>	<del>14,995,000</del>	4+5	CONTEMPORARY	



**\$1 MILLION PRICE REDUCTION! BIRD STREETS WITH PANORAMIC VIEW**

\$1 MILLION PRICE REDUCTION! Contemporary perched atop the Bird Streets commanding 280° views of the LA Basin, DTLA & Ocean. Modernism & sophistication can be seen in this 4 bed, 4.5 bath meticulously crafted gem. Master boasts jetliner views & large walk-in closet. Seamless access to backyard that is landscaped to perfection w/plentiful flat grass, dining veranda w/built-in kitchen. Breathtaking infinity edge pool/spa w/cabana. White oak hardwood, marble counters & tile. Minutes from Sunset Strip

MLS#15-878823  
Josh & Matthew Altman 310-819-3250  
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

<b>7759 TORREYSON DR</b>	Open	11-2	563A7	<b>red</b>
<b>\$3,499,000</b>	5+5	CONTEMPORARY		



**OPPORTUNITY ON TORREYSON**

Amazing, private and gated Contemporary/Modern on coveted Torreyson Drive in the Hollywood Hills. Designed & built by architects Breidenbach and Cuen and landscape architect W. Garrett Carlson. Soaring ceilings, hardwood floors, walls of glass, wonderful open flow from public rooms to gourmet kitchen that integrates family room that opens to outdoor dining and tropical garden yard with swimmers pool and inground spa with views that includes city lights and mountains. Sophisticated Master Suite

MLS#15-824517  
Mimi Starrett 310-467-4395  
JOHN AAROE GROUP

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



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<b>1610 N OGDEN DR</b>	Open	1-2	593B4	<b>red</b>
<b>\$2,250,000</b>	5+4			



**GREAT SUNSET SQUARE OPPORTUNITY**

1st time on the market in over 35 years, this inviting 1921 2-story home offers a homey & familiar floor plan and simple old-fashioned charm. The perfect opportunity for those looking to personalize their vision of what this home could be. A classic traditional floor plan room for a pool. Featuring 2,794 sq. ft. of living space, 5 beds, 3 1/2 baths, hardwood floors, original moldings, good storage, detached garage and drenched in natural sunlight. 8,101 sq. ft. lot.

MLS#15-877345  
 Brian Ades 310-503-8080  
 SOTHEBY'S - SUNSET

**Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn**

<b>2649 LA CUESTA DR</b>	Open	11-2	593C2	<b>rev</b>
<b>\$6,499,000</b>	4+6		MODERN	



**ENTERTAINER'S MODERN DREAM HOME!**

Modern gated masterpiece built w/industrial materials & positioned to take advantage of jetliner views from every rm. Top flr features European kitchen w/marble counters, wine cooler & SS appliances. Double-sided FP connects DR to the open LR. 2nd flr boasts large master w/walk-in closet & spa bath & an add'l 3 en-suite bdrms. 3rd flr offers add'l entertaining space open to Canyons, full kitchen w/BBQ, pool/spa, sand area, sauna & 3/4 bath. Hardwood/concrete flrs, multi zone heat & AC, 4-car grg

MLS#15-891089  
 Josh & Matthew Altman 310-571.5757  
 DOUGLAS ELLIMAN

[www.TheAltmanBrothers.com](http://www.TheAltmanBrothers.com)

<b>1675 WOODS DR</b>	Open	11-2	593A4	<b>rev</b>
<b>\$6,250,000</b>	4+6		MEDITERRANEAN	



**HEIGHTENED LIFESTYLE...**

Set in a commanding position above the Sunset Strip and Chateau Marmont, this exquisite Mediterranean villa with a Hollywood edge and strong emphasis on lifestyle, boasts spectacular views of the city below. Situated across two lots, this reimaged estate offers imposing scale and panoramic views. Recently constructed in 2001, the home was remodeled in 2014 under the guidance of a renowned interior designer.

MLS#15-819063  
 Marcia Glow 310.404.4807  
 HILTON & HYLAND

[www.1675WoodsDrive.com](http://www.1675WoodsDrive.com)

**03 Sunset Strip - Hollywood Hills West** Lease

<b>2421 SOLAR DR</b>	Open	11-2	593C2	<b>rev</b>
<b>\$27,500</b>	4+4		ARCHITECTURAL	




**NEAR-360 DEGREE UNOBSTRUCTED JETLINER VIEWS**

Be the first to live in this newly remodeled, privately gated, 4 bdrm retreat atop the Hollywood Hills. NEAR-360 DEGREE UNOBSTRUCTED JETLINER VIEWS include downtown, the ocean, Catalina, the Hollywood sign, Santa Monica and the San Gabriel mountains. For the sophisticated entertainer, featuring a massive terrace w/ wrap around patios & sparking infinity pool/spa. Views from everywhere! Living and dining room w/ fold-away glass walls.

MLS#15-887513  
 Marcie Hartley 310.691.5960  
 HILTON & HYLAND

[www.jetlinerviews.com](http://www.jetlinerviews.com)

<b>1327 SUNSET PLAZA DR</b>	Open	12-2	592H5	<b>rev</b>
<b>\$8,995</b>	2+2		TRADITIONAL	




Prime Location lower Sunset Plaza furnished lease. Entry opens to dining room, family room and living room. Windows and French doors open to the pool and very private back yard with new outdoor seating and dining areas. Fully equipped eat in kitchen, 2 bedrooms, 2 baths 4 flat screen TV's, all new linens, towels duvets, hardwood floor throughout a fully furnished and equipped home as one would expect in a first class lease. Also there is a detached garage with tons of built-ins and storage.

MLS#15-824477  
 Valerie Fitzgerald 310-285-7515  
 COLDWELL BANKER RESI

**Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other**

<b>04 Bel Air - Holmby Hills</b>	Single Family			
<b>1475 BEL AIR RD</b>	Open	11-2	592A5	<b>NEW</b>
<b>\$4,449,000</b>	5+5		CONTEMPORARY	



Glamorous prime Bel Air, East Gate location. Amazing view to the ocean property with nearly 40,000 square feet of land. 5 BD, 4 1/2 BA, enormous beamed living room, wet bar, dining area and sunroom.

MLS#15-892577  
 Kay Pick 310 777 6379

**Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan**  
 COLDWELL BANKER BHN

<b>15501 AZZURE CT</b>	Open	11-2	591, G2	<b>NEW</b>
<b>\$2,300,000</b>	5+4.5		2sty-COUNTRY ENGLISH	




**CHARMING CASIANO ESTATES CONTEMPORARY ENGLISH**

Spacious (5700'per asses.) 5 bed, 4.5 ba family home w/ fresh new décor. Stylish 2 sty entry w/ dome sky light, hrd flr & grand staircase leads to Liv. Rm w/FP. Din. Rm ,Jrg Family Rm w/ FP,wet bar, fr drs.& opens to backyard. Paneled office. Newer kit. has it all. Mstr ste w/ sit area & FP, his/her baths & closets. Fun upstairs playrm. Pl, spa, yd .3 car gar. Perfect location to Westside, SF Valley & local schools.

Mary Randall 310-701-0928  
 BERKSHIRE HATHAWAY

**Off Mulholland & Casiano - Upper Bel Air**

<b>864 STRADELLA RD</b>	Open	11-2	592A6	<b>rev</b>
<b>\$55,000,000</b>	7+12		MODERN	



**STUNNING MODERN W/ ULTIMATE BEL-AIR VIEWS**

A modern masterpiece with the best views in Bel-Air. Perched above the city on one of the Platinum Triangle's most coveted streets sits this breathtaking contemporary home designed by renowned architect Paul McClean. Completed in August 2014, the striking, sleek design's seamless integration of utility and explosive city to ocean views redefines today's luxury home. 7 beds, 12 baths and such five-star amenities as a wine cellar, gym, home theatre, finished auto gallery, and infinity pool.

MLS#15-887535  
 Williams / LaMontagna 310.691.5935  
 HILTON & HYLAND

[864stradella.com](http://864stradella.com)

<b>227 COPA DE ORO RD</b>	Open	11-2	592B7	<b>rev</b>
<b>\$18,950,000</b>	6+9			



**WHISPERING PINES MANOR - CROWN JEWEL OF COVETED COPA DE ORO**

Exceptional Georgian Estate, in a superb East Gate location. Majestic and filled with character, this significant architectural masterpiece has a rich history and provenance. Built in 1929 for John Hamilton, and listed in the definitive registry of architect Paul Williams. Multi-year restoration & expansion just completed, with meticulous attention paid to every detail. A truly grand property without any compromises. Available for lease, \$58k/month.

MLS#14-793439  
 Drew Fenton 310.858.5474  
 HILTON & HYLAND

[www.drewfenton.com](http://www.drewfenton.com)

<b>10325 GREENDALE DR</b>	Refresh.	11-2	592B6	<b>rev</b>
<b>\$14,750,000</b>	5+7		2sty-COUNTRY ENGLISH	



**THE BEST SLEEPER IN HOLMBY HILLS**

Beautiful living awaits you behind the gates of this impeccably designed English Tudor estate with a 5 bedroom, 7 bath home w/European charm, luxurious amenities & separate guest house, all on just over 1.5 acres of lush grounds (per assessor). Visit: [www.GreendaleEstate.com](http://www.GreendaleEstate.com)

MLS#14-755197  
 Sheila Rose & Associates 310-801-9457  
 BERKSHIRE HATHAWAY H

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

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)  
**NEW\*** - new not yet listed  
**red** - reduced

**rev** - review (Automatic Status)  
**bom** - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)



TUESDAY

<b>11540 THURSTON CIR</b>	Open	12-2	631H1	<b>rev</b>
<b>\$2,099,000</b>	4+4	ARCHITECTURAL		




Wonderful family home in great Brentwood location close to many schools, shopping and minutes from the heart of everything. New construction, total remodeled with dramatic open spaces with vaulted ceilings high end luxurious finishes. Italian kitchen cabinets, white oak plank floors, rooms flow into each other for open California living and great indoor outdoor living. Main level has 3bd, 2.5ba with gorgeous baths, luxurious master, separate second level has great quarters plus beautiful ¾ba.

MLS#14-790671  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>2202 GREENFIELD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>	3+3	1sty-SPANISH	



**CHARMING COURTYARD SPANISH**

Hedged, gated and completely private, this charming Spanish is sited on a generous corner lot. Enter through a garden courtyard to access the home which exudes original charm and character. An open living area with beamed ceilings merges seamlessly with the dining area. This offering is a great opportunity for someone looking to update and make a home their own in a family oriented neighborhood. Separate income generating guest house.

Max Nelson 424 238 2482  
THE AGENCY

**04 Bel Air - Holmby Hills** *Lease*

<b>1681 STONE CANYON RD</b>	Open	11-2	591J4	<b>NEW</b>
<b>\$10,900</b>	4+3	CONTEMPORARY		



**QUIET & SERENE HOME AWAY FROM THE HUSTLE & BUSTLE**

Quiet & serene home away from the hustle & bustle. Expansive LR w/crystal chandelier, stone frplc, hrdwd flrs & glass walls open to park-like backyard. Chef's kitchen w/60" convection oven/stove & 70" refrigerator/freezer, island w/retractable TV, granite cntrs & travertine flrs. Mstr ste w/his-her closets, remodeled bath w/cloud onyx shower, marble countertops & walls. Sparkling pool/spa, waterfall, Koi pond & glorious mountain views.

MLS#15-886209  
Joyce Essex Harvey 310-922-7476  
COLDWELL BANKER

www.1681StoneCanyon.com

**1855 BENECIA AVE** Open 11-2 632D3 **NEW**

<b>\$1,249,000</b>	3+3	TRADITIONAL
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**WESTWOOD TRADITIONAL HOME**

Originally 3 bedrooms, 2.5 baths. This home is easily reconverted to a single family home however it is currently a 2 bed/1.5 bath with a one bedroom one bath apartment below. Additionally there are other improvements you will see coming in. The house can easily accommodate a family or is the perfect couple home with an extra unit, whichever you prefer. The location is outstanding! Close to Century City and convenient to everything. Updated kitchen, hardwood floors, fireplace, 2 car garage.

MLS#15-892775  
Ron Wynn 310-963-9944  
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Wshr

**05 Westwood - Century City** *Single Family*

<b>10573 LE CONTE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,695,000</b>	5+5	MEDITERRANEAN	



**RESORT-LIKE MEDITERRANEAN IN LITTLE HOLMBY NEIGHBORHOOD**


Resort-like 5 BD, 5 BA Mediterranean. Polished, updated copper-roofed home is gleaming & finely appointed throughout. Ideal for both grand & intimate entertaining w/ gracious spaces everywhere, indoor & out. Formal living room w/ elegant fireplace. Large formal dining room. Great room. Cook's kitchen w/ all the bell's & whistles. Den area. Media room. Master suite. Potential second master suite. Gorgeous views of the treetops & the city. Pool. Private outdoor spaces. Warner Avenue School.

