

AREA

5

BEAUTIFUL CONDO WITH PANORAMIC VIEWS

RARE OPPORTUNITY

Sotheby's

INTERNATIONAL REALTY

NOW FOR SALE!



WESTWOOD | 10490 WILSHIRE BLVD, UNIT 2702

Offered at \$4,695,000 | \$20,000/mo (lease)

Joan Cohen

CalBRE#: 00991424

310.786.1806

Joan.Cohen@sothebyshomes.com

BEVERLY HILLS BROKERAGE | 310.724.7000
9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212
sothebyshomes.com/losangeles

Amazing views of downtown Los Angeles, Century City and the ocean from this highly desirable approximately 3,500 sq.ft. beautifully remodeled, 27th floor condo at the prestigious "Blair House." This rare opportunity features large open spaces, wonderful balconies, extra large living room with fireplace, den, dining room, grand master suite with large closets and luxurious marble bath with dual sides, one en-suite bedroom, and a 3rd bedroom with bath that has been converted to a stunning office. This full service building features 24 hour security, doorman, valet parking, concierge desk, huge swimmer's pool, and North/South tennis court.

8609 WEST KNOLL DRIVE, UNIT A | WEST HOLLYWOOD | \$1,350,000
CHIC WEST HOLLYWOOD CONDO

Sotheby's
INTERNATIONAL REALTY

OPEN TUESDAY, MAY 10 | 11AM – 2PM



8609 WEST KNOLL DRIVE, UNIT A | WEST HOLLYWOOD
Offered at \$1,350,000

Located in the prestigious "Margarita" building, this is a rare opportunity for a 3 bedroom highly upgraded front facing unit. Very spacious and open floor plan, with an amazing deck and patio space, so it feels like a home. Gorgeous Southerly sunny vistas. Stone and hardwood floors throughout, gourmet granite and stainless kitchen with European appliances. Many dramatic upgrades including a custom dining room ceiling. Secure building with rooftop deck, gym, recreation room, and 2 car parking.



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BEVERLY HILLS BROKERAGE
9665 Wilshire Blvd., Suite 400
Beverly Hills, CA 90212
sothebyshomes.com/losangeles

READY FOR A NEW LOOK?



WE ARE!

It's time to get creative and enter our
LOGO DESIGN CONTEST!

The Beverly Hills/Greater Los Angeles Association of REALTORS® is looking to our creative members to design a new logo for OUR association.

We want a look that:

- ❖ Represents our entire area (From Downtown L.A. to the Ocean)
- ❖ Showcases both Commercial and Residential real estate
- ❖ Signifies community involvement
- ❖ Represents the REALTOR® Brand positively

Submissions will be accepted from April 1st to May 15th - and ALL BH/GLAAR members are encouraged to submit.

To submit your design today -
email info@bhglaar.com with the subject line - New Logo Submission!
Be sure to include your name, company and phone number.

The top 3 designs will be voted on by the membership via online survey from May 20th - June 3rd, and we will announce a winner at the June Board of Directors meeting - June 23rd.



**winning submission
will receive a
\$1,000 award!**



964 Larrabee St #207, West Hollywood

www.964nLarrabee.com

1 Bedrooms | 1 Bathrooms | 604 SF

Offered for \$399,000

Best entry price-point in the heart of West Hollywood! Fabulously located between Santa Monica Blvd and the famed Sunset Strip. Walk to Trader Joes, Pavilions, Gyms, Clubs & Fun or Fine Dining. This newly updated condo is a rare find in this amazing location.

- Updated 1bd/1ba, large living room with solid surface flooring
- Dining room with Juliette Balcony
- Updated Kitchen granite counter tops, tile backsplash and stainless steel appliances
- Walk score of 91, blocks from the best of LA!
- Amazing amenities including resort-like pool & spa, large patio and BBQ area
- Extremely low HOA \$265
- Top floor, open floor plan, lots of natural light.
- Spacious bedroom, mirrored closet doors with lots of storage
- Gated parking, with 4 available guest parking spots. Access to street parking permits
- Furniture included, perfect for a turnkey rental (month to month leases are allowed).

310-800-5111
SoldBySkyler.com



Skyler@skylerhynes.com



calBRE #01917448

AREA
11

ROOF TOP HAPPY HOUR

VENICE



18 N VENICE #C

May 3rd & May 10th, 11:30am-1:30pm & Sun, May 15th 1:30-4pm

Spectacular OCEAN VIEW, steps from Venice Beach and local hot spots, this unique live/work space in a high foot traffic area is an opportunity you do not want to miss. Unit C is a corner top floor 2 bedroom 1.75 bath condo. Included in price is a separate 360 sf commercial store front with 96 sf storage room down the hall. Two-car garage. Sole access to a 2400 sf roof w/plans for green roof. See private remarks for items not included.

Offered At **\$1,899,000**

Ruth Seroussi Nadine Rosales
310-663-2510 310-902-6550

THE NEWHOUSE GROUP, INC.
REAL ESTATE BROKERS • ATTORNEYS • PROGRESSIVE DEVELOPERS
WWW.THE-NEWHOUSEGROUP.COM

1051 Harrison Ave Venice, CA 90291
www.thenewhousegroup.com

The Newhouse Group, Inc. is not a law firm; it does not, and will not, act as your attorney. For assistance with legal matters, consult independent legal counsel. This is a real estate advertisement for property by a licensed real estate broker (#0179446) and salesperson (#01765633).

CHARMING MAR VISTA TRADITIONAL



1433 Walgrove Avenue Los Angeles, CA 90066 Offered at \$995,000

3 Bedrooms • 2 Bathrooms • 1319 sq. ft. • 5225 sq. ft. lot

This Mar Vista home has not been on the market in decades. Feel the ocean breezes as you relax on the large front porch. This home is just blocks from Penmar Park, Venice Beach, Santa Monica & Silicon Beach. This 3 bedroom, 2 bath home is a blank canvas awaiting your personal touch. Put your vision goggles on and make it your own. Outside the home is a 2 car-garage. The home has been well maintained and is being sold as-is. Welcome to Walgrove.

OPEN TUESDAY, MAY 10TH 11am-2pm

CARRABBA + GROUP
HOMES. INVESTMENT PROPERTIES. REAL ESTATE.

Monique + Joe Carrabba
Monica Barragan
Realtors + Broker + Attorney
323-899-2900
CarrabbaGroup@gmail.com
www.CarrabbaGroup.com
BRE #01708376 • #01791624 • #01724086



AREA
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MARINA DEL REY



3111 Via Dolce #502 Marina del Rey

2 bed 2.5 bath 1,539 sq ft

Imagine a New York-style full service building, a brilliantly designed space, and a location just two blocks from the ocean... it's right here at the much sought after Latitude 33. This light-filled two bedroom unit truly has it all, starting with an open kitchen featuring top of the line Wolf and Sub Zero appliances, a wine fridge, and abundant counter and cabinet space. Also adjacent to the entry is a spacious laundry closet and powder room, plus a versatile space that can be an office or media room. Dining room and family room look through a wall of windows to gorgeous views of the mountains and ocean. All public spaces feature beautiful hardwood floors, and provide separation between the two en-suite bedrooms. Master offers well-appointed bathroom with spa tub, and an oversized walk-in closet. Building amenities include doorman, controlled access, guest parking and gym. Short distance to cafes, grocery stores, nightlife, Venice Canals and, of course, the beach.

Offered at \$1,399,000
www.3111viadolce502.com

Dia, Ray & Chase

323-788-4663 | chasecampen@gmail.com
323-646-0350 | rayanddia@hotmail.com

kw
KELLERWILLIAMS

Each Office Independently Owned and Operated. If your property is listed with another Broker, this is not a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CAL BRE #01323112, 01134292



MDR Luxury Resort Lifestyle

AREA
12

MARINA DEL REY



114 REEF MAL
Open May 10th from 12 pm to 2 pm

Stunning 4 bed/2.5 bath Hampton Style Resort for lease, and will consider selling for \$2,395,000. Located on a prime corner lot on the Silver Strand in Marina del Rey. Vibrant hardwood floors, FP in living area, grand layout, luxury folding floor to ceiling glass pocket doors. Gourmet kitchen, dual ovens, gracious

dining area, outdoor patio w/ built in barbecue & water fall. Resort style master suite w/ plenty of closet space, and many balconies all around! Minutes to the beach and restaurants.

Offered At **\$9,750**



Barbra Stover
310-902-7122

202 N. Canon Drive
Beverly Hills, CA 90210
www.stoverestates.com



Broker does not guarantee accuracy of the square footage, lot size or other information concerning the property as provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all the information with appropriate professionals.

AREA
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PACIFIC PALISADES



736 Muskingum Avenuem Pacific Palisades

OPEN TUESDAY 11-2PM

Lovely Traditional style with a touches of English and Modern character give this El Medio Bluffs home a warm family feel. This classic 4 bedroom Palisades home with pool and spa offers privacy and comfort in one of the best neighborhoods in Southern California! The master suite and second bedroom with bath are on the first level with two full bedrooms and loft / study on second floor. With great amenities and sizable spaces in and out, this home epitomizes indoor-outdoor living. Included are multiple fireplaces, full dining room, open floor plan kitchen, private study, and a master suite that opens directly on to the hot tub and pool. Some of the very best value in the Palisades.

Offered at \$2,495,000



FORBES | HALLIBURTON

Diane Forbes-Halliburton
310.622.7410
dianehalliburton@yahoo.com

Ryan Axelrod
310.339.0804 mobile
ryanaxelrod@gmail.com

Best Property In Westchester

\$1,995,000



6321 W 81ST ST
5/10/2016 11-2



This stunning Cape code style SFH has a lot to offer. Walking to an open floor with a beautiful kitchen with a big island leading to the patio and big garage attach to the house. In the back extra room used as guest room since has their private entrance. 1 bed with a full bath downstairs with a half bath for guest

complete the 1st floor. Upstairs with have 3 bedroom each one with complete bathroom and a family room. Master room has his own fireplace with a big bathroom and walking closet. Must See!!!!