Larry Young 310.7747.2879  
BERKSHIRE HATHAWAY

www.10573LeConteAve.com

**2223 KELTON AVE** Lunch 11-2 632C5 **NEW**

<b>\$1,229,000</b>	3+2	1sty-TRADITIONAL
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**FIRST TIME ON THE MARKET IN NEARLY 60 YEARS!**

Charming 1947 Traditional - good floor plan, character details, hardwood floors, fireplace, large deck and private back yard. Lovingly maintained and ready for the next chapter.

T.D. Clarke & J. Giddins 310.880.7513  
SOTHEBY'S SUNSET

2223kelton.com

**10570 LINDBROOK DR** Open 11-2 **NEW**

<b>\$2,075,000</b>	3+3.5	TRADITIONAL
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**REMODELED TRADITIONAL GEM**

Situated North of Wilshire, this exceptional single-level Traditional home features: hardwood floors and crown moldings throughout; grand formal living room and dining rooms; gourmet kosher kitchen; large master bedroom with fireplace and extra- large closets; sumptuous master bath with spa tub; separate cozy office; wood paneled family room; numerous French doors opening to private patio with built-in barbeque and adjoining pool; and direct access two car garage with extra pantry storage


James Bremner 310-622-7445  
GIBSON INTL

www.10570lindbrook.com

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

**1875 S BEVERLY GLEN BLVD #403** Refresh. 11-2 632D4 **NEW**

<b>\$789,000</b>	2+3	CONTEMP MED
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**REMODELED WESTWOOD CHARMER**

This sun drenched, 2 bd/2.5 bath, top floor home welcomes you w/ sophisticated charm. The newly updated kitchen offers black granite counters, new Whirlpool ss appl, subway backsplash, & breakfast bar. The vast living space is open to the kitch & dining area w/ fp, recessed lighting, new carpet, large balcony & city views. Addl features: laundry in unit, guest bath, sxs parking, storage area in the garage, exercise room, 15 guest spots, spa, & a walkable neighborhood, complete this home.

MLS#15-892175  
Renee Vachon 310-709-4737  
COLDWELL BANKER

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

**440 VETERAN AVE #104** Open 11-2 631J2 **NEW**

<b>\$635,000</b>	2+1	CONTEMP MED
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**GREAT VALUE!!**

Open concept one bedroom plus den/second bedroom condo just steps from UCLA & Westwood Village. Completely upgraded and turnkey. One of very few condos on the Westside with a private outdoor yard/patio with sun filled grassy area. Large Living Room with built in cabinets and wet bar. In unit washer/dryer. Walk in closet in master with chandelier and custom built shelving. Secure remodeled building with subterranean parking and recreation room. Great value!

MLS#15-886587  
Justin Mandile 424.230.7807  
THE AGENCY

PRIVATE GRASSY PATIO + BONUS OFFICE/BED

**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!



TUESDAY

<b>10982 ROEBLING AVE #345</b>	Refresh. 11-2 632A2	<b>NEW</b>
\$359,000	0+1 CONTEMPORARY	



**GOOD INVESTMENT - GREAT LOCATION!**

Studio condo in the heart of Westwood! Minutes from UCLA, restaurants, cinemas and more. Unit features granite counters, stainless steel appliances, new A/C unit with west facing balcony over looking the beautiful sundeck and pool. In addition, the building offers great amenities such as fitness center, indoor basketball half court, bike storage, hip lounge boasting 2 pool tables, bar seating and poker table.

MLS#15-885371  
Monte Hartman/Brad Cole 310-428-1355  
JOHN AAROE GROUP

**Stop By and Sell this Unit!**

<b>317 OCEANO DR</b>	Open 11-2	<b>NEW</b>
\$4,900,000	5+5 2sty-TRADITIONAL	




**BEAUTIFUL TRADITIONAL ON COVETED OCEANO DR!**

Custom designed 2 story traditional newly built in 2006. Located on a quiet, coveted cul-de-sac. The house boasts of all large rooms with high ceilings and hardwood floors throughout. Wide formal entry leads to living room with high ceilings and fireplace. Formal dining room has access from the living room, kitchen, and hallway. The kitchen looks over the patio and garden area and features top of the line appliances. Master suite with yard view and walk-in closet. Perfect country setting!

Chrys Stamatis 310-922-3970  
CB BRENTWOOD

**Washer/Dryer,Dishwasher,Elvtr,Bllfns,Etc**

<b>10450 WILSHIRE #10A</b>	Open 11-1 632C2	<b>rev</b>
\$1,400,000	3+3 TRADITIONAL	



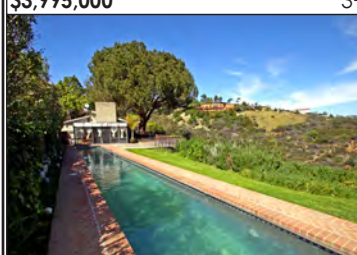
**THE CHURCHILL BUILDING ON THE WILSHIRE CORRIDOR**

REDUCED! Exquisite 3bd, 2.5ba end unit with breathtaking views in every direction, oversize living room opens to dining room. French garden on the spacious patio with ocean views. Every room has been designed with elegance using the most beautiful wallpaper and fabrics throughout. The Churchill's amenities include a 24-hour concierge, doorman, valet parking, heated swimming pool & spa, gym, on-site manager & much more.

MLS#13-700509  
Greenberg/Weinstock 310.968.0605  
BERKSHIRE HATHAWAY

[www.10450wilshire10a.com](http://www.10450wilshire10a.com)

<b>1104 N TIGERTAIL RD</b>	Open 11-2 591F7	<b>NEW</b>
\$3,995,000	3+2 1sty-CONTEMPORARY	



**CONTEMPORARY HOME WITH 232 FT FRONTAGE & DRAMATIC VIEWS!**

Bright contemp home w/dramatic views of canyons, city lights & the Getty! Boasting 1.14 acre lot appx. 49,770 sq ft (per assr) w/rare 232 ft frontage. Single-level hm featuring 3 bd + 2 bas w/detached bonus space. LR/dining area w/wb fp, vlt'd ceiling, wall of floor to ceiling glass & door leading out to lrg deck. Adj fm rm w/fp, wet bar & access to grassy yrd & fab lap pool. Updtd kit w/grnt counters, brkfst bar, ss appls. Lots of potential move-in, expand or build new. Very private & tranquil.

MLS#15-892445  
Elyse Arbour 310.873.4188  
RODEO REALTY- BRNTWD

**Blf-Ins,Washer,Dshwshr,Dryer,Grbg Disp**

<b>875 COMSTOCK AVE #4D</b>	Open 11-2 632D2	<b>rev</b>
\$1,299,000	3+3 CONTEMPORARY	



**FABULOUS & COMPLETELY REMODELED**

Fabulous and completely remodeled, this Southwest contemporary unit is located on the prestigious Wilshire Corridor and boasts panoramic city views overlooking Century City and the Wilshire High Rises. This home has a great layout of 3 bedrooms and 3 full baths all together, and features beautiful white marble flooring throughout, chef's kitchen, complete laundry unit, pantry, linen closet, breakfast area, full bar with wine refrigerator, and a large dining room.

MLS#14-769433  
Adi Werthman 310.598.0260  
HILTON & HYLAND

**Clng Fan,Dshwshr,Dryr,GrbgDsp,Micro,Othr**

<b>11595 W SUNSET BLVD</b>	Open 11-2 631H2	<b>NEW</b>
\$3,599,000	5+5 TRADITIONAL	



**LUSH 28,000 +/- LAND, 4400 SQ FT HOUSE. TRADITIONAL HOUSE.**

Prestigious address and expansive land defines it. Fixer/Development deal. Traditional home with 4 bedrooms that include a large Master Suite with vaulted ceilings and adjacent Office, 5 Bathrooms, Living Room, formal Dining Room, Study (or 5th Bedroom), a lower level Family Room or Studio for the artists in the family, maid's quarters, and multiple patios. Circular motor court with a gate at each end, majestic palm trees, a black bottom 50+ feet lagoon pool, a waterfall and parking for 20 cars.

MLS#15-884499  
George Salazar 310.699.7010  
BERKSHIRE HATHAWAY

[www.11595sunset.com](http://www.11595sunset.com)

**06 Brentwood** Single Family

<b>2220 MANDEVILLE CANYON RD</b>	Open 11-2 631D1	<b>NEW</b>
\$14,500,000	6+7 2sty-SOUTHERN COLONIAL	




**LEGENDARY TENNIS COMPOUND IN BRENTWOOD**

Must RSVP to be admitted 310-979-3990. A once-in-a-lifetime offering: classic Southern Colonial crowning a gorgeous acre of rolling lawn and gardens. Designed by Gerard Colcord, the home is reminiscent of "Gone with the Wind", with lovely architectural elements, a relaxed elegance and unpretentious charm. The stunning grounds include a N/S championship tennis ct, a gst hse, a pool and much, much more. A trophy property for the person who craves privacy, security, and a distinguished lifestyle.

Mary Lu Tuthill 310-979-3990  
COLDWELL BANKER RESI

<b>1000 N NORMAN PL</b>	Open 11-2 591/G7	<b>NEW</b>
\$3,495,000	0+0 RANCH	



**A WONDERFUL OPPORTUNITY FOR CANYON LIVING IN BRENTWOOD**

Stunning 4 bedroom / 4 bath Contemporary Ranch home situated on lower Norman Place. The large 24,373 sq ft lot is mostly flat and offers privacy from the surrounding properties. The home, built in 1955, is 3,441 square feet, and has the opportunity to be renovated, or could be a development opportunity.

F. Ron Smith 310-500-1373  
PARTNERS TRUST

**24,000 sqf lot | Pool | Privacy**

<b>140 S CLIFFWOOD AVE</b>	Open 11-2	<b>NEW</b>
\$11,995,000	5+6.5 2sty-MEDITERRANEAN	



**EXQUISITE SPANISH MEDITERRANEAN IN BRENTWOOD PARK.**

Interior design by James Magni. Grand 2 story entry. Venetian plaster walls & dark espresso oak floors. Formal living & dining opens to stone terraces & pergolas with fountains & Copo de Oro planting. Luxurious master w/ antique fireplace, veranda, huge double bathrooms & closets. 4 additional bedroom suites & 2 family rooms. Sunny pool surrounded by grassy grounds w/ organic fruit trees, mature palms & sycamores to create a paradise in the Park.

James Respondek 310-488-4400  
SOTHEBYS INTL REALTY

**Wine Closet,Humidor,Bev fridge, Steam Ov**

<b>11516 W SUNSET BLV</b>	Open 11-2 631/H2	<b>NEW</b>
\$2,995,000	4+4 TRADITIONAL	



**ELEGANT TRADITIONAL IN THE HEART OF BRENTWOOD**

Gated for privacy, this 4 bedroom home is ideal for family indoor/outdoor entertainment, and has the appeal of resort living. Hand distressed vaulted beam ceilings & wide plank hardwood floors. Spaces include the gourmet kitchen, breakfast room, formal dining room, family room, office/loft, south-facing sunroom adjacent to the pool, large master suite plus 3 additional bedrooms. The house is surrounded by lush gardens and peaceful flagstone walkways.

F. Ron Smith 310-500-1373  
PARTNERS TRUST

**Actual Address: 108 S. Woodburn Drive**



TUESDAY

<b>505 MORENO AVE</b>	Open	11-2	631F5	<b>rev</b>
<b>\$4,495,000</b>	4+4	CONTEMP MED		



**BEST BUY IN BRENTWOOD**

Gated Contemporary Mediterranean home located in prime Brentwood. Four bedrooms + 4 baths. Spacious Living room with fireplace and dining room. Fabulous gourmet kitchen with state of the art appliances and large dining area/breakfast room. Open floor plan with hardwood floors, high ceilings. Sumptuous master suite with Juliette balconies and views. 2 car attached garage. Move in condition!

MLS#15-881665  
Myra Nourmand 310-888-3333  
NOURMAND & ASSOCIATE

**BBQ,Cbl,Cing Fan,Dshwshr,Dryer,Other**

<b>2854 OVERLAND AVE</b>	Open	11-2	632D6	<b>NEW</b>
<b>\$918,000</b>	3+2	1sty-RANCH		



**3 BEDROOM RANCH WITH POOL**

3 bedroom 2 bathroom ranch with pool in a great area. Easy access to 10 freeway and steps from the new metro line, shops, restaurants and Rancho Park. Features include; parquet wood floors, brick fireplace in living room, beamed ceilings in 3rd bedroom, kitchen with breakfast room, and sunny dining room overlooking sundrenched pool and terrace. Detached 2 car garage with adjacent large storage room.

MLS#15-891797  
Peter Whyte 310-777-6327  
COLDWELL BANKER

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

<b>951 GRANVILLE AVE, UNIT 303</b>	Open	11-2	631/H4	<b>NEW</b>
<b>\$1,049,000</b>	3+3	CONTEMP MED		



**LUXURY BRENTWOOD CONDO**

3 bed/2.5 bath corner unit. Built in 2007. Open floor plan. Gourmet kitchen with high-end Viking appliances. Master suite w/ custom walk-in closet & master bath w/ dual sink, separate bath & stacked-stone finished shower. Hardwood floors, crown molding. Laundry in-unit, private storage in garage. Close proximity to San Vicente shops & restaurants. Move-in ready

The Feil Group 310.230.3752  
BERKSHIRE HATHAWAY

**dishwasher, range/oven, refrigerator**

**09 Beverlywood Vicinity** *Single Family*

<b>9503 BEVERLYWOOD ST</b>	Open	11-2	632G6	<b>NEW</b>
<b>\$2,099,000</b>	4+4	2sty-TRADITIONAL		



**RESORT STYLE LIVING IN BEVERLYWOOD!**

This exquisite home has it all! Spacious living room has views of the city & treetops. Elegant formal dining rm leads to Tuscan style kitchen & generous breakfast area. On the main floor you also have 1 bedroom, an office and the sunny family room. Upstairs, there are 3 extremely spacious bedrooms. Stunning master has a fireplace, comfy window seat facing the views & a private balcony. Master bath has carrara marble counters, a new spa tub. Gorgeous yd has solar heated pool, spa, & grassy yard.

Carla Winnie (310) 344-4740  
GIBSON INTERNATIONAL

[www.9503beverlywood.com](http://www.9503beverlywood.com)

<b>11951 MAYFIELD AVE #201</b>	Open	11-2	631H5	<b>NEW</b>
<b>\$779,000</b>	2+2	TRADITIONAL		



**BREEZY BRENTWOOD CONDO IN PRIME LOCATION!**

Bright & breezy luxury condo in prime Brentwood. Bleached laminate floors, open plan w/large LR, dining area & balcony overlooking treetops & twinkling city lights. Windows on 3 sides, flooded w/light! Gorgeous designer kitchen w/chic Caesarstone countertops, SS appls & pass-through bar for entertaining. Generous master w/large closets, sunny bath & privacy. Enormous 2nd bedrm/media rm/office. Bosch washer/dryer, SxS parking in secure garage. Nice complex w/EQ insurance, gym & meeting room.

MLS#15-892171  
Alice Plato 310-704-4188  
COLDWELL BANKER RESI

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

<b>1433 HI POINT ST #4</b>	Lunch	11-2	633A4	<b>NEW</b>
<b>\$954,000</b>	4+4	NEW PROJECT		



**RARE NEW HOMES WITH ROOFTOP DECKS!**

3 Under Contract - 7 Homes Remaining! Introducing The Faircrest Collection, a luxury development of 10 new Contemporary Spanish homes w/4-5 BD & 3.5 BA, open floor plans & high end finishes! Built w/the finest materials, designer kitchens & baths w/custom cabinets, hardwood floors, & approx. 10' ceilings. Spacious bedrooms, tiled baths, solar ready, controlled access, wired for home automation on a gated, private street. Incredible location recently named 1 of the Top-10 neighborhoods in the US.

MLS#15-888083  
Grant Linscott 323-300-1174  
KELLER WILLIAMS RLTY

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

**08 Cheviot Hills - Rancho Park** *Single Family*

<b>10510 DRAPER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,395,000</b>	4+4.5	2sty-TRADITIONAL	



**EXQUISITELY RENOVATED TRADITIONAL WITH CONTEMPORARY FLAIR!**

Featuring a bright & open floor plan flooded w/natural light. The main living areas seamlessly flow from the family room to the dining area & onto the gourmet kitchen, which is beautifully upgraded w/ elegant Carrera marble counter tops, custom cabinetry & stainless steel appliances. Master suite provides a decadent master bath with soaking tub and awe-inspiring city views. Details include wide-plank hardwood floors, recessed lighting and designer finishes throughout.

Rory Posin | Kristian Bonk 310-839-8500  
RE/MAX BEVERLY HILLS

[www.RoryPosin.com](http://www.RoryPosin.com)

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

<b>8913 ASHCROFT AVE</b>	Refresh.	11-2	592H7	<b>rev</b>
<b>\$2,165,000</b>	3+3	MODERN		



**PRIVACY, TRANQUILITY, AND COMFORT**

Privacy, Peace & Quiet abound in this gated contemporary villa built in 1923, grown over the years into a 2,250 sqft updated classical modern home. Living room with wood/gas fireplace plus both a formal dining room and eat-in kitchen. 3 en-suite bedroom/bathrooms in 2 stories with bonus teahouse and generous outdoor entertaining areas.

MLS#15-887885  
Lyn Bradford 323.533.5053  
JOHN AAROE GROUP

**BBQ,Cing Fan,Dryer,Rng/Ovn**

<b>2773 ANCHOR AVE</b>	Open	11-2	632G6	<b>NEW</b>
<b>\$1,890,000</b>	4+4	TRADITIONAL		

Lovely home situated on terrific large lot in amazing Cheviot Hills location. Needs TLC. Walk to nearby park/playground. Notable school district. Fall in love, show and sell.

MLS#15-892281  
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan  
Kay Pick 310 777 6379  
COLDWELL BANKER BHN

**REMINDER**

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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.



TUESDAY

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

<b>1100 ALTA LOMA RD #1003</b>	Open	11-2	592J6	<b>NEW</b>
\$1,095,000	1+2	CONTEMPORARY		



**THE BEST PRICED CONDO IN FULL SERVICE EMPIRE WEST BUILDING**

INCREDIBLE VALUE @ THE UBER-LUXURY FULL SERVICE EMPIRE WEST BUILDING IN THE HEART OF WEST HOLLYWOOD. LOCATED HIGH UP ON THE 10TH FLOOR WITH SERENE VIEWS OF THE HOLLYWOOD HILLS & SUNSET STRIP, THIS EXTREMELY SPACIOUS, BRIGHT & PEACEFUL 1 BEDROOM SUITE, 2 BATHROOM, PLUS DEN (WHICH CAN EASILY BE CONVERTED TO A SECOND BEDROOM) BOASTS OVER 1600 SQUARE FEET. AMENITIES: CONCIERGE & 24HR RESIDENT & GUEST PKG., ONE-OF-A-KIND LOBBY, ROOFTOP SWIMMERS POOL & BANQUET ROOM, TENNIS CT, FITNESS CENTER & DOG RUN

MLS#15-877491  
Guy Fedele 310-770-4444  
GOLD STAR REALTY

**Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan**

<b>1233 N FLORES ST #301</b>	Open	11-2	593A5	<b>NEW</b>
\$575,000	2+2	MODERN		



**WONDERFUL TOP FLOOR, FRONT UNIT, 2+2 W/SIDE BY SIDE PARKING**

Best unit in the building, in the heart of WeHo. This wonderful top floor, front unit, facing west & north; has 2 patios, 2 bedrms, & 2 baths, light filled, smooth ceilings, recessed lights, w/wd flrs in the living rm & dining area. Large kitchen w/stainless steel appliances. Central HVCH, washer & dryer in unit, covered side-by-side, gated parking, elevator in building, this unit only shares one common wall and located near all of the amazing restaurants, boutiques & nightlife that WeHo

MLS#15-892417  
Jennifer Gainey 323-559-6742  
JOHN AAROE GROUP

**Dshwshr, Micro**

<b>1234 HAVENHURST DR #2</b>	Open	12-3	593A5	<b>NEW</b>
\$499,000	2+2	MID-CENTURY		



**REMODELED - GREAT LOCATION, 2 BED, 2 BATH, NEW TO THE MARKET**

Fantastic Mid Century Modern unit, remodeled kitchen and baths, all new appliances, cabinets and Kitchen and Bathroom floors. - \$55,000 spent on remodel in June of 2010. Light and Cheerful Southwest Corner Front Unit, one of West Hollywood's Best Quiet Tree-lined Streets - Can walk to shopping, restaurants & day/night activities. Bright airy & spacious rooms. Large closets & storage spaces with Washer/Dryer in Unit. Large Pool! Located in Lovely, Beautifully Maintained 16 Unit Low-rise Complex.

MLS#15-892495  
Frank Gargani 310 684-2558  
JOHN AAROE GROUP

**Stainless Steel Appliances, Great Pool**

<b>1414 N FAIRFAX AVE, UNIT 109</b>	Open	11-2	593B5	<b>NEW</b>
\$369,000	1+1	1sty-MID-CENTURY		



**FRESH 1 BEDROOM UNIT IN "THE TROPICS"**

Charming, freshly updated unit in "The Tropics". Nestled near the rear of the lush tropical courtyard, this unit enjoys a large, private patio just right for tiki-themed entertaining! Newer pergo-style floors, tasteful updates throughout, freshly painted, tropical style wooden ceiling in spacious bedroom. Good closet space, 2 tandem, covered parking spaces, laundry on site, near public transportation and world-class nightlife. Too cute to last!

Kathleen Gura 323-356-4740  
KELLER WILLIAMS SS

**dishwasher,a/c,microwave,stove,fridge**

<b>950 N ORANGE GROVE AVE #1</b>	Open	11-2	593B6	<b>rev</b>
\$1,150,000	3+4	4sty-ARCHITECTURAL		



**ARCHITECTURAL WEHO ART LOFT**

Exceptional architectural town-home in the heart of WEHO. Gorgeous design w/ soaring ceilings, open rails, polished concrete & hardwood floors throughout. European kitchen & baths feature high-end fixtures & designer finishes. Dual master suites, flexible floor plans allow for varied use of space. Top floor partially covered patios w/ city lights, Hollywood Hills & mountain views. Freshly painted, move-in pristine condition. Incredible opportunity!

MLS#15-890725  
Omega Group-Todd Michaud 310.429.8191  
KELLER WILLIAMS

**www.OmegaGroup.LA**

<b>8960 CYNTHIA ST #205</b>	Refresh.	12-2	592H6	<b>bom</b>
\$475,000	1+1	CONTEMPORARY		



**PRICED BELOW THE COMPS IN THE BUILDING! GREAT 1 BEDROOM UNIT**

Live the most Prime area of West Hollywood (Norma Triangle) 2 Blocks from Beverly Hills in the coveted Beverly Regent building just south of Sunset Blvd and North of Santa Monica Blvd walking distance to so much w/Open floor plan in a very bright South facing, balcony, walk-in closet, NO common walls with neighbors, open kitchen w/Stainless Steel appliances & bar, Newer AC unit, pool, controlled access, earthquake insurance, 2 side by side parking spaces!

MLS#15-881335  
Jeffrey Hobgood 310-305-7653  
SOTHEBY'S BH

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

**11 Venice** Single Family

<b>2241 PROSPECT AVE</b>	Open	11-2	672A5	<b>NEW</b>
\$1,749,000	2+2	CALIFORNIA BUNGALOW		



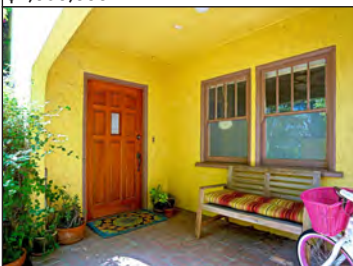
**CHARMING BUNGALOW ON LARGE LOT IN VENICE**

Don't miss this opportunity to own a rare 8,500+ sf lot east of Lincoln with endless possibilities. Move in and immediately enjoy this charming home in a park-like setting with 2 bedroom /2 baths, open living spaces and a bonus room. Looking to create your dream home? This quiet and peaceful property, situated near the Abbott Kinney district and the emerging Lincoln Blvd commercial corridor, offers the ideal setting to build the home you've always wanted.

Alexis Valentin Ramos 310-867-4404  
SOTHEBY'S INTERNATIO

**Dishwash,Garbage Dispo,Range/Oven,Refrig**

<b>1129 MARCO PL</b>	Refresh.	11-2	671J5	<b>NEW</b>
\$1,050,000	2+1	1sty-SPANISH		



**VINTAGE CHARACTER SPANISH COTTAGE**

Sunny and bright, 2+1, Spanish cottage, loaded with charm and original detail. Lushly landscaped with outdoor entertaining areas. Detached single garage and storage structure used as office.