Camila Healy
310-801-2543



10931 W. Pico Blvd Los Angeles, CA 90064

AREA
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WESTCHESTER

New Construction

\$1,995,000



7445 W 89TH ST
5/10/2016 11-2



This stunning Contemporary SFH was built with elegant touches. Formal dining room leads to an amazing chef's kitchen with a large island and top-of-the-line appliances. Beautiful staircase leads to a gorgeous family seating area, and master suite with spa-like bath with his and her master closets. 2 more

bedroom share full bath complete the 2nd story. In the entrance each room opens to a cook's dream kitchen and a huge rear yard. 1 spacious bedroom downstairs with private bathroom.



Camila Healy
310-801-2543



10931 W. Pico Blvd Los Angeles, CA 90064

18255 Karen Drive, Tarzana

AREA
60

TARZANA



18255 KAREN DR

This secluded, 7,700 sq ft. European Villa features panoramic views of the city. As you enter, a grand two-story foyer awaits with a magnificent winding staircase. Spacious formal living room, dining room, library & movie theater. The gourmet kitchen features 2 islands with Sub Zero & Wolf range appliances & walk-in commercial storage. Master suite opens to a romantic balcony with views. Rear grounds feature an al-fresco dining gazebo, waterfall pool/spa, koi pond & outdoor Viking kitchen.

Offered At **\$3,349,000**



Gil Corber
310-367-7611

Jade Schwartz
818-694-3763

www.TheRealtyNetwork.us

AREA
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PICTURESQUE TRADITIONAL



Brokers Open • Lunch Served | Tuesday 5/10 • 11 - 2 pm
Public Open | Sunday 5/15 • 2 - 5 pm



7430 COLLETT AVENUE, LAKE BALBOA

Emotional traditional with great curb appeal set on a beautiful street in a quiet neighborhood, nestled under towering trees. Featuring three bedrooms and two baths, this Pottery Barn cute home invites you in to a charming lifestyle. Living room has a fireplace with detailed mantle. Formal dining room with wainscoting is open to the living room. Recently updated kitchen has marble countertops and stainless steel appliances. Kitchen also has room for breakfast nook. Both bathrooms are updated and have charming pedestal sinks. One bedroom has its own French door out to the yard. Wonderful oversized lot feels like a park and is filled with lush landscaping. So many elements of the yard embody it with a Zen feeling.....several patios for al fresco dining, mature fruit trees, a vegetable garden and colorful flowers - great for outdoor entertaining or the kids to play happily. Just waiting for a lucky buyer!

WWW.7430COLLETT.COM



KARIN "BASIN" MILLER
 818.487.5860 DIRECT
 818.788.1212 HOME
KARINM@COLDWELLBANKER.COM
 CALBRE#00292631



OFFERED AT \$519,000

NANETTE BASIN
 818.487.5859 DIRECT
 323.394.4298 CELL
WWW.KARINBASINMILLER.COM
 CALBRE#01210045

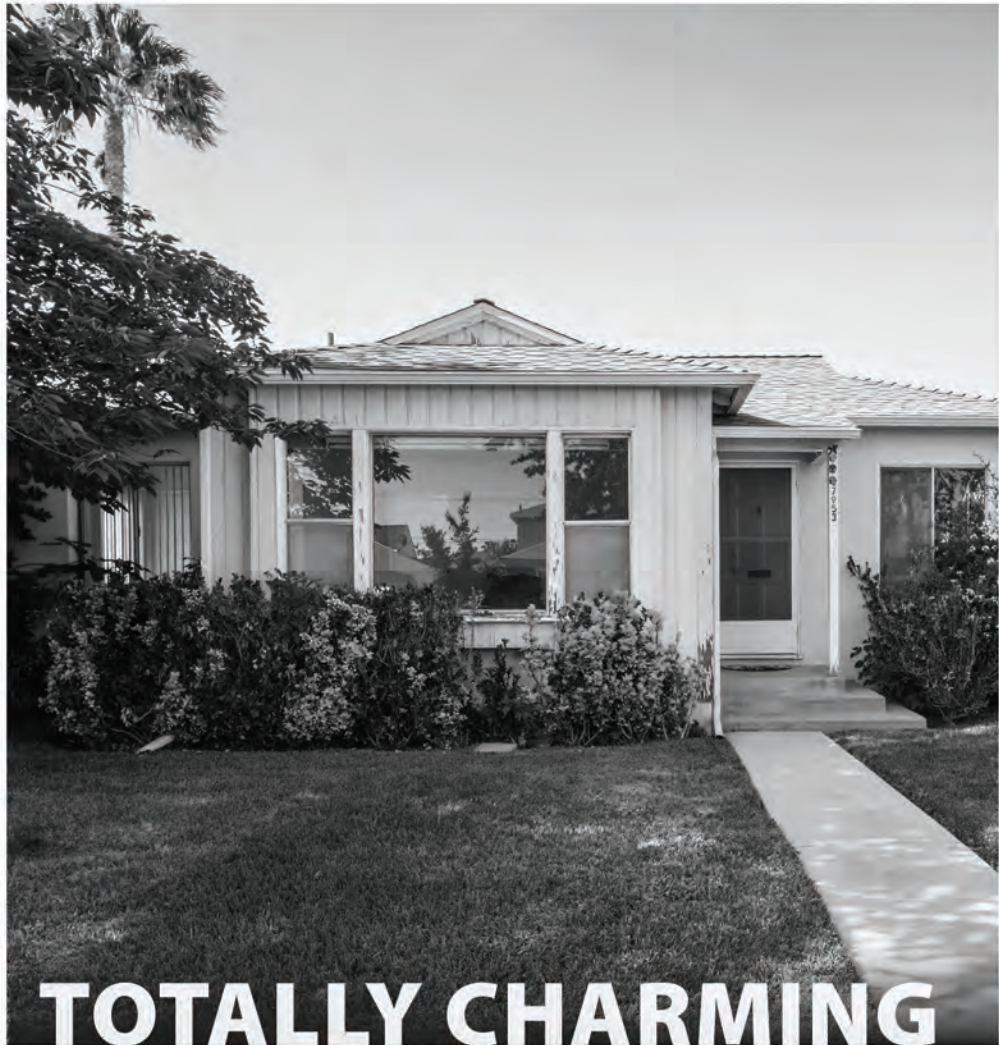


OPEN TUESDAY 11-2

TODDMARKS

310.383.5354

ToddMarksEstates@gmail.com
CaliforniaLuxuryEstateHomes.com



TOTALLY CHARMING

17953 Duncan Street | Encino

Offered at \$549,000

This wonderful and charming Traditional home is located in a very quiet little pocket in Encino on a large corner lot at the end of a cul-de-sac of a tree-lined street. This home needs a little cosmetic freshening to make it just right. Some paint and few updates can make this even more beautiful. This property offers 3BD/2BA w/ appx. 1,208 sf on a lot just under 7,300 sf (assr). Features include: wood floors, master suite with alcove for an office, nice greenery throughout all the windows, separate laundry room, central A/C, large nice grassy rear yard, and room to expand. This property is priced to sell immediately. It will be sold "As Is".



BERKSHIRE HATHAWAY | California Properties HomeServices

AREA
93

EAGLE ROCK



\$1,175,000

05/10/16 11-2

2814 LAWNSDALE DR

Eagle Rock, Mid Century, Modern Tri-Level Home! Fabulous 180 degree views, Exclusive neighborhood, built in double ovens, granite counter tops, Large Formal Living-Room, Dining-Room, wood burning Fireplace, Picture Window, Solid Mahogany wood floors throughout, Master Suite include a deck with

amazing views of Downtown Pasadena and Eagle Rock. This Million Dollar Home in the Hills of Eagle Rock is Ideal for Families and Entertaining. A must see! Close to all Major Freeways!



Orsel S. McGhee IV
6265904658

2814lawnsdale.com

telesproperties.com

AREA
1458

MONTECITO HEIGHTS

KEVENMCCONNELL

310.430.2304 | keven.mcconnell@telesproperties.com

OPEN TUESDAY 11-2PM



3802 Latrobe Street
Los Angeles

3bd 3ba
Listed at \$799,000

Stunning Mid-Century Modern in Montecito Heights!

3 Bedroom, 3 Bathroom, 2 Car Garage with Many Recent Upgrades that Include Hard Surface Flooring, Hard Surface Kitchen Counters, Stainless Steel Appliances, Sophisticated New Modern Bathrooms, Recessed Lighting, New Interior and Exterior Paint, New Central Heating and Air-Conditioning and Much More! The Outdoor Spaces Include Large Upper and Lower Terraces with Hilltop Views, a Beautifully Landscaped Rear Yard with a Built in Water Feature and a Spacious Deck for Entertaining! Montecito Heights is LA's Best Kept Secret with Easy Freeway Access and Conveniently Located Minutes to Downtown LA!



SEASONED LICENSED REAL ESTATE NEEDED

PLEASE — only reply to this ad if you are seriously interested in continuing a career in real estate as an assistant ONLY. This position is NOT for someone who wants to become an agent. This position is for someone who wants to stay on as an assistant and help build the agent's team.

Please don't reply to this unless you have a REAL desire to be an Assistant to a Top Agent in real estate, AND you must have a minimum of 6 months' experience working for an agent as their assistant. If you do not have experience in this particular position as a real estate assistant in Residential real estate, then please do not apply. Thank you.

Many agents are flexible in regards to hours since real estate is 24/7 and not a typical 9 – 5 job. However, the assistant needs to live close to Beverly Hills and no further than 20 minutes away. The hours are Monday through Friday and some weekends for open houses and showings.

Compensation will vary depending upon qualifications.