Melissa Macfadyen 3106638061  
TELES PROPERTIES BW

**Stove, DW, GD**

<b>934 MARCO PL</b>	Refresh.	11-2	671J5	<b>red</b>
\$2,499,000	4+5	TRADITIONAL		




**VENICE WALK STREET BEAUTY W/2 GUESTHOUSES**

Rare offering on the Venice Walk Streets: a modern East Coast-style compound w/ 2 separate guesthouses. Experience the serene beauty of coveted Marco Place, moments from Abbot Kinney & Venice Beach. Main house is a sun-filled modern 2 BR/3 BA that opens to wonderful outdoor rooms, incl/ a patio w/ fireplace, bbq, deck & grassy lawn. Also on the property are 2 loft-like 1 BR casitas, each w/ dedicated outdoor spaces - perfect for home offices, guesthouses, or rental income. So many possibilities!

MLS#15-880973  
Jerry Jaffe 310-403-4925  
TELES PROPERTIES

**2 Guesthouses, Central Air**

<b>720 INDIANA AVE</b>	Lunch	11-2	671H5	<b>rev</b>
\$3,250,000	4+3	ARCHITECTURAL		



**WARM ARCHITECTURAL WITH POOL**

This ScottArch designed, 4 BR, 3 bath newly constructed home invites ocean breezes & sunshine in w/ walls of sliding glass, expansive 1000 sq ft wood deck & a custom kitchen island oriented towards the sparkling pool & spa. Exposed steel & wood beams run throughout, rustic wood floors, a board-formed concrete wall in the DR, and soaring double-height ceilings in kitchen. 3-car garage with alley access has flex-space room above with 1/2 bath and an add'l pool shower off the sun deck.

MLS#15-882429  
Tiffany Rochelle 310-210-2213  
PARDEE PROPERTIES, I


**Dshwshr,Rng/Ovn,Fridg**



TUESDAY

**11 Venice** Condo / Co-op

<b>X 700 MAIN ST #10</b>	Lunch 11-2 671G5
<b>\$1,595,000</b>	2+2 ARCHITECTURAL



**STATE-OF-THE-ART MODERN LIVE/WORK LOFT**

Features white polished concrete floors, 18' ceilings and full-height glass walls in living room. Spacious private patio. Customized Poliform Kitchen with Miele appliances, sub zero fridge, center island with Caesar-stone counters, extra storage and built-in cabinetry. Master bedroom and office or 2nd bedroom with custom bookshelves and closets. A comprehensive home automation system with built in surround sound speakers. 2 car secure parking.

red

MLS#15-878841	
Adam & Ally Jaref	310-562-4073
TELES PROPERTIES	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

**306 BORA BORA WAY #107** Open 11-2 701J1 NEW

<b>\$775,000</b>	2+2 CONTEMPORARY
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**WONDERFUL REMODELED UNIT IN MARINA DEL REY!**

Unit is on the second level and offers a lot of natural light, a spacious living room with fireplace and bar area, laundry room, extra storage and a balcony. There is an updated kitchen with glass counter tops, custom cabinets, eating area and stainless steel appliances. Additional rooms include: a master suite with walk in closet and remodeled bathroom, a second bedroom and second bathroom both feature updated custom finishes. Complex offers side by side parking, tennis courts and a pool area.

MLS#15-892405	
Steve Sawai	310-899-3584
WSA/COLDWELL BANKER	Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg

**1046 PRINCETON DR #118** Open 11-2 672A6 rev

<b>\$840,000</b>	0+1 ARCHITECTURAL
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**WORK/LIVE LOFTS IN SILICON BEACH**

11 of 30 Lofts left, SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice/Work/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Private Interior Elevator,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio. Final CofO issued 2010,Square footage listed is rentable sf and includes the interior/exterior. Pictures are of Model units, Marina Del Rey post office

MLS#14-787643	
Lee Johnson	310-892-2244
SOTHEBY'S INTERNATIO	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth

**13 Palms - Mar Vista** Single Family

<b>X 3441 CABRILLO BLVD</b>	Lunch 11-2 672B3
<b>\$1,395,000</b>	3+2 1sty-MID-CENTURY



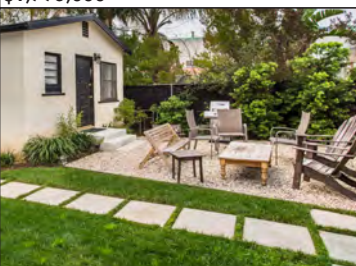
**NEW**

First time on the market for over 50 years! Wonderful family home on large lot in great area of Mar Vista. Potential Ocean View with 2nd Story. Hardwood floors in Living Room and under most carpets. Wood/Gas Fireplace in spacious Living Room. 3 Bedrooms, 2 Baths, Den/Office, plus Patio/Lanai that opens to yard with sparkling pool with cover. Built-in Kitchen with breakfast area. Separate Dining Area. Spa Tub in Master Bath. Built in storage and work area in spotless, finished 2 car gar. Lg Lot.

MLS#15-891199	
Terry Ballentine	310-351-9743
RE/MAX ESTATE PROPER	www.TerryBallentine.com

**11 Venice** Income

<b>416 BROOKS AVE</b>	Open 11-2 671H5
<b>\$1,795,000</b>	



**COTTAGE BY THE SEASHORE**

Cottage by the Seashore. A classic Venice cottage on a Large lot located seconds from Abbot Kinney the Beach. This quaint 2 bed, 1 ba front home has been remodeled w/modern touches. Kitchen is complete w/Carrara marble counters. Large back yard w/gravel pit sitting area & a second 1 bed, 1 ba back house w/a separate rear yard. This duplex has great development potential, good for income buyers and versatile for owner/users. Great Upside Potential!

bom

MLS#15-877287	
Tamra (Tami) Pardee	310-907-6517
PARDEE PROPERTIES, I	Blt-Ins,Dshwshr,Rng/Ovn,Fridg

**4130 SUNNYSIDE AVE** Open 11-2 672 B5 NEW

<b>\$799,000</b>	2+2 1sty-TRADITIONAL
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**SUPER DEAL IN DEL REY!**

Calling all contractors, first-timers & deal seekers! Vintage 2 bed/2 bath ready for your creative redo. Just 1 block to the Marina surrounded by larger luxury homes on this very desirable and perfectly-named street of Sunnyside, this older home holds lots of possibilities. First time on market in decades, house has a huge high-ceiling family room/master w/fireplace opening to back patio. Super hot area of Mar Vista where you can walk to all the Marina cafes, movie theaters and parks nearby.

Alice Plato	310-704-4188
COLDWELL BANKER RESI	2 car garage, w/d, fridge

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

<b>21 QUARTERDECK ST #2</b>	Open 12-2 701J1
<b>\$1,795,000</b>	3+3 4sty-CONTEMPORARY



**STUNNING TOWNHOME JUST STEPS TO SAND!**

4 level contemporary townhome features 2-story living room with floor-to-ceiling windows, bamboo floors & living and dining areas. Beautiful kitchen w/granite counters, stainless appliances & gas grill. First floor w/office & full bath. Top floor has master bedroom w/large walk-in closet and en-suite bath w/spa tub and steam shower. Private rooftop with great ocean views. 2 car garage.

NEW

MLS#15-892275	
Peter & Ty Bergman	310-821-2900
BERGMAN/GIBSON INTL	Cbl,Cent Vac,Dshwshr,Grbg Disp,Micro

**3551 TILDEN AVE** Refresh. 11-2 672E2 NEW

<b>\$795,000</b>	2+1 1sty-TRADITIONAL
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**MAGICAL ZEN RETREAT IN MAR VISTA'S WESTSIDE VILLAGE**

Fall in love w/this beautiful home on a large lot, infused w/ light & centrally located in the Westside Village neighborhood of Mar Vista. Stunningly landscaped front & back w/a flagstone front walkway & rear patio, this 2 bdrm., 1 ba. home has been updated so you can move in immediately & enjoy all that it has to offer.The liv. rm. opens to the great room w/ updated kit. & granite counters, din.area & fam.rm w/frpl.,all w/hwd.firs. Central heat/AC, dual paned windows, 2 car gar. w/direct entry.

MLS#15-890859	
Stacy Blair Young	310-367-7654
TELES PROPERTIES	Dshwshr,Grbg Disp,Micro,Rng/Ovn

Questions? Need Assistance?  
Contact our Help Desk Department!

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

help!!!



TUESDAY

**13 Palms - Mar Vista** Condo / Co-op

<b>3501 TILDEN AVE #6</b> Open 11-2 672D1 <b>\$799,000</b> 4+4 3sty-MEDITERRANEAN	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>NEWER CONSTRUCTION 4 BR IN PALMS!</b>  Charming, newer construction 4 bedroom and 4 bathroom corner unit Townhome with designer finishes throughout. Features 2 master suites, hardwood floors, granite countertops, stainless steel appliances, crown moldings, dual paned windows, central air/heat, tankless hot water heater, outdoor patio, multiple balconies and more! Great Palms location! Tremendous south facing views!
MLS#15-892187 WALKER SPANIER GROUP 310-709-6807 KELLER WILLIAMS	SCOTT WALKER & NEIL SPANIER

<b>4040 GRAND VIEW #89</b> Open 11-2 672D4 <b>\$419,000</b> 2+2 CALIFORNIA BUNGALOW	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>FANTASTIC MAR VISTA TOWNHOUSE!!</b>  Highly sought-after Mar Vista townhouse intelligently designed for maximum usage. This home has been updated with newer appliances, counter tops, new windows and window treatments, hardwood flooring downstairs. There is plenty of natural light and a large private patio with a mature lemon tree. In-unit laundry hookups. A beautiful green view to the Marina from the master bedroom. Easy street-side access and two parking spots.
MLS#15-892369 Thomas Hilal 310-486-1065 NOURMAND & ASSOCIATE	Dshwshr,Grbg Disp,Micro,Rng/Ovn

**14 Santa Monica** Single Family

<b>609 E CHANNEL RD</b> Open 11-2 631 <b>\$28,500,000</b> 12+12.5 MEDITERRANEAN	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>VILLA RUCHELLO - SANTA MONICA CANYON</b>  Villa Ruchello is a 3.3 acre walled, gated updated Mediterranean estate (largest in Santa Monica), designed for a comfortable, elegant lifestyle. Main house, guest house & gate house are all beautifully scaled & set in lush gardens. Public rooms are gracious, with inlaid floors & hand-painted ceilings. There is a lavish master suite, plus 4 more bedrooms upstairs. A private, resort-style pool, outdoor kitchen & cabanas complete this very special offering.
B. Rose/E. Fitz/S. Arana 424-230-3700 THE AGENCY	3.3 Acres - Largest in Santa Monica

<b>307 EUCLID ST</b> Open 11-2 631D6 <b>\$4,495,000</b> 5+4.5 TRADITIONAL	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>NANTUCKET TRADITIONAL NORTH OF MONTANA</b>  Designed & built for custom & private lifestyle by Core Development Group. Abundant moldings, wainscoting & wood paneled ceilings make this unique property your dream home. Large Cooks Kitchen w/Viking cooktop & Viking refrigerator. Open family room w/custom built-ins & wood burning fireplace leads out to a charming stone patio & backyard. Gracious Master Bedroom Suite w/large deck, tree top view & luxurious Master Bathroom w/soaking tub.
MLS#15-888453 Jana Bezdek 310-709-4140 TELES PROPERTIES	Dishwasher, Garbage Disp, Micro, Range

<b>856 FRANKLIN ST</b> Open 11-2 631G5 <b>\$3,995,000</b> 5+5 CRAFTSMAN	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>OCEAN VIEW CRAFTSMAN IN SANTA MONICA</b>  Painstakingly designed & constructed early CA Craftsman style with breathtaking city & ocean views at the top of Franklin Hill. Wful charm, grt architecture, gorg. gdns & fab city/ocean vus. Cook's kitch/fam rm opens to patios & lg grassy yd. Ideal flr plan w/ 4 BRs + md's, inc sensational mstr w/ pvt balcony, lg walk-ins & beau bth. Sep office & fab 2nd sty outdr LR w/ lovely vistas. Extensive blt-ins, walnut flrs & rich detailing. Gated & pvt. Rare oppty!
MLS#15-892745 David Offer 310-820-9341 BERKSHIRE HATHAWAY	www.856franklin.com

<b>801 STANFORD ST</b> Open 11-2 631F5 <b>\$2,895,000</b> 2+4 TRADITIONAL	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>CLASSIC TRADITIONAL WITH CAPTIVATING VIEWS IN NORTH SM</b>  Classic 1930's Trad gem set under the canopy of a majestic sycamore tree on rare double lot (19,890 sq ft per assr's map) w/ almost 200' of frontage & commanding views of BW Country Club golf course. Perched above the st on a gentle knoll w/ gated dr, lg motor court & expansive front & rear yds, this extremely pvt property is one of the largest parcels in the desirable "college streets". Pvt backyard w/ patios, lg lawn & pergola. Lg lower level fam rm w/ FP. Avail for the 1st time in 25+ yrs.
MLS#15-892801 David Offer 310-820-9341 BERKSHIRE HATHAWAY	www.801stanford.com