SKILLS AND EXPERIENCE:

- Better than average computer skills (Word, Excel, Internet mandatory; real estate-related software a plus)
- Excellent people, phone and communication skills (you will be called upon to deal with clients and potential clients, plus communication with escrow officers, other Realtors, office staff, etc.)
- Outstanding organizational skills (you will need to maintain files containing a large amount of paperwork and deal with incoming contracts, forms, reports and disclosures, plus maintain contact databases)
- The ability to multi-task and to prioritize (when you have a list of 10 tasks to accomplish, you need to recognize which ones must be taken care of immediately and which ones might be able to wait)
- A drive to succeed and willingness to help (often a Realtor's success equals the assistant's success!)
- Knowledge of marketing and PR is a must!
- Flexibility is mandatory (you must be able to roll with the tasks of the day, which vary greatly)
- Prior experience in real estate as an administrative assistant is REQUIRED

For confidential consideration, please e-mail your resume and cover letter to: jennifer@jenniferberman.net

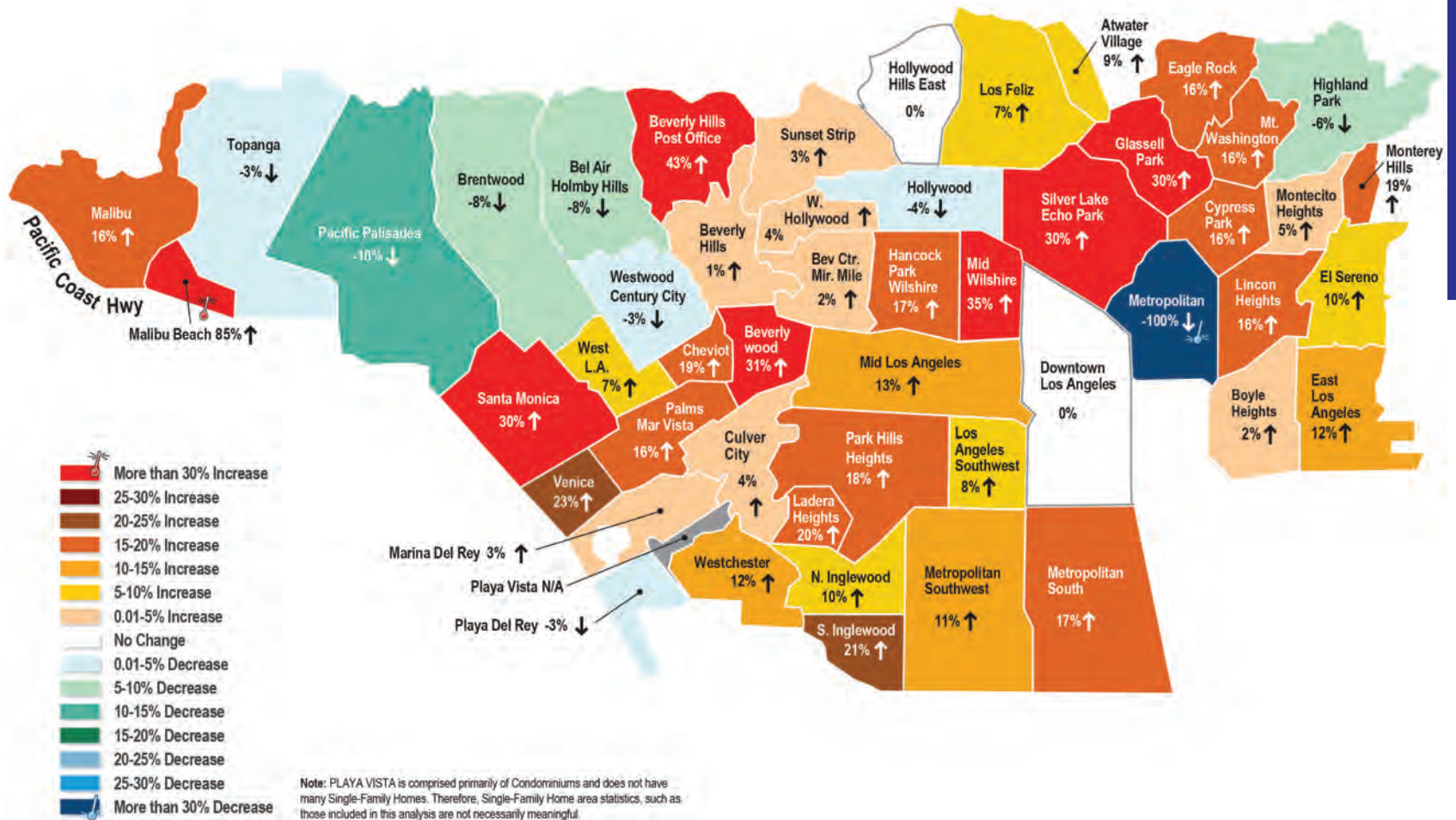
www.TheMLS.com

The Source Of Real Time Real Estate™

MARKET CLIMATE MAP SINGLE-FAMILY HOMES - MEDIAN SALES PRICE 1st Quarter 2016 vs. 2015 For The MLS™ Primary Areas

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

Go to TheMLS.com Home Page and **CLICK**  **MLS™ STATISTICS CORNER**



STATISTICS CORNER

AREA	Q1 - 2016 MEDIAN SALES PRICE	Q1 - 2016 SOLD LISTINGS	Q1 - 2015 MEDIAN SALES PRICE	Q1 - 2015 SOLD LISTINGS	% CHANGE
MALIBU BEACH	\$8,750,000	11	\$4,725,000	6	85%
BEVERLY HILLS POST OFFICE	\$2,485,000	26	\$1,734,000	30	43%
MID - WILSHIRE	\$770,000	9	\$570,000	11	35%
BEVERLYWOOD VICINITY	\$1,172,500	44	\$895,000	43	31%
GLASSELL PARK	\$734,750	28	\$563,500	32	30%
SANTA MONICA	\$2,995,000	49	\$2,300,000	42	30%
SILVER LAKE - ECHO PARK	\$955,000	86	\$737,009	84	30%
VENICE	\$1,891,189	44	\$1,534,000	39	23%
SOUTH INGLEWOOD	\$455,000	11	\$375,000	19	21%
LADERA HEIGHTS	\$937,250	14	\$780,000	8	20%
MONTEREY HILLS	\$705,000	3	\$590,000	1	19%
CHEVIOT HILLS - RANCHO PARK	\$1,692,500	18	\$1,427,500	20	19%
PARK HILLS HEIGHTS	\$495,000	158	\$421,250	146	18%
METROPOLITAN SOUTH	\$290,000	164	\$247,000	157	17%
HANCOCK PARK - WILSHIRE	\$1,465,000	53	\$1,254,825	61	17%
MALIBU	\$2,300,000	45	\$1,975,000	46	16%
CYPRESS PARK	\$705,000	34	\$605,444	38	16%
MOUNT WASHINGTON	\$785,000	25	\$675,000	31	16%
EAGLE ROCK	\$763,750	48	\$660,000	25	16%
LINCOLN HEIGHTS	\$405,000	12	\$350,000	9	16%
PALMS - MAR VISTA	\$1,335,000	59	\$1,155,000	52	16%

AREA	Q1 - 2016 MEDIAN SALES PRICE	Q1 - 2016 SOLD LISTINGS	Q1 - 2015 MEDIAN SALES PRICE	Q1 - 2015 SOLD LISTINGS	% CHANGE
MID LOS ANGELES	\$565,500	92	\$499,000	81	13%
WESTCHESTER	\$970,000	57	\$864,000	52	12%
EAST LOS ANGELES	\$370,000	59	\$330,000	48	12%
LOS ANGELES SOUTHWEST	\$335,000	111	\$301,000	94	11%
NORTH INGLEWOOD	\$415,500	36	\$379,000	26	10%
EL SERENO	\$433,000	52	\$395,000	44	10%
ATWATER VILLAGE	\$775,000	17	\$710,000	17	9%
LOS ANGELES SOUTHWEST	\$339,500	70	\$313,500	41	8%
LOS FELIZ	\$1,500,000	53	\$1,400,000	45	7%
WEST LOS ANGELES	\$985,000	25	\$920,000	19	7%
MONTECITO HEIGHTS	\$658,000	8	\$625,000	7	5%
CULVER CITY	\$990,000	39	\$950,000	42	4%
WEST HOLLYWOOD	\$1,561,250	30	\$1,499,000	33	4%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$1,745,000	103	\$1,700,000	93	3%
MARINA DEL REY	\$1,231,000	20	\$1,200,000	23	3%
BEVERLY CENTER - MIRACLE MILE	\$1,434,000	41	\$1,403,000	40	2%
BOYLE HEIGHTS	\$333,500	20	\$326,500	32	2%
BEVERLY HILLS	\$4,250,000	38	\$4,225,900	32	1%
HOLLYWOOD HILLS EAST	\$1,125,000	29	\$1,120,000	25	0%
DOWNTOWN LOS ANGELES	\$290,000	63	\$290,000	61	0%
TOPANGA	\$875,500	20	\$899,000	13	-3%
WESTWOOD - CENTURY CITY	\$1,631,000	42	\$1,680,000	26	-3%
PLAYA DEL REY	\$492,500	24	\$510,000	25	-4%
HOLLYWOOD	\$1,027,500	36	\$1,075,000	23	-4%
HIGHLAND PARK	\$557,500	52	\$593,750	62	-6%
BRENTWOOD	\$2,580,000	41	\$2,800,000	33	-8%
BEL AIR - HOLMBY HILLS	\$2,196,000	24	\$2,385,000	45	-8%
PACIFIC PALISADES	\$2,790,000	55	\$3,100,000	57	-10%
METROPOLITAN	\$0	0	\$390,000	1	-100%
PLAYA VISTA	\$0	0	\$1,795,000	5	N/A

Information herein deemed reliable, but not guaranteed.



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



Questions regarding this information may be sent by e-mail to marketing@themls.com.

TUESDAY

01 Beverly Hills Single Family

1910 LOMA VISTA DR	Lunch 11-2	NEW
\$7,995,000	5+6.5 ARCHITECTURAL	



INCREDIBLE OPPORTUNITY WITH 100% APPROVED PLANS!

Located on a 32,871 sqft. lot in Trousdale Estates, this property offers an unprecedented opportunity to build an extraordinary estate w/ fully approved plans. Featuring incredible privacy, a HUGE yard & panoramic views. Offered for sale w/fully approved, RTI, plans & renderings for an artfully designed single story Contemporary home by SCALA. Appreciate style & modern design in this quiet escape in the most desirable part of BH. Don't waste ANY time! Plans are 100% approved - Ready to build!