<b>101 ESPARTA WAY</b> Open 11-2 631-C6 <b>\$2,895,000</b> 3+2 1sty-MID-CENTURY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>FIRST TIME ON THE MARKET IN 43 YEARS!</b>  A one story Mid-Century Architectural w/ocean & cyn views on a wide lot in a premier North of San Vicente cul-de-sac. Enter into a welcoming courtyard. Hardwood flrs in dining rm & step down living rm w/fpl & wrap around doors to the ocean & cyn views. The eat-in kitchen enjoys ocean views. A comfortable family rm opens to a deck & grassy yard. The lge Master has banks of closets, a fpl, ocean views & a pvt patio. Remodel/restore or build your dream home in this incredible location. Trust sale.
MLS#15-892719 Mary Beth Woods 310-571-1358 COLDWELL BANKER	www.101Esparta.com

<b>2512 CALIFORNIA AVE</b> Open 11-2 631/G6 <b>\$1,999,000</b> 3+2 TRADITIONAL	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>CHARMING NORTH OF WILSHIRE TRADITIONAL - FRANKLIN SCHOOL!</b>  Charming traditional north of Wilshire home. 3 bedrooms, 2 baths. Sunny living room with fireplace and marble hearth. Beautiful hardwood floors throughout. Updated kitchen with service porch. Master bedroom has walk-in closet and spa tub. Private backyard features new deck and grassy yard. Franklin School District. Move-in ready!
Linda Lackey 310-899-3408 COLDWELL BANKER RESI	Dishwasher, Garbage Disp, Micro, Range


<b>1335 CEDAR ST</b> Open 11-2 <b>\$1,975,000</b> 3+3	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>  <b>SUNSET PARK SPANISH CHARMER</b>  Tasteful updates throughout. This turnkey family home has big curb appeal w/professionally landscaped grounds & gated courtyard. Formal liv rm & separate din rm boast traditional Spanish tiled accents & beamed ceilings. Incredible cook's kitchen (Viking stove, Thermador ovens, & Subzero) flows into the open fam rm w/tiled fireplace. Huge master w/soaring beamed ceilings, walk-in closet, & sep. tub & shower. Close to beach, schools and parks. A rare gem on a quiet street with ocean breezes.
Marcus Kassin 310-948-1915 COLDWELL BANKER RESI	Dishwasher, Garbage Disp, Micro, Range





TUESDAY

<b>2221 21ST ST</b>	Open	11-2	671H2	<b>NEW</b>
<b>\$1,499,000</b>	2+1	SPANISH		



**ENCHANTING 1933 CECIL GALE SPANISH ARCHITECTURE IN SUNSET PK**

Excellent opportunity to bring this home back to its old world charm. Authentic period details abound w/front entry court, hrdwd flrs throughout, large breakfast area w/built-ins. Spacious living room w/rustic hewn beams. Vintage tiles in bath & kitchen. Separate tub & shower. Skylight. Period tile in stucco wood burning fireplace. Coved ceilings & archways. Good size office space. Detached garage. A much sought - after period Spanish house set amidst coveted Sunset Park!

MLS#15-891393  
Gary Limjap 310.430.0818  
COLDWELL BANKER - SM

Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr

<b>303 9TH ST</b>	Open	11-2	631D7	<b>rev</b>
<b>\$4,799,000</b>	5+7	CAPE COD		



**NEW CONSTRUCTION CLOSE TO THE BEACH WITH OCEAN BREEZES**

Stunning new Cape Cod. Living room with fireplace. Chef's kitchen features marble counters, Viking appliances. Open family room leads to covered outside area with fireplace, wired for TV and sound system. Five ensuite bedrooms, including a glamorous master with walk-in closet, fireplace, balcony and spa-like marble bath. Additional state-of-the-art features include walnut floors, integrated iPad systems, video security and speakers throughout. CARAVAN OPEN HOUSE April 7, 11:00-2:00.

MLS#15-878373  
Linda Lackey 310-899-3408  
COLDWELL BANKER RESI

Dshwshr,Frzr,Grbg Disp,Micro,Other

<b>2609 33RD ST</b>	Open	11-2	672A1	<b>NEW</b>
<b>\$1,329,000</b>	2+1	TRADITIONAL		



**GREAT SUNSET PARK CHARMER!**

Great neighborhood and street about 1/2 mile from Trader Joe's and in close proximity to all the shops and restaurants on Ocean Park Boulevard. Convenient to Interstate 10 freeway. Desirable Grant School district. Remodeled kitchen with granite countertops, quality appliances including washer and dryer. Bathroom also remodeled at same time. Hardwood floors, fireplace in living room, sizable rear patio that opens to nice open back yard. Small office built in part of garage.

MLS#15-888575  
Antoinette Carr 310.498.9874  
BERKSHIRE HATHAWAY H

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

<b>1229 PACIFIC ST</b>	Open	11-2	671G3	<b>rev</b>
<b>\$1,995,000</b>	3+2	1sty-SPANISH		




**EMOTIONAL SPANISH IN SUNSET PARK**

A beautiful remodeled home located on a lushly landscaped corner lot, flooded w/light featuring hardwood floors, spacious living room w/fireplace, charming dining room, large cook's kitchen w/eat-in area. All 3 bedrooms are good-sized, master suite has outdoor access to deck. An enchanting front garden area greets you upon arrival to the home. Private backyard with a large grassy area and deck. Great location in the desirable neighborhood of Sunset Park. Close to shops, restaurants & beach.

MLS#15-888991  
Linda Semon 310.351.3995  
COLDWELL BANKER SM

Refrigerator,washer/dryer,range/oven

<b>2457 ASHLAND AVE</b>	Open	11-2	671J2	<b>red</b>
<b>\$1,500,000</b>	+595000	2+1	TRADITIONAL	



**1930'S MONTEREY COLONIAL HOME IN SUNSET PARK!**

Absolutely delightful 2/1 traditional in the heart of Sunset Park, seconds to Cloverfield Park and all Santa Monica Offers! Flourishing private gardens in front and back of the property. Enter into the generous living room with bursts of natural light throughout the entire house. Spacious and tasteful kitchen with separate dining room. Bedrooms are good-sized and bathroom has tub and shower. Live in it as-is or develop for new potential! Just steps to Ocean Park shops and restaurants!

MLS#15-881989  
Tamra (Tami) Pardee 310-392-2402  
PARDEE PROPERTIES

Clng Fan,Dshwshr,Grbg Disp,Hood Fan

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

<b>1048 3RD ST, UNIT 101</b>	Open	11-2	671D1	<b>NEW</b>
<b>\$1,895,000</b>	3+3.5	MEDITERRANEAN		



**BEAUTIFUL SANTA MONICA TOWNHOUSE**

Fabulous Mediterranean Multi-Level Townhouse in Prime Santa Monica. This unit has been fully renovated & beautifully upgraded with custom, high-end features & resides in a wonderful 5-unit complex located one block North of Wilshire Blvd, 3 blocks to the beach, & a stone's throw to the Promenade. Private in-home elevator & spacious 2-car garage. Multiple amazing outdoor spaces with patios & terraces off every room. Great master suite w/luxurious bath, fp, & walk-in closet. 2 add'l bdrm suites.

MLS#15-888991  
Jade Mills 310-285-7508  
COLDWELL BANKER

Refrigerator, Stove/Oven, Elevator

<b>210 21ST PL</b>	Open	11-2	631E5	<b>rev</b>
<b>\$5,999,888</b>	5+6	TRADITIONAL		




**STUNNING HOME.....MUST SEE!!**

Stunning New 5BR, 5.5BA Trad Mstr Piece in Gillette Regent Sq. design by John Andrews AIA. Beaut hm for ent. w/nat light, cath ceil in entr, pwrdr rm, lbrly w/built-ins. Lrg DRw/but pntry & hw flrs throughout. LR opens to lrg fam rm w/FP & glass drs that open for in/out liv. Beaut grmt kit w/Calcutta ctrs, cust cab, Wolf Range, Sub Zero frdge, brkfst area. Up has sump mstr w/FP & out ter. Carrera mstr BA w/steam shwr, soak tub & lrg walk-in closet. Lrg yard w/salt wtr pool,fire pit,fruit trees

MLS#15-887405  
Susan Kastner 310-382-8555  
PARTNERS TRUST SANTA

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

<b>923 20TH ST, UNIT 4</b>	Refresh.	11-2	631/F6	<b>NEW</b>
<b>\$1,595,000</b>	2+2.5	2sty-SPANISH		



**CLASSIC SPANISH COLONIAL TOWNHOUSE BY WILLIAM HEFNER**

Stunning Spanish Colonial TH designed by Wm Hefner. Classic feel of early Spanish homes. Quality workmanship, taste & attention to detail. Dk wd floors, wd beam clings & vintage-style light fixtr. Open kitch has Calcutta mrble ctrs, farmhse snk, Viking/Sub-Zero stnless appl, accented w/ nickel-finished faucets. High T & G wd clings highlight master. Walker Zanger tiles/Waterworks fixtrs complement bas. Beaut lg wood windows/ Fr drs open to charming front & rear patios. Priv gar w/ storage.

MLS#15-888991  
Mary Young 3108741542  
BERKSHIRE HATHAWAY

alarm, dishwasher, w/d, oven, fridge

<b>303 9TH ST</b>	Open	11-2	631D7	<b>rev</b>
<b>\$4,799,000</b>	5+7	CAPE COD		



**NEW CONSTRUCTION CLOSE TO THE BEACH WITH OCEAN BREEZES**

Stunning new Cape Cod. Living room with fireplace. Chef's kitchen features marble counters, Viking appliances. Open family room leads to covered outside area with fireplace, wired for TV and sound system. Five ensuite bedrooms, including a glamorous master with walk-in closet, fireplace, balcony and spa-like marble bath. Additional state-of-the-art features include walnut floors, integrated iPad systems, video security and speakers throughout. CARAVAN OPEN HOUSE April 7, 11:00-2:00.

MLS#15-878373  
Linda Lackey 310-899-3408  
COLDWELL BANKER RESI

Dshwshr,Frzr,Grbg Disp,Micro,Other

<b>1133 9TH ST, UNIT 311</b>	Open	11-2		<b>NEW</b>
<b>\$899,000</b>	2+2	3sty-MEDITERRANEAN		



**WEST FACING PENTHOUSE NORTH OF WILSHIRE**

Top floor, west-facing 2BR/2BA plus LOFT in prime North of Wilshire location. Abundant natural light & ocean breezes flow from the french doors opening to private balcony. Living room with cathedral ceilings and fireplace. Master with high ceiling, french doors, walk-in closet and spacious bath with dual sinks. Open views from large private roof-top deck. Central HVAC, inside laundry, 2-car side-by-side pkg. Close to shops, restaurants, coffee, just blocks to Montana Ave and 3rd St Promenade.


MLS#15-888991  
Regina Vannicola 310-625-2061  
KELLER WILLIAMS-SM

Central HVAC, W/D, SS Appliances, Loft



TUESDAY

<b>822 3RD ST, UNIT 1</b>	Open	11-2	671-D1	<b>NEW</b>
<b>\$799,000</b>	2+2	1sty-ARCHITECTURAL		




**FRONT-FACING CONDO JUST SOUTH OF MONTANA**

Wonderful front-facing condo just south of Montana Ave in prime Santa Monica. Great Streamline-Moderne vintage building with a lovely garden setting. This unit feels like a home, with its own entry through a private front yard. Beautiful hardwood floors, updated kitchen and baths. Many architectural details, true to the Streamline Moderne era. Close to all that Santa Monica has to offer. Building is a T.I.C. - Tenancy in Common, requires specific purchase contract and disclosures

Kate Bransfield 310 899-3575  
CB - MONTANA AV

<b>843 12TH ST #4</b>	Open	11-2	631E7	<b>rev</b>
<b>\$1,079,000</b>	2+3	MEDITERRANEAN		



**FABULOUS SANTA MONICA TOWN HOUSE 7 DOORS FROM MONTANA!**

Private 2 bed, 2.5 Bath Town House seven doors south of Montana. Enjoy sunny western sunset views on the newly fenced patio. Newer Hardwood floors on the 1st floor. Romantic over-sized FP in the living room. Granite Counter tops & newer appliances in spacious kitch w/ sunny southern exposure. Built in wet bar. Glamorous marble powder room. Direct access to side by side parking Laundry in the unit on bedroom level. Big master bedroom w/ high vaulted ceilings. Excellent public schools.

MLS#15-884879  
Ron Holliman 310-777-6216  
COLDWELL BANKER BH

12th St. South of Montana Ave.