Sally Forster Jones JOHN AAROE GROUP	3106917888	www.1910lomavistadrive.com
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1013 LAUREL WAY	Open 12-2	rev
\$5,995,000	3+4 TRADITIONAL	



This traditional one story home is just North of Sunset. It features two spacious bedrooms with en suite baths and large maids quarter. The master bedroom has sitting area and luxurious bathroom. The kitchen features high quality appliances and beautiful dark wood floors throughout the home. The dining and family room areas open up to a private, lush and scenic backyard with a pool and large grassy area.

MLS#16-113312		
Valerie Fitzgerald COLDWELL BANKER RESI	310-285-7515	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

143 N ARNAZ DR, UNIT 204	Open 11-2	NEW
\$1,198,000	2+2.5 MEDITERRANEAN	



GORGEOUS & SPACIOUS 2+2.5 NEWER CONDO IN A+ LOCATION

Newer Mediterranean condo built in 2004, just north of Wilshire. Spacious living w/over 1800SF includes family room, open kitchen, dining, & living room. Huge master bedroom w/gas fireplace and massive walk-in closet. Light bright and beautifully staged, ready for immediate move-in. In unit laundry with side-by-side parking and additional storage allowed in garage. Close to Century City, Cedars Sinai, Restaurant Row, and great shopping. Horace Mann Elementary School. Don't miss!

Allie R./Michael C. TELES PROPERTIES/CB	(310)467-4567	www.143ArnazDrive.com
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01 Beverly Hills Condo / Co-op

415 S SPALDING DR, UNIT 306	Open 11-2	NEW
\$1,695,000	2+2.5 TRADITIONAL	



FANTASTIC BEVERLY HILLS CONDOMINIUM

Wonderful apx. 2,116 sq.ft. condo in fabulous well-maintained courtyard building located in prime Beverly Hills across the street from Roxbury Park. Desirable top floor corner unit w/beautiful views from every room. Light & bright w/large open spaces & high ceilings. Formal entry, living room, formal dining room, & kitchen w/breakfast room. Spacious master suite, guest suite, laundry, & large private patio overlooking lovely panoramic views. 2 side-by-side parking spots & add'l guest parking.

Jade Mills COLDWELL BANKER	310-285-7508	Refrigerator, Stove/Oven, Dishwasher
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1140 TOWER RD	Open 11-2	rev
\$32,000,000	8+14 2sty-TRADITIONAL	



MAJOR LEAGUE GATED ESTATE 2 HOMES ON THE PROPERTY

A unique opportunity to acquire a Beverly Hills North of Sunset Boulevard traditional estate. 1000 feet of prime frontage on famed Tower Road is framed by its tall hedges and a double gated private driveway. The property is comprised of two stand alone homes sited on almost 1.4 acres of land. The main house is approached by motor court with a commanding entryway. Large inviting public rooms with city and treetop views open to patios and a manicured garden. HUGE GRASSY AREA, LIKE A FOOTBALL FIELD

MLS#16-107284		
Michael Eisenberg KELLER WILLIAMS BH	310-748-5410	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,

140 S OAKHURST DR, UNIT 203	Open 11-2	NEW
\$1,349,500	2+2.5 1sty-CONTEMP MED	



STUNNING CONDO IN PRIME BEVERLY HILLS!

Stunning condo in PRIME Beverly Hills. This gorgeous 2 +2.5 light-filled condo exudes style in every detail. The formal entry way leads to an open concept living/dining room with fireplace and Juliet balconies. Gourmet kitchen & walk-in pantry. The Master suite has a balcony, large walk-in closet, and a spacious spa like bathroom. Additional features for building include, side by side covered and secured parking, extra storage room, fitness center, and security cameras throughout common areas.

Josh Flagg RODEO REALTY BH	310.720.3524	Range, Washer, Dryer, Refrigerator
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1129 TOWER RD	Open 11-2	rev
\$18,500,000	5+9 CONTEMPORARY	




Incredible opportunity to purchase an apx. 1.35 acre prime Beverly Hills site. Perched on a private knoll, ideal property to build your dream estate. Gated & up a long private driveway, this exceptional property offers apx. 6,244 sq.ft. Main house with expansive grounds & sparkling vistas. Sweeping grounds with cabana, huge motor court, 3 car garage, rolling lawns, & spacious back patio with pool. Fabulous potential for development opportunities of a compound-like custom estate.

MLS#15-947709		
Stacy Gottula/Joyce Rey COLDWELL BANKER RESI	323.610.7191	Dshwshr,Rng/Ovn,Fridg

02 Beverly Hills Post Office Single Family

1251 TOWER GROVE DR	Open 11-2	NEW
\$19,950,000	5+7 MODERN	



ONE-OF-A-KIND HOME BY RENOWNED ARCHITECT BOB RAY OFFENHAUSER

Set behind private gates opening onto an lush, tree lined drive way, this one-of-a-kind home, originally designed by renowned architect Bob Ray Offenhauser, offers complete privacy, spacious accommodation and picturesque, curated aesthetic perfection. Set on over an acre of land, with mature, enchanted gardens providing the foreground to unfathomable tree-top, city and ocean views. High ceilings run throughout the residence, creating a modern atmosphere with a relaxed, indoor-outdoor flow.

MLS#16-112016		
J Nash & S Resnick HILTON & HYLAND	424.230.6088	www.hiltonhyland.com

1181 LAUREL WAY	Open 12-2	rev
\$15,995,000	7+9 MEDITERRANEAN	



Gated Contemporary Mediterranean estate offering private resort-style living and full-scale entertaining on over an acre in Beverly Hills. A rare gem offering seclusion next to the glamorous Beverly Hills hotel and Rodeo Dr. A palatial entry opens to grand scale interiors feat limestone floors, cove lighting, elegant crown molding and glamorous finishes. Main level with open floor plan includes living room, chef's kitchen with breakfast room, family room, dining, office, guest suite, media room.

MLS#16-982523		
Farrah Aldjufrie THE AGENCY	424-230-3701	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other



homesnap PRO

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TUESDAY

2552 BENEDICT CANYON DR	Open	11-2	NEW
\$4,250,000	3+3	RANCH	



ARCHITECTURAL DIGEST DESIGN

A private estate in verdant Benedict Canyon, this sophisticated residence has been reimagined from the ground up to highlight its magnificent setting indoor-outdoor lifestyle. Large windows, beautiful wood floors & pitched beamed ceilings create a tranquil atmosphere, with rooms looking onto the pool & lush back yard. The pool & spa have been recently redone & the absolutely private backyard also has a fire pit, covered entertainment area, outdoor speakers & lovely mature landscaping.

MLS#16-112738
Joyce Rey/Stacy Gottula 310-285-7529
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,GrbgDisp,Rng/Ovn,Other

2115 BENEDICT CANYON DR	Open	11-2	NEW
\$1,996,000	3+3	CONTEMPORARY	



NEW LISTING! SECLUDED MODERN BEVERLY HILLS SANCTUARY

Located in BHPO, this secluded modern sanctuary is at the foothills of Benedict Cyn. Gated & Hidden behind 8' walls, this home offers the most modern amenities & was remodeled w/ absolute attention to detail! Newly designed kitchen is an entertainer's dream, leading out to formal dining area and backyard patio. Modern, sleek home features Ecobee system, built-in surround sound, new Provenza french ash hardwood flooring, central AC unit, sewer system, electrical, and plumbing systems. A must see!

MLS#16-121188
Josh & Matthew Altman 323-810-8938
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

1157 EVENTIDE PL.	Refresh.	11-2	N/A
\$3,499,995	4+4	1sty-TRADITIONAL	



BEAUTIFUL TRADITIONAL MOVE IN READY BELOW MARKET VALUE!!!

Cul De Sac 1 blk W of Benedict, 13,790sf lot w/ hillside, neighbor has full lot garden to separate for privacy. 2,792sf, 4B+4B, Pool, Near Sandra Bullock's home. Can expand to 5,000sf w comps \$7M+. Open Floor Plan, Molding, Formal Living & Dining, Greatroom, Children's play room (convert into 5th bedroom), Chef's kitchen, breakfast nook. Master offers His & Hers walk-in closets, en-suite bath w Jacuzzi & Rain shower. Well maintained, Add 2nd story for Downtown Skyline & Warner School District.

Edward Makabi 818-645-4160
MAKABI ENTERPRISES

Miele & Viking

9831 YOAKUM DR	Open	11-2	NEW
\$950,000	2+3	3sty-MODERN	



BEVERLY HILLS CONDO ALTERNATIVE!

On this cul-de-sac street, you find this 2 bed/2.5 bath. First floor has an ample kitchen and spacious family room w/ fireplace which opens out to cozy back terrace. Upstairs you have two masters, both en-suite. Main master boast a fireplace and opens out to an over-sized balcony. Master bath has a large, spa tub and separate shower. Great starter home with a Beverly Hills address!

MLS#16-120562
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

1591 CLEAR VIEW DR	Open	11-2	NEW
\$3,190,000	4+4	2sty-CONTEMPORARY	



DEVELOPER'S OPPORTUNITY/OR OWNER USER

Custom home on 3 lots. Property offers panoramic views of the Santa Monica Mountains. A 1400 sq ft wraparound deck & a stylish floor plan accentuate the unique Benedict Canyon lifestyle. Home sits on nearly 1/2 acre of landscaped, heavily wooded mountainside has a terraced waterfall, outdoor kitchen & several charming al fresco gathering areas designed specifically to highlight the natural setting. Rebuild or remodel, purchase includes architectural drawings of home & pool. Minutes to Rodeo Dr.

MLS#16-120506
Nancy Sill 310.429.3077
DOUGLAS ELLIMAN

BBQ,Bit-Ins,Cbl,Cent Vac,Dshwshr,Other

1426 HARRIDGE DR	Open	11-2	red
\$10,495,000	5+6	CONTEMPORARY	



\$4,500,000 PRICE REDUCTION! DEVELOPMENT OPPORTUNITY

Unobstructed ocean, city and canyon views abound from this spectacular 15,600+sq.ft, 7 bed, 11 bath contemporary masterpiece in prime Beverly Hills. Located at the end of a cul-de-sac and set atop a beautiful promontory this trophy property has been meticulously designed for the most discerning buyer by Belson ~ Palumbo Luxury Development and Architects Shubin + Donaldson.

MLS#16-969297
Christopher Damon 3102302427
COLDWELL BANKER BHS

www.HarridgeDrive.com

9390 LLOYDCREST DR	Open	11-2	NEW
\$2,699,000	3+4	MID-CENTURY	



ARCHITECTURAL BEVERLY HILLS JETLINER CITY & OCEAN VIEW HOME

Mid-century architectural 3BD+4BA Beverly Hills "Crest Streets" home overlooking jetliner city & ocean views! Gated behind this private retreat, enjoy a "floating bridge," Koi pond & waterfall that cascades into an outdoor swimming pool deck area. Panoramic views from the entire main level through walls of floor to ceiling windows. Lower level den/media room features a bedroom, office & bathroom. Attached separate studio/guest room & bathroom. One of LA's best locations in prime Beverly Hills.

ST.JAMES+CANTER 310.291.1029
BERKSHIRE HATHAWAY

www.9390LLOYDCREST.com

9555 HEATHER RD	Open	11-2	592F4	rev
\$25,500,000	9+15	TRADITIONAL		

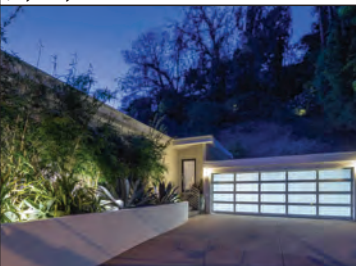


This gated & private estate was originally built by Paul Williams. Recently remodeled, its ambiance emulates a Connecticut/Hampton residence. Main house includes 2 master suites, 3 beds, 2 staff, 7 baths & 3 powders, large living area w/ high-vaulted ceilings, media room w/ wet bar & wine cellar. Superb home w/ exceptional outdoor/ indoor entertaining areas, ample parking, 3-car garage, on over 1.3 acres. Separate guest house w/ entrance, 2 bdms, 2.5 baths & 2-car attached garage of its own.

MLS#15-955917
Stacy Gottula/Joyce Rey 323.610.7191
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Hd Fn,Rng/Ovn,Othr

9529 GLOAMING DR	Open	11-2	NEW
\$2,395,000	3+3	MID-CENTURY	




GATED MID-CENTURY CONTEMPORARY WITH POOL

Private. Beautiful. Timeless. Built in 1959, reimagined to incorporate the best of classic and modern design, this gated mid-century contemporary goes from intimate fire-lit haven to California poolside party with the slide of a Fleetwood door. 3 bedrooms, 3 baths and pool, cradled in the canyon, Beverly Hills P.O.

Heather & Learka (424)202-3208
TELES PROPERTIES

www.9529gloaming.com

9653 OAK PASS RD	Open	11-2	rev
\$5,195,000	5+6	CONTEMPORARY	



BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE


Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

MLS#16-984399
Eric Lavey 310.908.6800
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

TUESDAY

2552 BENEDICT CANYON DR	Open	11-2	rev
\$4,250,000	3+3	RANCH	




ARCHITECTURAL DIGEST DESIGN

A private estate in Benedict Canyon, this sophisticated residence has been reimagined from the ground up to highlight its magnificent setting and indoor-outdoor lifestyle. Large windows, beautiful wood floors and pitched beamed ceilings create a tranquil atmosphere, with rooms looking onto the pool and lush back yard. The pool and spa have been recently redone and the absolutely private backyard also has a fire pit, covered entertainment area, outdoor speakers and lovely mature landscaping.

MLS#16-112738
Stacy Gottula/Joyce Rey 310-285-7529
COLDWELL BANKER RESI

,Dshwshr,Grbg Dp,Hd Fn,Rng/Ovn,Othr

2346 ASTRAL DR	Open	11-2	NEW
\$7,995,000	5+7	2sty-CONTEMPORARY	



NICHOLS CANYON GEM WITH STUNNING VIEWS!

Set high on the edge of Nichols Canyon, commanding panoramic views, this timeless modern estate is a marriage of architecture and art. Magnificent bronze doors pivot open to welcome you into vast, flowing spaces. The massive windows in the living and dining areas are set with wide glass doors that open to the infinity pool and multilevel view decks. More than an estate, this is an acquisition.

J. Flagg/D. Ferrazzano 310.720.3524
RODEO REALTY BH

Range, Refrigerator, Fireplace, Washer

9626 HIGHRIDGE DR	Open	11-2	rev
\$3,795,000	5+4	CONTEMPORARY	



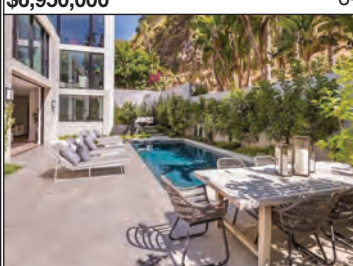
SOPHISTICATED LIFESTYLE

Sleek, single-level contemporary retreat minutes from Rodeo Drive, located near Beverly Park. Spectacular canyon/city view estate offers a fabulous lifestyle. Private backyard with pool, spa and barbecue area. Open floorplan and sliders make for easy in/outdoor entertaining. Spacious living and dining rooms, family room is open to center-island kitchen with Viking appliances. Office and music rooms, guest bed plus two additional beds with work/play area. 2 car garage plus carport for 4.

MLS#16-110246
Hilary Stevens 310-281-3941
COLDWELL BANKER RESI

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

1650 MARMONT AVE	Open	11-2	NEW
\$6,950,000	6+5	ARCHITECTURAL	



EXTRAORDINARY ARCHITECTURAL ESTATE

At the end of a gated driveway in one of the most exclusive sections of the Hollywood Hills. Features incredible design, quality, style, & craftsmanship. Approx 4,800 sf set amidst complete privacy & overlooking beautiful city views. Soaring ceilings, walls for art, gracious indoor & outdoor living areas. Beautiful living room, gourmet kit opens to family/great room, bar, media room, gym, & state-of-the-art details. Luxe master suite, stunning gst rooms, pool + outdoor fireplace & rooftop deck.

MLS#16-121108
Kurt Rappaport 310-860-8889
WEA

Blt-Ins,Rng/Ovn,Fridge

9690 MOORGATE RD	Open	11-2	rev
\$2,849,000	6+5	2sty-CONTEMPORARY	



GORGEOUS EXPANSIVE CANYON VIEW HOME IN PRIME BENEDICT HILLS!

Beautiful View Home in Prime Benedict Hills. The lush green awe inspiring expansive canyon views captivate from the moment you walk in the door. Open great rm w/ beautifully redone gourmet cooks kitchen w/ center island & full Viking/subzero appliances all opening to an expansive landscaped entertainers rear yard, all set around gorgeous expansive canyon views. Beautiful living rm w/ soaring ceilings, formal dining rm w/ butler pantry, reading rm w/ fireplace 6 bedrooms and 5 bathrooms.

MLS#16-107400
Danny Mahelka 310-887-0220
COLDWELL BANKER RESI

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

1616 RISING GLEN RD	Open	11-2	NEW
\$6,495,000	5+5	1sty-MID-CENTURY	




Rare Mid-Century view property located on a flat pad less than 1 minute from Sunset Plaza. Passing through the exterior gates, stunning city views framed by floor-to-ceiling glass amaze you before you even step inside. With 5 bedrooms and over 4,000 sf this home affords both a spacious and functional quality of life, and was built for entertaining. Completing this quintessential California jewel is the large and flat backyard floating over the city with plenty of grass, hardscaping, and pool.

MLS#16-119594
Eric Lavey (424) 233-0920
THE AGENCY

Rng/Ovn

03 Sunset Strip - Hollywood Hills West *Single Family*

1302 COLLINGWOOD PL	Open	11-2	NEW
\$23,995,000	5+8	ARCHITECTURAL	




Secluded on a rare promontory above the Sunset Strip with unrivaled vistas of the city and sea lies this architecturally inspiring shrine to modern allure and effortless sophistication. From the Griffith Observatory, past Downtown, and all the way to the Getty Center, the entirety of LA is presented in a single unobstructed view that can be enjoyed from every room in this Richard Landry-designed masterpiece.

MLS#16-119118
Mauricio Umansky 424-230-3701
THE AGENCY

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

7212 MULHOLLAND DR	Open	11-2	NEW
\$3,250,000	5+8	ARCHITECTURAL	



UPSIDE ON THE HILLSIDE

Located between Runyon Canyon and Outpost Drive, this Mediterranean-inspired estate wows w/ panoramic views. This gated 4-level approx 7,500 SF is offered at nearly half of its zip code's average price/SF, making it an exceptional value. Enormous master suite w/ fireplace, spa, & large walk-in closet, 2nd kitchen, en-suite bedrooms, & terraces w/ steps to the pool. Bonus room and offers pool access, sauna & shower. This is a great value for any homebuyer and a fantastic opportunity for developers

MLS#16-120574
Skyler Hynes 310-800-5111
COLDWELL BANKER RESI

Cing Fan,Dshwshr,Dryer,Elvtr,Frzr,Other

1249 N DOHENY DR	Open	11-2	NEW
\$9,995,000	6+7	CONTEMPORARY	



SEXY AND SOPHISTICATED

Sexy and sophisticated resort-like compound located just above the famed Sunset Strip. Exceptional quality throughout, every inch masterfully crafted and designed for entertaining on a grand scale. Outdoor living spaces blend seamlessly via accordion style retractable glass walls leading to the pool and sculpture garden. Double height entry hall with a sweeping staircase welcomes guests to a grand living room and formal dining room. All with complete privacy behind high walls and gates.

MLS#16-107998
Jonah Wilson 310.858.5465
HILTON & HYLAND

www.1249Doheny.com

7506 WOODROW WILSON DR	Open	11-2	NEW
\$2,650,000	4+4	2sty-MODERN	



ROMANTIC HIDEAWAY NESTLED IN THE TREES

Beautifully Renovated Modern on a Street-to-Street Lot on Iconic Woodrow Wilson. Tranquil Setting w/Native Trees & Walled for Ultimate Privacy. Gourmet Kitchen w/Massive Island & Restaurant-Grade Appliances. Open & Light-Filled Living / Dining Space Surrounded by Windows, Walls of Glass & Tree-Top Views. Master Suite w/Walk-In Closet & Bath w/Soaking Tub & Marbled Shower. Wide-Plank Hardwood Floors, Hi Ceilings & Recessed Lights. Fabulous Outdoor Courtyards on Multi-Levels for Entertaining.