<b>1530 S CENTINELA AVE, UNIT 102</b>	Open	11-2		<b>NEW</b>
<b>\$659,000</b>	2+2.5	1sty-CONTEMP MED		



**NEWER CONTEMPORARY MEDITERRANEAN CONDO IN GREAT LOCATION**

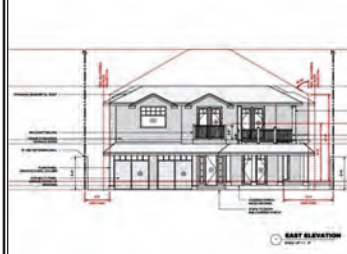
Wonderful 2 bd 2.5 bath condo in newer building just outside Santa Monica. Granite counters, stainless steel appliances and beautiful wood cabinetry in kitchen. Open spaced kitchen/dining and living room. Custom built ins in living room. Patio. Great light. Wood floors in public rooms. Carpet in bedrooms. 2 full bathrooms and a powder room. Laundry in unit. 2 tandem parking spaces in gated garage. Controlled access entry. www.1530centinela102.com

Leah Lail 310-849-9596  
COLDWELL BANKER-BHN

refrigerator, dishwasher, washer/dryer

**14 Santa Monica** Land

<b>740 18TH ST</b>	Open	11-2	631E6	<b>rev</b>
<b>\$3,295,000</b>	Land			




**GILLETES REGENT SQUARE 60X149 LOT WITH PLANS**

Build your dream home on a 60x149 (8940) lot with West facing backyard. APPROVED architectural plans available for review. Fully cleared lot, soils, survey, environmental and all fees paid YTD to city of SM. Permit will soon be ready to be issued This opportunity to skip the lengthy & costly SM process & commence immediate construction of a 5400 sq. ft. two story Beach cottage home with 5 bedrooms, 6 bathrooms and attached 2 car garage on one of NOM best streets. Rare offering. Franklin School

MLS#15-890145  
Deborah Silverstein 310-395-0113  
MONTANA AVE REALTY

<b>2339 34TH ST #45</b>	Open	11-2	632A7	<b>NEW</b>
<b>\$639,000</b>	2+3	MEDITERRANEAN		



**WWW.233934TH45.COM**


Gorgeous light and bright Santa Monica townhouse in excellent Sunset Park location close to restaurants, shops and Trader Joe's. The inviting open floor plan of the living and dining area is an excellent space to entertain or relax, with hardwood floors and elegant fireplace. Sunny eat-in kitchen with stainless steel appliances includes a breakfast area opening onto a private balcony. Master suite w updated marble bath. Hardwood flrs, SS appliances, laundry in, 2-car SxS parking, extra storage.

MLS#15-880241  
Regina Vannicola 310-625-2061  
KELLER WILLIAMS-SM

W/D, Central HVAC, DW

**14 Santa Monica** Lease

<b>1508 GEORGINA AVE</b>	Open	1-3	631D6	<b>NEW</b>
<b>\$20,000</b>	4+4	2sty-COUNTRY ENGLISH		




**PRIME NORTH OF MONTANA**

Situated on one of the most coveted areas North of Montana, this Country English home sits on an oversized 12,302 Sq Ft lot with a massive grassy yard and a separate play area. Tasteful modernist enhancements (including an inspirational kitchen/dining/family room reimagining) have been undertaken. The best of Montana Avenue's shops, restaurants and fitness studios and Santa Monica's acclaimed schools are only moments away.

MLS#15-891969  
Billy Rose David Solomon 424.400.5900  
THE AGENCY

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

<b>229 BICKNELL AVE #109</b>	Open	11-2	671F3	<b>red</b>
<b>\$495,000</b>	1+1	MODERN		



**PRE SUMMER BLOW OUT SALE!**

Spacious and Unique Downstairs Front Condo with an Abundance of Natural Light & Ocean Breeze! Easy walk to the Beach, Main St., Farmer's Mkt., 3rd St Promenade & All that West side has to Offer! Unit features one Common Wall, No Stair to Climb, Bamboo Flooring, Gated/Covered Pkg., Over sized Bedroom, lots of closet space & extra storage. Tastefully remodeled for immediate move-in. This classic Californian quiet complex features include pool, common area BBQ & seating area. HOA fee incl EQ Ins.

MLS#14-780885  
Stuart Banerjee  
D.G. REALTY

Blt-Ins, Dshwshr, Hood Fan, Intrcm, Rng/Ovn

**15 Pacific Palisades** Single Family

<b>15301 WHITFIELD AVE</b>	Open	11-2		<b>NEW</b>
<b>\$6,195,000</b>	5+6	3sty-ARCHITECTURAL		



**HUGE PRICE REDUCTION**

This sophisticated 5 bed, 6 bath Architectural estate (new construction) features stunning ocean and city views and spacious, well-appointed rooms ideal for both relaxation and large-scale entertaining. Open floor plan perfectly calibrated to indoor-outdoor living. Huge gourmet kitchen, master suite with ocean views, home theater, full bar, wine cellar, gym, infinity pool and more. Accessible rooftop with grill, hot tub and 360-degree views. Unbeatable location near downtown Pacific Palisades.

Santiago Arana 424-231-2400  
THE AGENCY

<b>917 19TH ST #106</b>	Refresh.	11-2	631E7	<b>rev</b>
<b>\$1,995,000</b>	3+2.5	CONTEMP MED		



**BACK ON MARKET THIS BEAUTIFUL UNIT**

Built in 2010 this meticulously maintained townhome in desirable Wilshire Montana neighborhood is truly unique. Finest craftsmanship, high end finishes w/high ceilings & open floor plan. European oak washed floors, stone tiling, granite counter tops, crown moldings, gourmet cooks kctchn w/stainless Viking appliances & pantry! 2 car private garage w/bonus room, heated floors + separate office. Landscaped patio perfect for entertaining. Blocks from Montana Ave's restaurants, cafes & shopping.

MLS#15-885499  
Diane Dorin 424-203-1835  
TELES PROPERTIES

Dishwasher, Washer, Dryer, Refrigerator

**Questions? Need Assistance?  
Contact our Help Desk Department!**


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



TUESDAY

<b>X 1050 CHAUTAUQUA BLV</b>	Lunch 11-2	<b>NEW</b>
\$4,200,000	4+4 2sty-MEDITERRANEAN	
	<b>HEART OF THE PALISADES W/ SPECTACULAR OCEAN VIEWS</b>	
CUSTOM 4 BD/4 BA MED W/ GORGEOUS OCEAN & CANYON VIEWS. FEATURING AN INVITING OPEN FLOOR PLAN W/ ALL PUBLIC ROOMS FLOWING TO AN WRAP AROUND OCEAN VIEW TERRACE AFFORDING A PERFECT INDOOR/OUTDOOR ENTERTAINMENT AREA. THE KITCHEN OPENS TO A LARGE FAMILY RM W/ A FIREPLACE AS WELL AS THE FORMAL DINING RM. ADD'L, THERE IS A FORMAL LIVING ROOM W/ FIREPLACE, HIGH CEILINGS, & NATURAL LIGHT. UPSTAIRS ARE 3 BEDS. THE MASTER HAS VAULTED CEILINGS, HIS/ HERS CLOSETS, A FIREPLACE & DECK W/ VIEWS.		
Jody Fine BERKSHIRE HATHAWAY	310-230-3770	Blf-Ins,Dshwshr,Grbg Disp,Rng

<b>16006 ANOKA DR</b>	Open 11-2	<b>NEW</b>
\$11,500	4+3.5 1sty-RANCH	
	<b>PANORAMIC OCEAN VIEW LEASE</b>	
Come home to the best views in the Palisades. This 4 bedroom, 3.5 bath, 1 story includes a newly designed kitchen with dining room and a living room with a wall of glass doors opening to your outdoor oasis. This home offers a large office with a wall of built-ins, 2 large bedrooms with a jack/ jill bath, master suite with views, and 4th bedroom and full bath. Newer wood flooring, updated baths, abundant closet space and all new windows make this house a home. Close to the village & hiking trails.		
Jill Cannella GIBSON INTERNATIONAL	310-562-8278	Washer Dryer, Stove, Refrigerator, Micro

<b>16655 CALLE HALEIGH</b>	Open 11-2 630H1	<b>NEW</b>
\$2,587,000	5+5 CONTEMP MED	
	<b>JUST LISTED JOIN US TUESDAY</b>	
This 5-bedroom Contemporary Mediterranean awaits you behind the gates of the "Peninsula," a coveted enclave w/ mountain & ocean vistas. A gracious entry leads to light-filled & open living room w/large windows & gas fireplace. The adj. formal dining rm includes built in cabinetry/serving station & French doors that open to an expansive balcony.		
MLS#15-891213		
Tanya Starceвич KW PALISADES	310-739-4216	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg


<b>13535 LUCCA DR</b>	Open 11-2 631D4	<b>rev</b>
\$7,850,000	6+6 TUDOR	
	<b>HISTORIC FRENCH TUDOR IN PALISADES RIVIERA</b>	
Historic French Tudor designed by Gerard Colcord in 1929 was feat. in Architectural Digest in 1931 & other publications. 6 bd, 5.5 bth, 5,346 sq ft incl. guest house on a 20,877 sq ft all-flat lot on the best street in the Riviera. In 2006, a pool/spa, & outdoor kitchen was added, & the home was restored to bring out exposed wood beams, hand plastered walls, peg & groove floors, & large fireplace. The kitchen & bathrooms were updated while keeping the original windows and gothic-arched doors.		
MLS#15-826787		
Anthony Marguleas AMALFI ESTATES	818-293-9280	BBQ,Blf-Ins,Dshwshr,Dryer,Frzr,Other

<b>1224 PIEDRA MORADA DR</b>	Open 11-2 630G2	<b>NEW</b>
\$2,525,000	3+4 TRADITIONAL	
	<b>FAMILY NEIGHBORHOOD</b>	
Elegant 2-story entrance welcomes you to brick Traditional in the heart of Palisades Hills. Upstairs master suite with dual master baths & dual walk-in closets, 2 additional bedrooms as well as a roomy office/optional 4th bedroom. 3.5 baths plus separate sauna. Large gourmet kitchen features granite counter tops and a huge center island. Kitchen opens to family room and breakfast room. French doors lead to beautifully landscaped patio and backyard with views.		
MLS#15-891631		
Jonathan Cates COLDWELL BANKER-PAC.	310.230.2477	www.1224PiedraMoradaDrive.com

<b>631 LAS LOMAS AVE</b>	Open 11-2 630J5	<b>rev</b>
\$1,395,000	2+2 2sty-TRADITIONAL	
	<b>DEVELOPMENT OPPORTUNITY IN PACIFIC PALISADES</b>	
Rare opportunity: one of few remaining smaller, more affordable properties in prime Palisades location. Peaceful, friendly Las Lomas is home to idyllic site surrounded by mature trees/vistas reminiscent of "the old Palisades" - velvety mountains/glorious greenbelt overlooking magical Las Pulgas Canyon, w/ocean in distance, especially from a future 2nd sty home. Absolutely no walking permitted on property without LA. Offers due 9am Mon April 13. Contact LA for Guidelines.		
MLS#15-890567		
Betty-Jo Tilley BERKSHIRE HATHAWAY	310-230-3767	

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

<b>1038 EL MEDIO PL</b>	Open 10:45-2:30 631A4	<b>NEW</b>
\$2,280,000	3+3 2sty-TRADITIONAL	
	<b>DISTANT OCEAN, CITY AND MOUNTAIN VIEWS, 1038 EL MEDIO PLACE</b>	
Ocean View Property with 19,000+ lot gives opportunities for expansion or use current 60's design and decorate to your own taste! Updated 3 years ago, this property has 3 br upstairs, center hall bath for family bedrooms and master suite with private, separate dressing room and bath. Lower level has entrance and living room with vaulted ceilings, dining room, and kitchen with open pass through and view. Family room with full bath could be converted to 4th bedroom. Two car garage.		
MLS#15-892111		
Paula Jones Giancarlo R SOTHEBY'S	310-255-5449	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg,

<b>16169 W SUNSET BLVD #101</b>	Open 11-2 630J5	<b>rev</b>
\$735,000	2+2 CONTEMPORARY	
	<b>BEST DEAL IN PALISADES! 2 BED+DEN 1,208 SF</b>	
Prime Pacific Palisades 2 bedroom, 2 bath plus den/office condo. Conveniently close to Palisades Village and Santa Monica Beach, minutes away from Santa Monica business district and all amenities. Natural light fills the southwest corner unit with double paned glass doors and windows. Newly installed wide plank hardwood floors throughout, newly painted one year ago. Updated kitchen with granite counter tops and stainless steel appliances. 2 bathrooms recently updated.		
MLS#15-882269		
Inne S Chung COLDWELL BANKER-PAC.	310.230.2492	Cbl,Dshwshr,Elvtr,Frzr,Grbg Disp