MLS#16-107998
Heidi Davis 213.819.1289
KELLER WILLIAMS LARC

Built-In Speakers, Internet Ready

TUESDAY

8288 PRESSON PL	Open	11-2	NEW
\$2,490,000	4+4	SPANISH	



STUNNING 1920'S SPANISH

Nestled on a quiet cul-de-sac sits this stunning 1920's Spanish gem. It boasts dramatic, wood beamed ceilings in the living room with roaring fire, perfect for entertaining. French doors open to romantic terraces that overlook the serene city and tree-top views. Spanish tile and hardwood floors throughout. Tastefully restored and updated boasting stenciled ceiling, court yard entry with Koi pond, and ornate iron stair case railings.

Aaron Kirman JOHN AAROE GROUP	424-249-7162	Dishwasher, Dryer, Garbage Disposal
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2439 E HORSE SHOE CANYON RD	Open	11-2	NEW
\$1,295,000	3+2	2sty-CONTEMPORARY	



TRANQUIL HOLLYWOOD HILLS RETREAT

Beautiful canyon retreat in Wonderland school area. 3 spacious bedrooms plus a sprawling family room – perfect for gym, office, studio, or 4th bedroom. Open gourmet kitchen w/ Viking range, built-in wine cooler, and breakfast bar. Expansive living/ dining space opens out to the picturesque private patio surrounded by lush gardens. Soaring wood-beam ceilings, skylights, hardwood and tile floors, central air and heat, 2-car garage w/ direct entrance. Close to all Hollywood and Valley attractions!

K Frieden/ J&D Kaptain CB BH/ KW BH	310-849-8822	Gourmet kchn, bonus rm, Wonderland Elem
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1408 N GENESEE AVE	Refresh.	11-2	NEW
\$2,099,000	3+2.75	2sty-SPANISH	




SUPER OPPORTUNITY IN HISTORIC SPAULDING SQUARE

1920's 2-story Spanish Colonial Revival with a saltwater pool and spa. Great floor plan with generous public rooms (living room with Bachelier fireplace, formal dining room,) sunny breakfast room off the up-dated kitchen and in the back a large family/media room. Upstairs 2 bedrooms plus sitting room and full bath, downstairs 1 bedroom and 1.75 baths. Family room opens to deck, spa, pool and yard. Located in historic Spaulding Square, LA's favorite walkable "Leave it to Beaver" neighborhood.

Bill Lustig JOHN AAROE GROUP	310.770.0283	please visit www.1408Genesee.com
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8080 LAUREL VIEW DR	Open	11-2	red
\$8,795,000	4+6	CONTEMPORARY	



MODERN FARMHOUSE WITH AMAZING VIEWS

Reduced! Spectacular Modern farmhouse overlooking the vast LA skyline and featuring canyon, city and Downtown views. A soaring loft-like living room features high ceilings, fireplace and a wall of windows. The second floor features a sumptuous master suite with a stunning bath. Entertain with top of the world views from the third floor's posh hangout/entertainment space - complete with built-in bar, 3/4 bath, and a sprawling outdoor balcony.

MLS#16-105844	S Frankel, L Lail COLDWELL BANKER	310-281-3981	www.stevefrankel.com
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6680 WHITLEY TER	Refresh.	11-2	NEW
\$1,995,000	4+4	SPANISH	




SPECTACULAR SPANISH VILLA IN THE HOLLYWOOD HILLS

Impressive classic Hollywood Spanish home in historic Whitley Heights. Close to Hollywood and the 101, this is the perfect bohemian artist's retreat. The main level features the common areas in an open floor plan: kitchen, den, LR, DR, while 3BD and 2BA, including the master suite, complete the upper level. The lower level houses a stellar guest apartment, with LR and DR, full kitchen, a BD suite, W/D hookups, private patio and separate entrance (great for rental income).

Juliette Hohnen DOUGLAS ELLIMAN	323.422.7147	www.6680whitleyterrace.com
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7443 WOODROW WILSON DR	Open	11-2	rev
\$8,250,000	6+6	CRAFTSMAN	



PRIVATE CELEBRITY COMPOUND

Through security gates down a private tree-lined driveway to the residences, on over an acre of rolling greens & gardens in an extraordinary setting. Total square footage encompasses multiple structures including guest suites, offices, pool house etc. & a large aviary (or re-purpose as a greenhouse, grow organic vegetables). Wind down to the pool w/ Jacuzzi, BBQ/kitchen, fire pit & seating area w/ city & cyn views. A private & serene 5-star retreat just minutes from the heart of the city below

MLS#16-105846	Zach Goldsmith HILTON & HYLAND	310.908.6860	www.zachgoldsmith.com
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8780 HOLLYWOOD BLVD	Lunch	11-2	NEW
\$1,598,800	3+3	2sty-COUNTRY FRENCH	




CHARMING CHALET IN THE HILLS!

Unique offering in a multi million dollar enclave with amazing forever views!
Two story charmer, private and peaceful, large side yard provides room for expansion/pool/gardens!
Hrdw flrs, french doors, wb frplce, cathedral ceilings, courtyard entry, 2 car garage w/direct access
North on Queens Rd (just east of La Cienega) and you're there in a few minutes!

Open House Sunday May 15th 2-5pm!

MLS#16-121638	Joyce Gottlieb BERKSHIRE HATHAWAY	310.283.8931	8780hollywoodblvd.com
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2731 OUTPOST DR	Open	11-2	rev
\$3,149,000	2+3	MID-CENTURY	



PRIVATE MIDCENTURY LIVING IN THE HOLLYWOOD HILLS UNDO

The Kamanski House (1952) presents a secluded, architecturally significant retreat displaying the finest in Mid-Century post +beam California design. Accessed from a private road, the property is gated and set far back from the street for ultimate privacy. The large pool area offers prime entertaining space around a solar-heated pool/spa naturally surrounded by landscaped gardens with city light views in the distance.

MLS#16-119618	Eric Lavey THE AGENCY	310.908.6800	BBQ, Bit-Ins, Dshwshr, Dryer, Grbg Disp
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7865 WILLOW GLEN RD	Refresh.	11-2	593B1	NEW
\$1,549,000	4+4	2sty-MODERN		



FABULOUS VIEWS FROM EVERY ROOM

Private 4-Bdrm Canyon View Retreat has Panoramic Vistas from every room. The interior features Tall Ceilings, Wood Floors, & an Open Space Plan. Large Balcony lines the entire length of the Great Room. From the Bedrooms you walk out to the oversized Deck complete with Spa. Newly-designed Kitchen offers custom granite, stainless, & trendy glass tile. There's also a spacious flat Patio/Yard with wet bar & Bbq. Exceptional opportunity to acquire a bonafide View home in this luxury location.

MLS#16-969131	Elayne Ceder JOHN AAROE GROUP	424-249-7170	Washer, Dryer, BBQ
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9092 ST IVES DR	Open	11-2	rev
\$2,995,000	4+4	COUNTRY ENGLISH	



ENGLISH COTTAGE IN PRIME SUNSET STRIP LOCATION

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

MLS#16-111866	Juliette Hohnen DOUGLAS ELLIMAN	323.422.7147	www.StIvesGem.com
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TUESDAY

1523 N DOHENY 5/8 DR	Refresh.	11-2	rev
\$2,495,000	4+3	2sty-CONTEMPORARY	



PRIME DOHENY W/ POOL AND VIEWS

Beautifully maintained move in ready 4 bd 3 ba contemporary secluded in an enclave on prime Doheny. An entertainers flow from the living/dining rooms onto a spacious deck is perfect for viewing city lights. The sexy master opens to a very private pool & spa. A professional salon comes complete w/ hydraulic stylist chair, shampoo bowl & custom dispensary. There are granite counter tops, a fireplace & a tankless water heater. This home is comfortably light and bright. Perfectly priced!

MLS#16-117652
Helbling/Perry 323-397-6948
BERKSHIRE HATHAWAY

www.theartoflisting.com

7135 HOLLYWOOD BLV, UNIT 504	Open	11-2	593/D4	NEW
\$599,000	Prjct	5sty-MID-CENTURY		



PANORAMIC CITY LIGHTS VIEWS

Wonderful East facing unit in the Versailles Tower. Features Include: Formal Entry, Large Living Room with Balcony, Chef's Gourmet Kitchen with Granite Counter Tops, Frml Dining Area, Large Master & Bath, Second Bedroom or Convertible Den with Hall Bath. Balcony/Terrace. The Unit features Panoramic City Lights Views of Los Angeles, Hollywood, the Yamashiro Restaurant and Hollywood Hills. Close to Theaters, Restaurants, Shops, the Hollywood & Highland Entertainment Complex and the Metro.

Rick Chimienti (310) 985-3420
BERKSHIRE HATHAWAY

Heat, A/C, Stove, Frig, Dishwasher

2870 PACIFIC VIEW TRL	Open	11-2	rev
\$1,895,000	2+3	CONTEMPORARY	




A HIDDEN GEM - VERY PRIVATE - PERFECT CELEBRITY HIDEAWAY

Panoramic 260 Degree City Light Views - Very Private and Grander than Other Properties on Pacific View. No neighbors to the North, West, or Above. Feels like an Estate. Master BD with City View and Walk-In. Master BA with Two Person Spa Tub with City View, plus a Glass Shower. LV Room with Fireplace and adjoining Dining Area ~ Soaring Ceilings ~ Light and Bright! Den, Office and Updated Kitchen. Grassy Areas plus a Huge Deck. GH with View and 3/4 Bath. Room for Pool. 2 Min to Mulholland.

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

Nest Environmental System

1807 COURTNEY AVE	Open	11-2	593B4	rev
\$1,995,000	3+3	SPANISH		




MUCH COVETED COURTNEY VILLAS!

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

MLS#16-113790
Deedee Howard 310-780-7676
THE AGENCY

www.theagencyre.com/agent/deedee-howard

7616 WILLOW GLEN RD	Open	11-2	rev
\$1,799,000	3+3	CONTEMPORARY	



LOWER NICHOLS CANYON MODERN HOME!