<b>16758 CALLE DE CATALINA</b>	Open 11-2 630 G1	<b>NEW</b>
\$1,775,000	5+4 2sty-CONTEMP MED	
	<b>BEAUTIFUL 5 BEDROOM VIEW HOME ON PRIVATE GATED STREET</b>	
Located in The Summit with sweeping views & terrific floorplan. Good size yard w/large grassy area. Double door entry, step down LR. Dining Rm. Large Kit opens to breakfast area & family rm w/tp. One bedrm downstairs. 4 spacious bedrms upstairs includes huge master ste w/sitting area, balc & tp. Master Bathrm w/spa tub, stall shower, double sinks & walk-in closet. Hardwood flrs, 2 zone a/c & heat. 2 car gar. Summit Club w/pool, spa, tennis, gym, basketball court, park & more. This is a winner!		
LAUREN POLAN COLDWELL BANKER PP	(310) 573-7776	www.CalleDeCatalina.com




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

<b>X 157 S LUCERNE BLV</b>	Lunch 11-2	<b>NEW</b>
\$1,749,000	4+3 1sty-ARCHITECTURAL	
	<b>DISCOVER PALM SPRINGS IN LARCHMONT VILLAGE</b>	
The generous living room with barrel ceiling is equipped w/ a home theatre system & fire place. The sun-filled formal dining room affords a pass thru to the kitchen. A chef's kitchen with granite countertops comes w/ Thermador/Sub Zero appliances and offers ample pantry space in the adjoining laundry room. The home features 4 bedrooms, 3 en suite. The oversized master has floor to ceiling windows overlooking the pool & spa. The Saltillo style patio w/fire pit, grill, & bar create resort living.		
Loveland Carr Properties COLDWELL BANKER HP	323-640-7606	www.lovelandcarr.com


<b>262 S ARDEN</b>	Open 11-2 633F1	<b>rev</b>
\$1,999,000	5+3	
	<b>GORGEOUS &amp; SPACIOUS WINDSOR SQUARE TRADITIONAL</b>	
Elegant Traditional Colonial Revival in historic Windsor Square. Situated two blocks from Larchmont Village, and in the coveted 3rd St. school district, this spacious home is beautifully appointed with Stately crown moldings and classic period details. Traditional center hall plan with grand staircase, formal living and dining rooms, large kitchen and bonus rooms. Updates to the property include newer roof, foundation bolting and certain plumbing/electrical upgrades.		
John Duerler HANCOCK HOMES REALTY	323-462-2748	www.262Arden.com


<b>517 N LUCERNE</b>	Open 11-2 593F7	<b>rev</b>
\$1,999,000	4+3 CRAFTSMAN	
	<b>DRAMATICALLY RE-ENVISIONED LARCHMONT VILLAGE TRADITIONAL</b>	
Dramatically re-envisioned Larchmont traditional located 1 block from trendy Larchmont Village. This 4bd/3ba family-friendly home has been tastefully re-imagined w/ designer finishes throughout. Bright & open floor plan incl. formal living and dining, foyer w/ soaring vaulted ceilings, sweeping staircase, statement chandelier, beautiful refinished floors, classic wainscoting, and thematic light fixtures. Gleaming chef's kitchen w/ marble counters, SS appliances, & ample cabinet space.		
John Duerler HANCOCK HOMES REALTY	323-462-2748	www.517Lucerne.com

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

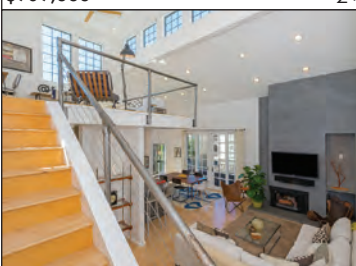
<b>140 S GRAMERCY PL, UNIT 3</b>	Open 11-2 633H1	<b>NEW</b>
\$749,000	2+2.5 3sty-ARCHITECTURAL	
	<b>MODERN LIVING NEAR LARCHMONT VILLAGE</b>	
Stroll to Larchmont Village Restaurants, Cafes and Shopping from this Modern Loft Townhome designed by award winning Assembledge+, AIA. 2 Bed/2.5 Bath. Open Loft Floor plan, 18 foot ceilings, walls of glass, concrete and bamboo flooring. 1st Level: Living/Dining, Chef's Kitchen & Powder. 2nd Level: Open bedroom/Den with bath. 3rd: Master Suite with a luxurious bath and an amazing closet that Carrie Bradshaw would want. Top: 360 Panoramic Views from private rooftop terrace.		
Jacqueline Tager SOTHEBY'S LOS FELIZ	323-697-3040	www.140gramercy3.com

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

<b>6663 COLGATE AVE</b>	Open 11-2 633A1	<b>NEW</b>
\$3,345,000	4+5 MODERN	
	<b>MODERN DESIGN &amp; OPULENT MATERIALS</b>	
Have been melded together to create a superior home in the heart of Beverly Grove. Upon entrance you are greeted by an open floor plan boasting expansive great rm, formal DR & gourmet Scavolini chef's kitchen w/grigio Italian stone counters & Miele appliances. Floor-to-ceiling sliding doors disappear to make way to the backyard w/pool/spa "wrapped" in beautiful white Italian marble, lounge & built-in BBQ. Spa-like master, Brahm's oak wood & concrete inspired Italian porcelain flr. Lutron speakers		
Josh & Matthew Altman DOUGLAS ELLIMAN	310.819.3250	www.TheAltmanBrothers.com

<b>1025 S RIDGELEY DR</b>	Refresh. 11-2	<b>NEW</b>
\$1,250,000	3+2 1sty-COUNTRY ENGLISH	
	<b>STORYBOOK MASTERPIECE IN MIRACLE MILE</b>	
Grand living room w/ high barreled ceiling, cherrywood floors, floor to ceiling character windows w/ latches, brick fireplace & formal dining room. Three large bedrooms each w/ spacious closets & tons of natural light. Master bath features glass stall shower & spa tub. Designer light fixtures throughout & climate controlled wine cellar. French doors lead to quaint back patio and outdoor pergola/BBQ area. Detached garage/bonus space with loads of potential. Private backyard w/ hedged-in hot tub.		
The Kostrey Collection KW LARCHMONT	310-621-4341	Washer/Dryer,Fridge,Stove,Oven,Wine Cell

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

<b>412 ARNAZ DR #10</b>	Refresh. 11-2 632J1	<b>rev</b>
\$969,000	2+2 CONTEMPORARY	
	<b>SLEEK &amp; MODERN PENTHOUSE LOFT NEAR WEHO &amp; BEVERLY HILLS</b>	
Sleek & stunning top floor Penthouse Condo w/ Loft in ultra-prime location seconds from Beverly Hills & West Hollywood. Front facing unit has southwest exposure that brings in tons of natural sunlight & views from all rooms. Living room & dining room have dramatic 25-foot vaulted ceilings; open kitchen has Viking & Sub Zero appliances and polished concrete counter tops. Master suite has large walk-in closet w/ built ins, recently remodeled bathroom w/ Carrera marble counter top		
Jimmy Martinez PARTNERS TRUST BH	323-377-0548	www.412arnaz.com

**20 Hollywood** *Single Family*

<b>735 N LAS PALMAS AVE</b>	Open 11-2 593E6	<b>NEW</b>
\$2,995,000	5+6 ARCHITECTURAL	
	<b>GORGEOUS ARCHITECTURAL HANCOCK PARK ADJ.</b>	
Gorgeous newer construction. This Architectural, 2-story, designer home offers 5 bedrooms & 5.5 bathrooms, wood floors throughout, gourmet open kitchen. Exquisite design and sophisticated finishes in one of the most coveted locations in Hollywood, adjacent to Hancock Park. The high ceilings and Fleetwood sliding glass doors create a wonderful indoor/outdoor feel, great for entertaining. Top-of-the-line gourmet chef's kitchen, "smart" home technology, lighting and entertainment system.		
Rachael Brook PARTNERS TRUST BH	310-729-6004	

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TUESDAY

<b>6737 W HEPBURN WAY</b>	Open	11-2	593E5	<b>rev</b>
<b>\$1,150,000</b>	3+4	3sty-ARCHITECTURAL		



**MLS#15-882421**  
Austin Pick  
THE AGENCY 310.383.6461

**NEW LISTING**

Welcome to Hollywood's ultra elegant architectural home; featuring 3 suited bedrooms, a rooftop deck with stunning city views and a gracious open floor plan with striking 10 foot ceilings- large windows allow for an ingress of natural light. Offering a direct access 2 car parking garage, designer kitchen, ready for solar, designed with controlled access, and whole home automation wiring. Only moments away from prime shopping, dining and entertainment. Truly sophisticated Los Angeles city living.

**Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn**

**20 Hollywood** Condo / Co-op

<b>1353 N FULLER AVE #107</b>	Open	11-2	593C5	<b>NEW</b>
<b>\$719,000</b>	3+3	CONTEMPORARY		



**MLS#15-889805**  
Greg Harris  
COLDWELL BANKER RESI 323-356-8024

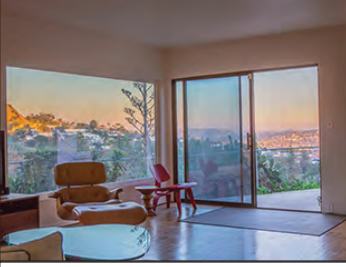
**NEWER CONSTRUCTION 3 BEDROOM, 3 BATH CONDO**

AMAZING OPPORTUNITY TO OWN THIS SPACIOUS NEWER CONSTRUCTION 3+2.5 CONDO WITH OPEN KITCHEN, LARGE LIVING ROOM W/FIREPLACE & DARK HARDWOOD FLOORS THROUGHOUT. KITCHEN FEATURES TRAVERTINE FLOORS, GRANITE COUNTER TOPS, ITALIAN CABINETS W/STAINLESS STEEL APPLIANCES & BREAKFAST BAR OPENING TO DINING & LIVING ROOMS. DINING/LIVING OPENS TO A LARGE BALCONY, GREAT FOR BBQ'S. LIGHT FILLED MASTER SUITE OFFERS LARGE BUILT-OUT WALK-IN CLOSET, EN-SUITE BATH W/GLASS SHOWER & SOAKING TUB.

[www.GregHarrisEstates.com/107](http://www.GregHarrisEstates.com/107)

**22 Los Feliz** Single Family

<b>2294 MOUNTAIN OAK DR</b>	Refresh.	11-2	593H2	<b>NEW</b>
<b>\$1,100,000</b>	3+2	MID-CENTURY		



**MLS#15-892809**  
Holly Purcell  
BERKSHIRE HATHAWAY 310-890-4023

**PREMIER OAKS LOCATION!**

Mid-Century view home in The Oaks. One level with views of Griffith Observatory, The Park and Dodger Stadium Fireworks. Wood floors. Quiet and Serene. Close to entrance to Griffith Park, Trails Cafe, and hiking trails.

**Architectural Plans, Geo & Soils Avail.**

<b>2321 HILLHURST AVE</b>	Open	11-2	GLAM!	<b>rev</b>
<b>\$2,799,000</b>	4+4.5	2sty-TRADITIONAL		



**MLS#15-885431**  
JEFF YARBROUGH  
KW | L.A. LUXE GROUP 323.854.4300

**GRAND LOS FELIZ TRADITIONAL: OFFERS DUE TODAY AT 5PM!**

4BR/4.5BA Grand Los Feliz Traditional two-story residence with foyer entrance with curved staircase, over-scale living room with bay window and marble fireplace, family room with full wet bar and access to covered patio, paneled den with fireplace, formal dining room with bay window, large kitchen with breakfast area, laundry area, and access to patio, direct access from two-car garage to kitchen area, butler's pantry and back staircase, over-sized master suite, and lush grounds. 4,801 sq.ft.!

[www.2321Hillhurst.com](http://www.2321Hillhurst.com)

**28 Culver City** Single Family

<b>11219 PATOM DR</b>	Lunch	11:30-2:30	672G5	<b>NEW</b>
<b>\$950,000</b>	3+2	1sty-CONTEMPORARY		



**MLS#15-892057**  
Barbara Gibson  
BG REAL ESTATE 310-823-7028

**WONDERFUL CULVER CITY NEIGHBORHOOD**

Large and Spacious Move-in ready 3 bedroom 2 Bath. Great for entertaining. Same owner for over 50 years. Newly painted inside and out. New dual-pane windows. Large open kitchen has granite counter tops and opens to family room with vaulted ceiling & wood burning brick fireplace. Hardwood floors throughout. Master bedroom has area for a desk & Lots of closets and vaulted ceiling. Walk to El Marino School & Park. Fantastic Culver City location near many shopping areas. Do not Disturb Occupants.