Welcome home to an amazing home ready to move in with quick access to both Studio City and the Westside. Extensively remodeled in 2012, come up to the great curb appeal and into the contemporary home as you step onto the refinished hardwood floor and into the living room with the designer tiled fireplace adjacent to the dining room area and a separate den. The kitchen features with custom cabinetry and quartz stone counter tops.

MLS#16-118812
Richard Albert 323-929-7653
LAMERICA REAL ESTATE

Cbl,Dshwshr,Micro,Fridg

03 Sunset Strip - Hollywood Hills West *Lease*

1699 WOODS DR	Refresh.	11-2	NEW
\$55,000	4+4	CONTEMPORARY	



PRIVATE FULLY FURNISHED HOLLYWOOD HILLS RETREAT

Custom-built entertainers home; 4 bedrooms, jetliner views, indoor-outdoor lifestyle with stunning pool & Jacuzzi. Set in a private, gated enclave above the Sunset Strip, this home features rooms w/ dramatic views, dining area & Chef's kitchen with top quality appliances. Master opens up to sundeck overlooking the city, fireplace, large drop down screen. Equipped with the latest in technology, Lutron lighting, beautiful furniture. Offered fully furnished as a short-term rental.

MLS#16-121288
Alexis Assouline
JOHN AAROE GROUP

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

1521 N SIERRA BONITA AVE	Refresh.	11-2	rev
\$1,629,000	3+2	CRAFTSMAN	



BEAUTIFUL SUNSET SQUARE AIRPLANE BUNGALOW


Spectacular 3 bedroom, 2 bath Sunset Square Craftsman. Showcasing fine craftsmanship and attention to detail, this restored arts and crafts beauty offers a classic bungalow's sophisticated yet easy living simplicity. The main floor has living room with fireplace, formal dining room, roomy kitchen with adjacent breakfast room, den, 2 bedrooms and a full bath. Upstairs there's an airy master bedroom and bath. The very private back garden has patios, lots of greenery and spiffy garage/studio.

MLS#16-119362
Bill Lustig 310-770-0283
JOHN AAROE GROUP

please visit www.1521SierraBonita.com

04 Bel Air - Holmby Hills *Single Family*

615 N FARING RD	Open	11-2	NEW
\$10,950,000	7+8	MODERN	



PRIME HOLMBY HILLS LOT

Incredible opportunity to build your dream home. Spectacular lot... Almost 3/4 of an acre in prime Holmby Hills. Owner has plans for an 18,000 square foot Modern home with soaring ceilings, walls of glass and more, set amidst total privacy.

MLS#16-120532
Kurt Rappaport
WEA

310-860-8889

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

9255 DOHENY RD #902 & 904	Open	11-2	592G6	NEW
\$6,350,000	4+5	HIGH TECH		



SIERRA TOWERS

Rare double unit in internationally acclaimed Sierra Towers. An original 3 bedroom and a 1 bedroom combined. Create your dream home in the best building in LA. Spacious units with walls of glass, beautiful terrace, attentive staff, full service, valet parking, 24 hr switchboard, pool, fitness center and so much more...great views of city and ocean, great space, great building. The quintessential LA residence. Live the ultimate lifestyle in the heart of it all. There's only one Sierra Towers.

MLS#16-117280
Su-Z Schneider 310-622-7475
GIBSON INTERNATIONAL

Bit-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan,


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


1116 LINDA FLORA DR	Open	11-2	NEW
\$8,995,000	5+5.5	2sty-ARCHITECTURAL	
	TURN-KEY ARCHITECTURAL MASTERPIECE IN BEL AIR		
Designed by renowned architect Walter Scott Perry, this exquisitely remodeled, contemporary home is sited on a serene, half-acre knoll in Bel Air with sweeping unobstructed views of The Getty, Santa Monica, Catalina and Bel Air canyons. Modern, elegant architectural detailing adorn the interiors of this 5,290-foot, two-story masterpiece while lush landscaping and resort-like grounds present a private, tranquil environment for entertaining and relaxing outdoors.			
Nick Segal & Rick Ojeda PARTNERS TRUST BH	310-902-7676	www.1116LindaFlora.com	

457 CUESTA WAY	Refresh.	11-2	rev
\$15,888,888	6+7	TRADITIONAL	
	SPECTACULAR 1.3 ACRE ESTATE IN PRIME BEL AIR		
Long driveway at the end of a cul-de-sac with sensational views from city to ocean! 6B+7B home built by famed architect Jann Williams. Expansive lot offering the possibility for developing larger estate with approved zoning and related plans nearly complete for park-like grounds with pool, guest house, underground garage and secondary entrance from Bel Air Rd.			
Myra N & Eric S NOURMAND&ASSOCIATES	310-888-3333	www.457cuestaway.com	


1140 BROOKLAWN DR	Open	11-1	NEW
\$4,990,000	3+3.5	2sty-UNKNOWN	
	NORTH OF SUNSET BLVD, HOLMBY HILLS		
Located in the exclusive community of Holmby Hills north of Sunset Blvd! This unique family estate offers an elegant combination of classic design & mid century atmosphere. Living room / entertaining area has special open space area with fire place that leads to a lush garden patio. Spacious formal dining room, large kitchen with breakfast area that includes a fireplace.			
Michiyo Matsuo AGORA REALTY & MANAG	310-717-2755	Dshwshr,Intrcm,Rng/Ovn,Fridg	

2776 CASIANO RD	Open	11-2	rev
\$2,695,000	4+4	CONTEMP MED	
	GATED BEL AIR PARK HOME		
Charming Bright Spanish Family Home in Casiano Estates w/high beamed ceilings, wide plank antique floors, french doors & windows. Large Living & Dining areas plus a family rm w/fireplace all open to lavish grassy yard and pool. Upgraded Kitchen w/center island & Breakfast area. Bonus room and full bdrm suite down. Huge Master Suite w/ balcony, 2 walk in closets & bath w/spa tub. 2 additional bedrooms up share a full bath. 3 car garage. Perfect home for entertaining.			
Lori Hashman Berris SOTHEBY'S INT REALTY	310-880-3061	BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	

2918 TIFFANY CIR	Lunch	11-2	NEW
\$2,169,000	5+6	2sty-SPANISH	
	BEL AIR SPANISH-STYLE ON DOUBLE LOT		
In close proximity to the popular Glen Ctr at Beverly Glen near Mulholland & a quick trip to either the Westside or the Valley, this large Spanish Style home is set on an uncommonly large double lot of wooded grounds. Spacious living room w/ vaulted, beamed ceilings & fireplace. Great-room-style well-appointed kitchen. Open family rm w/ fireplace. Bonus rm. Bathroom w/ spa tub/sauna, ensuite BD, laundry completes 1st flr. 4 large BD's upstairs incl. master ste. Pool. Roscomare Rd Elementary.			
Larry Young BERKSHIRE HATHAWAY	310.777.2879	www.2918Tiffany.com	

10480 SANDALL LN	Open	11-2	rev
\$1,500,000	3+2	MID-CENTURY	
	Situating at the end of a private, quiet street off Bel Air Road, this charming Mid-Century ranch home features floor to ceiling windows, expansive backyard with huge flat pad, finished 1st level en-suite bedroom/rec space and breathtaking canyon views. This is an extraordinary development opportunity with great bones that await your finishing touches or expansion, set amongst multimillion dollar homes in prime Bel Air.		
Neyshia Go JOHN AAROE GROUP	424-249-7125	Cbl,Dshwshr,Grbg Disp,Rng/Ovn,Fridg,Othr	

10980 VERANO RD	Open	11-2	red
\$3,157,000	3595000 3+3.5	1sty-FRENCH	
	REDUCED! WARM ELEGANCE ON A PRIVATE ROAD!		
Elegant French Regency tucked away in majestic retreat like setting in Bel Air's prestigious West Gate. Sophisticated scale balances all rooms. Glamorous foyer sets the tone for chic of the entire home. High ceilings, architectural elements, tasteful finishings. Timeless East Coast ambience of substance & style. 3 beds/3.5 baths. Reminiscent of your own 5 star hotel, this stunning home is on a near acre, private /romantic lower Bel Air lot. Enjoy dining & drinks at Hotel Bel Air, shopping in Beverly Hills			
Tami Pardee/Heidi Bright PARDEE PROPERTIES	310-907-6517	Refrigerator,Stove,Hood Fan,Built Ins	

2483 ANGELO DR	Open	11-2	592A1	rev
\$1,150,000	3+2	CONTEMP MED		
	This sensational single level home (NOT A TOWNHOUSE) is on one of the largest lots in the community which is surrounded by trees with stunning views across the Beverly Glen canyon adjacent to parks, 2 pools & spas, 7 tennis courts, club house, fitness center, and 24/7 security patrol. Freshly painted inside & out with new carpet, move right in or remodel to the 9's. Master sanctuary with walk in closet, bath, built-in, and French doors out to the grounds.			
Jory Burton SOTHEBY'S INTERNATIO	310-860-4515	2483Angelo.com		

05 Westwood - Century City Single Family

911 TIONE RD	Open	11-2	rev
\$27,995,000	5+4	CONTEMPORARY	
	DEVELOPMENT OPPORTUNITY WORLD CLASS TENNIS COURT ESTATE		
\$4,000,000 PRICE REDUCTION On its own private street behind the gates of Bel Air, an exquisite contemporary tennis court estate with fabulous views to the ocean, is ready to construct on 2.6+ acres of premiere land in one of the most prestigious communities in the nation surrounded by celebrities and dignitaries. Fully engineered architectural plans designed by Belson I Palumbo Luxury Development and award winning architects Shubin & Donaldson. See property website for further details.			
Christopher Damon COLDWELL BANKER BHS	310-230-2427	www.911Tione.com	

415 S BEVERLY GLEN BLV	Lunch	11-2	NEW
\$5,395,000	4+5.5	2sty-TRADITIONAL	
	GRAND TRADITIONAL ESTATE WITH TIMELESS STYLE		
Beautifully updated, 1930s gated Grand Traditional Estate w/ Timeless Style. 4 BD/5 1/2 BA. Center hall floorplan. Formal living/dining rms. Family rm w/ wet bar. Study. Stunning gourmet kitchen w/ custom cabinetry offers a multitude of built-ins framed by unique Wenge wood countertops. Stainless steel appliances. 3 BDs up. Option for 5th bedroom. Mstr retreat. The vast backyard grounds are superb & an entertainer's paradise, very private & wooded. Most public rms open onto the backyd. Pool.			
Larry Young BERKSHIRE HATHAWAY	310.777.2879	www.415BeverlyGlen.com	

TUESDAY

2170 LINNINGTON AVE		Open	11-2	NEW
\$1,049,000	3+2	TRADITIONAL		



BEAUTIFULLY REMODELED & MOVE-IN READY IN PRIME WESTWOOD!