**Stainless appliances**

**29 Westchester** Single Family

<b>7522 W. 88TH STREET</b>	Open	11-2	702D7	<b>NEW</b>
<b>\$879,000</b>	3+2	TRADITIONAL		



**MLS#315003224IT**  
Jim Tripodes  
JOHN AAROE GROUP (626) 202-9444


**IMMACULATE WESTCHESTER HOME**

Situated in one of Silicon Beach's most desirable communities, this immaculate Westchester home offers comfortable & modern living inside & out. Located west of PCH/Lincoln the property provides convenient access to local beaches, LAX, LMU, & the 405 FWY. The home consists of 3 bedrooms & 1.75 bathrooms with an open floor plan design. The finished 2 car attached garage has epoxy flooring allowing it to function as a studio, gym, den, or play room.

**Dshwshr,Dryr,Grbg Disp,Micro,Fridg,Other**

**30 Hollywood Hills East** Single Family

<b>6001 GRACIOSA DR</b>	Open	11-2	593G2	<b>NEW</b>
<b>\$2,899,000</b>	3+4	SPANISH		



**MLS#15-891091**  
James Nasser  
WEA 310-351-9450

**BEAUTIFUL SPANISH 2-STORY**

Private and gated. 3 bedrooms, 4 bathrooms. Spectacular pool with a spa. Views of the city and ocean. Perfect for entertaining. Done, done, and done.

**Blt-Ins,Dshwshr,Rng/Ovn,Fridg**

<b>3457 N KNOLL DR</b>	Lunch	11-2	563D7	<b>NEW</b>
<b>\$1,999,000</b>	4+4	MID-CENTURY		



**MLS#15-891783**  
Tom Otero  
RODEO REALTY 323-570-0036

Amazing, architecturally unique, private and serene in the highly desirable Lake Hollywood Knolls. Designed by Lorand West and renovated in 2014 with energy efficient windows and high-end finishes. There are walls of glass showcasing panoramic views of the Hollywood Hills. The Zen-inspired backyard is tranquil yet dramatic. Lushly landscaped with large imported Buddhas, vases from around the world. The salt water pool has a pebble-tec finish. An entertainer's dream! Beautiful master suite VIEWS!


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help!!!



<b>6100 RODGERTON DR</b>	Open	11-2	<b>NEW</b>
\$1,595,000	0+0		



**BEAUTIFULLY UPGRADED W/AMAZING VIEW**

Perched high in the much-desired Beachwood Canyon, amongst lush trees with a great sense of privacy and serenity, this beautiful and bright 3-story home comes with an open floor plan and offers unobstructed canyon views from almost every room in the house. Two en-suite master bedrooms and two guest bedrooms, all recently remodeled. This house is located in a quiet neighborhood, within close proximity to the Beachwood market and Franklin village for shopping and eateries.

Joray Rylee 310-387-5201  
COLDWELL BANKER-BH S

<b>6128 RODGERTON DR</b>	Open	11-2	593/G1	<b>NEW</b>
\$1,019,000	3+2	2sty-CONTEMPORARY		



**BEACHWOOD CANYON CONTEMPORARY OPEN 11-2 AND TWILIGHT 5-7**

Stunning Canyon-view home beautifully undated and remodeled with custom interiors by Commune. Upstairs hosts two bedrooms and one bath and an open concept living room with built-in dining area banquette. The gourmet kitchen boasts stone counter tops, stainless steel appliances & custom cabinetry. Downstairs, the master suite with dual walk-in closets and limestone master bath open up to magical canyon from two decks. Walking distance to hiking trails & Beachwood Village.

Tami Pardee 310-907-6517  
PARDEE PROPERTIES

Refridgerator,range/oven,dishwasher,othe

<b>3476 TROY DR</b>	Open	11-2	563D6	<b>red</b>
\$999,000	3+2	MID-CENTURY		



**JUST REDUCED HOLLYWOOD GEM**

Beautiful mid century modern w/views from every rm. Open floor plan w/spacious LR, wood beam ceilings, wide plank flrs, recessed lighting, Carrera marble counters in the kitchen w/Viking appliances & birch cabinets. Gorgeous mountain & hillside views from every rm w/flr to ceiling sliding drs that open to outdoor deck. Lots of outdoor space perfect to entertain. Master bedrm has walk in closets & balcony. Bathrooms boast slate showers and a jacuzzi tub in master. Truly a turn key Hollywood Gem!

Nicole Contreras 310.614.4952  
NOURMAND&ASSOCIATES

www.NicoleContreras.com

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

<b>X 1250 W 69TH ST</b>	Lunch	12-3	674A7	<b>NEW</b>
\$220,000	1+1	TRADITIONAL		




Cute as a Button! --and can you believe this price??? Cozy home with 2 bedrooms (one possibly unpermitted--only one shows on records), and updated kitchen and bath. Hardwood floors in living room, plus two hexagonal accent windows, new carpeting in hall and bedrooms. New wood fence enclosing backyard, and garage currently used as pottery and wood-working studios. Convenient location, near 110 fwy and downtown--this would be a perfect starter home or investment property.

Natalie Neith 323 317-9696  
JOHN AAROE GROUP

Cbl,Rng/Ovn

**42 Downtown L.A.** *Condo / Co-op*

<b>530 S HEWITT ST #450</b>	Open	11-2	634H5	<b>NEW</b>
\$649,000	1+1	ARCHITECTURAL		



**PREMIER LOFT CONDO**

The Art District's premier Loft Condo bldg, the Barker Block, offers extraordinary amenities, comfort, security, with architectural character not seen any where else in the region. Hardwood flrs w/ original wood beam ceilings from 1920. Modern luxe bath + kitchen w/ island + caesarstone counters. All appliances + wshr/dryr. Resort style rooftop pool + lounge areas + gym. New outdoor ground floor area w/ firepit. 24/7 front desk security. Tenant occupied til 12/31/2015. Close to ALL.

Neil McDermott 310.880.2315  
HILTON & HYLAND

Dshwshr,Dryer,GrbgDsp,Micro,Rng/Ovn,Othr

**60 Tarzana** *Single Family*

<b>19656 WELLINGTON LN</b>	Open	11-2	<b>NEW</b>
\$2,495,000	5+5		



**CHARMING CLASSIC MEDITERRANEAN**


Stunningly situated on a cul-de-sac, this classic Mediterranean has both charm and practical features, providing the perfect layout for a family. 4 of the 5 bedrooms, both with en suite bathrooms, are upstairs along with an extra room, currently used as a gym, which could also be used as a bedroom if necessary. The 5th bedroom and bathroom en suite is downstairs next to the ample laundry room.

Juliette Hohnen 323.422.7147  
HILTON & HYLAND

www.juliettehohnen.com

**62 Encino** *Single Family*

<b>16056 WOODVALE RD</b>	Refresh.	11-2	561F5	<b>rev</b>
\$2,399,000	4+3.75	TRADITIONAL		



**PRIVATE ROYAL WOODS COUNTRY ESTATE**

A heritage oak grove greets you on your approach to this private, traditional country home sitting above the loveliest street in Royal Oaks. Ready for entertaining groups or family. 4 bedrooms, 3 3/4 baths, including luxurious master w/huge walk-in closet. Den/office, large living room and family room/solarium, all w/fireplaces. An updated kitchen with top of the line appliances and granite counters. Lush, serene grounds, swimmer's pool & spa complete this amazing retreat minutes from

Bill Lustig 310.770.0283  
JOHN AAROE GROUP

please visit www.16056Woodvale.com

**72 Sherman Oaks** *Single Family*

<b>14009 CHANDLER</b>	Open	11-2	562B2	<b>NEW</b>
\$1,195,000	3+3	2sty-CONTEMPORARY		



**REMODELED CONTEMPORARY TRADITIONAL!**

Down a long private driveway lies this beautifully updated modern traditional. Effortless floor plan with 3 bedrooms, 3 baths in almost 2200 square feet on an extra large lot. Private master with walk-in closet and bathroom with dual sinks and free-standing tub. Open plan downstairs with large living room, gourmet kitchen, and separate family room. Private backyard perfect for summer entertaining and just the right size for a pool. Close to fabulous schools and great restaurants.

Stephen Apelian (323)804-3400  
COLDWELL BANKER RESI

www.14009chandler.com

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**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)      **rev** - review (Automatic Status)  
**NEW\*** - new not yet listed      **bom** - back on market  
**red** - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)



TUESDAY

**73 Studio City** Single Family

<b>3774 MOUND VIEW AVE</b>	Open 11-2	562G6	<b>rev</b>
<b>\$1,849,500</b>	4+3	1sty-CONTEMPORARY	



SILVER TRIANGLE REMODEL  
WWW.3774MOUNDVIEW.COM

Stunningly Silver Triangle, major renovation. Formal living room, large bright kitchen, dining area, family room w/ high volume vaulted & beamed ceilings. Matterhorn birch hardwood floors throughout, custom cabinetry, top-of-the-line stainless steel appliances. Large private backyard oasis w/ beautiful modern decking & large sun-drenched swimmers pool w/ waterfall. Gorgeous master suite opens directly to backyard. Over 7000 sq ft lot, two car alley access garage. Carpenter Elementary School.

www.OmegaGroup.LA

OMEGA GROUP

MLS#15-887145  
Omega Group-Randy Wright 310.927.6818  
KELLER WILLIAMS

**74 Toluca Lake** Single Family

<b>4443 STROHM AVE</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,499,000</b>	3+2 1sty-MODERN	



STUNNING ELEGANCE


Beautiful new crisp and clean modern traditional renovation in Toluca Lake. Walk through the gated and private front yard to this 3 bedroom 2 bathroom oasis. With a massive open kitchen dining room that centers on the island & fireplace and opens to the manicured gardens. Wood floors, formal living room, fabulous master with walk in and ensuite and 2 other family bedrooms. Beautiful private yard with pool and spa. Nothing has been left untouched. Bring your suitcase and move in.

KELLY SUTHERLAND

MLS#15-890675  
Kelly Sutherland 310-678-4830  
CB-BHS

**75 Valley Village** Single Family

<b>11955 ADDISON ST</b>	Refresh. 11-2	562 G3	<b>NEW</b>
<b>\$2,399,000</b>	4+4.5	1sty-COUNTRY FRENCH	



ONE OF A KIND


Complete and gorgeous renovation. The main house is 3 bedrooms with an office, screening room, den and formal living room but the open kitchen dining room that leads out to the European inspired backyard and pool is the heart of the home. Polished concrete and wood floors, floor to ceiling iron windows and doors. There is also a separate building nicknamed the "barn" in back that has been turned into the most amazing bunkhouse for older children but can be used for whatever your family needs.

KELLY SUTHERLAND

MLS#15-890675  
Kelly Sutherland 310-678-4830  
CB - BHS

**94 Glassell Park** Single Family

<b>3801 BRILLIANT DR</b>	Refresh. 11-2	<b>NEW</b>
<b>\$699,000</b>	2+1 1sty-MID-CENTURY	



ABSOLUTELY DAZZLING VIEW HOME - MUST SEE

Located high up in the hills of Glassell Park. Sited on a verdant knoll with inspirational views that will melt away your stress and worries as the delicious afternoon breeze makes way for the best sunsets in LA. True indoor/outdoor living in this incredibly comfortable residence boasting high ceilings, updated kitchen and baths plus gorgeous natural light throughout. This is the house of the week!

TWILIGHT OPEN THUR 4/9 -> 5-7pm

HENRY PLASCENCIA

MLS#15-890675  
HENRY PLASCENCIA 310.995.6273  
BERKSHIRE HATHAWAY

www.3801Brilliant.com

**WEDNESDAY OPEN HOUSES**

**999 Out of Area** Single Family

<b>101 OCEAN DR</b>	Open 10-12	552C6	<b>NEW</b>
<b>\$3,285,000</b>	4+5	MEDITERRANEAN	



OCEANFRONT MEDITERRANEAN VILLA

Oceanfront Mediterranean Villa in Oxnard's exclusive Silver Strand Community. As one of the best values on The Strand, this is an unique opportunity to own your oceanfront dream home in one of the most beautiful beachfront communities in southern California. Built in 2006, this 3,600 sqft, three-level home with an elevator features a spacious master suite commanding the entire top floor. With jaw dropping beach, island, and ocean views.

VALERIE FITZGERALD

MLS#15-890675  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

Dshwshr, Dryer, Elvtr, Grbg Disp, Hood Fan

WEDNESDAY

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™).

REMINDER

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

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



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



Living is easy in this impressive, generously proportioned contemporary residence with lots