Modern finishes throughout include new floors, stainless steel appliances, an updated kitchen, designer-done bathrooms, new double-paned windows & additional insulation in street-facing walls for added soundproofing. Brick patio, small grassy yard & landscaping in backyard creates a great outdoor space perfect for grilling & entertaining. Westwood Charter School District, convenient freeway access, just minutes from local shopping and dining! Welcome Home!

MLS#16-122260
Dana Cataldi 3108049207
PARTNERS TRUST BW
www.2170linnington.com

10660 WILSHIRE #1008		Open	11-2	NEW
\$1,250,000	2+3	CONTEMPORARY		



2+2.5 REAR FACING! TRULY FOREVER VIEWS FROM EVERY ROOM!

NEW ON MARKET! Sophisticated 2+2.5. The Wilshire Manning. Huge open floor plan w/ floor to ceiling windows, enormous living rm w/ adjacent sitting area/den w/ wet bar & a great balcony! Open style kitchen w/ light wood cabinets. Bdrms on opposite sides- master ste is complete w/ 2 walk in closets & master bath w/ dual sinks, bathtub, separate shower & bidet. 2nd bdrm has a walk-in closet & en-suite bath. Lots of storage. Laundry rm in unit. Resort style pool/ spa, gym & social rm. 24 hr security & valet.

MLS#16-121030
Mark & Lynn Mirisch Rogo 310-777-6213
CB BHN
Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

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

10776 WILSHIRE #2002		Open	11-1	NEW
\$4,450,000	3+5	ARCHITECTURAL		



PRICE REDUCTION

Great opportunity at reduced priced. Elegant living at the luxurious Carlyle condo building on the renowned Wilshire Boulevard. Corner unit on the 20th floor with gorgeous views of city lights and Century City. 11 foot ceilings, 3 bedrooms and 4.5 bathrooms. Access unit by direct entrance from elevator. Master with dual marble baths and huge closets. 2 additional bedroom with baths. Amenities include: valet parking, concierge, heated pool, spa, fitness center & 2 parking spaces. Seller motivated

MLS#15-934737
Joan Cohen 310-386-4001
SOTHEBYS INTL REALTY
Valet, Concierge, Private Elevator

2381 CENTURY HILL		Lunch	11-2	NEW
\$1,249,000	2+3	2sty-CONTEMPORARY		



SELLER SAYS SELL NOW! CSO .3.5%!

Remodeled & Turnkey 2 level condo with 2,373 sf. Lg LR & formal dining area. Gourmet Kit w/ custom cabinetry, granite countertops, ctr island, & ss appliances. Lg eating area opens to spacious patio. Upstairs, the oversized MBR has built-in cabinetry, huge walk-in closet & lovely bath. Guest en suite BR & MBR open to pvt balcony. Other features include 10' cigs, crown moldings, plantation shutters, custom hwd flrs, laundry rm, powder rm, two zone AC, 3 pkg spaces, storage rm and brand new gym!

MLS#16-118796
Judy Ross-Bunnage 310-285-7504
COLDWELL BANKER RES
www.2381CenturyHill.com

06 Brentwood *Single Family*

10724 WILSHIRE BLV, UNIT 707		Open	11-2	NEW
\$1,545,000	3+3	CONTEMPORARY		




PRESTIGIOUS PARK WILSHIRE 3 BED - 3.5 BATH DELIVERS IT ALL!

Offering over 2,800 sq. ft. Large formal entry with guest closets & powder room. Spacious living room w/ sitting area & balcony access. Granite kitchen w/ island & breakfast area. Generous formal dining. Expansive master suite w/ built-ins including desk/sitting area. Master bath complete w/ dual vanities, spa tub separate shower & commode room. 2 secondary ensuite bedrooms. Extensive wood parquet floors & recessed lights. Luxury amenities in this full service building include resort style pool/spa.

Rogo, Shenassa, Muradian 310-777-6213
COLDWELL BANKER BHN
Blt-ins, Dishwasher, Range/Oven, Refrig

1741 OLD RANCH RD		Open	11-2	NEW
\$6,995,000	5+4	1sty-RANCH		



SOPHISTICATED RANCH IN DESIRABLE SULLIVAN CANYON

Charming 5 bedroom home, seconds from the Equestrian Center. Wide plank floors, skylights, high beamed ceilings & French doors throughout, with most rooms open to the glorious gardens. Stunning master suite. Outdoor entertaining features incl. a fireplace, built-in bbq, and sparkling pool. 2 story guest house w upstairs living room, bedroom & bath and lower level perfect for a "man cave", recording studio, gym or office. Walking paths, grassy lawns, peaceful canyon views & stables. Don't miss.

Hugh Evans III 310.500.1331
PARTNERS TRUST BW
range, oven, refrigerator, bbq, pool

10795 WILSHIRE BLV, UNIT 201		Open	11-2	NEW
\$1,425,000	2+2.5	MEDITERRANEAN		




LUXURY CONDOMINIUM AT THE VENEZIA

Lux 2 bedroom, 2 1/2 bath condo at The Venezia. The sunny unit has an open floorplan w/ elegant built-ins, fireplace, custom cabinetry & more. Gourmet kitchen feature granite counters & stainless steel appliances. Banks of French doors in the living rm & master bedroom open to a balcony. Spacious master w/ sumptuous bathroom w/ separate shower & tub. Amenities include a concierge, controlled access, exercise rm, rooftop sundeck & valet parking. Warner Ave School. Close to Westwood Village & UCLA.

L.Young / L.London 310.777.2857
BERKSHIRE HATHAWAY
www.10795Wilshire201.com

133 N TIGERTAIL RD		Open	11-2	NEW
\$5,975,000	6+8	2sty-SPANISH		




FABULOUS FIXER WITH LOADS OF POTENTIAL!!!

Location, location, location! Bring your designer, architect & contractor! Fabulous opportunity to remodel, rebuild and make this your dream home. Bring your ideas! Set on 28,000 SF park-like grounds with 6BD/8BA and 8,166 SF of living space. The best value in Brentwood north of Sunset! Seller Motivated!

Lascano,Farrugia,Kramer 424.253.5489
HILTON & HYLAND
Alarm System, Dishwasher, Oven/Range...

10600 WILKINS AVE, UNIT 3D		Open	11-2	NEW
\$1,275,000	5+3	CONTEMPORARY		




LARGE, SUN-DRENCHED, TOP-FLOOR, 5 BED PENTHOUSE WITH VIEWS!

Large, sun-drenched, top-floor, 5 bedroom penthouse with great views, in prime Westwood location! Features include: formal entry foyer, dark cherry hardwood floors, crown moldings, recessed lights, recessed speaker system, 2 fireplaces, 3 large balconies and a gorgeous, rustic kitchen. About 700 square feet of exterior balcony space, surrounded by gorgeous trees and views of the Century City skyline. Very quiet street in a very quiet neighborhood, walking distance to Fairburn Elementary.

Marc J. Robinson 323.304.0892
KELLER WILLIAMS

125 N BUNDY DR		Open	11-2	NEW
\$3,795,000	5+6	TRADITIONAL		




AWESOME NEW CONSTRUCTION IN BW!

Prime BW Estate built w/ attention to detail. Gorgeous East Coast traditional w/ 5 en-suite bds & 5.5 bas + upstairs Family room & office/den offers ideal family floorplan. Gourmet Kit w/ gleaming Carrara counters & high-end appliances. Designer finishes thruout & French oak wood floors. Stunning cabinets & staircase banister. The home is sunshine bright. Sitting on a totally private 9,172 square foot lot. Yard is complete with sparkling pool and spa and ample grassy area for play.

MLS#16-118982
Melinda and Scott Tamkin 310-493-4141
COMPASS
www.125NorthBundy.com

TUESDAY

975 TEAKWOOD RD	Open	11-2	NEW
\$2,985,000	4+4.5	TRADITIONAL	



BEAUTIFUL BRENTWOOD HOME WITH VIEWS

We are perfectly positioned on a private drive w/hypnotic city & ocean views. This 4 bd, 4.5 ba single story gem has remarkable & expansive 360 views of the city & ocean. Step into the foyer & make your way into the spacious living rm w/fireplace. The family rm, equipped w/fireplace & bar, looks out into the backyard w/pool. The magical master retreat has a private office in add. to french doors that provide direct access to the pool area. Welcome home.

Smith and Berg
PARTNERS TRUST BH 310.500.3931

975Teakwood.com

178 S ROCKINGHAM AVE	Open	11-2	bom
\$9,495,000	6+8	3sty-CAPE COD	



HAMPTON'S IN THE PARK

Custom home in coveted "Brentwood Park." Richly appointed & ideal layout; 5 bedrooms w/ kid's work station. Downstairs maid's. Lower 3rd level has a media, massage & game room. Chef's dream kitchen, breakfast-family room combination w/ fireplace & French doors to grassy yard, patio, bbq, pool & spa. Den w/ fireplace makes for the ideal office or cigar room. Spacious master suite w/ balcony, sitting room w/ fireplace, his/her luxury bathrooms and 2 huge closets. 1 block to BW Country Mart.

MLS#16-977463
Robert Radcliffe 310-255-5454
SOTHEBY'S INTERNATIO

BBQ,Blt-Ins,Cent Vac,Dshwshr,Frzr,Other

701 TEAKWOOD RD	Open	11-2	NEW
\$1,926,100	5+4	ARCHITECTURAL	



A TRUE MUST SEE!

When was the last time you walked into a house and thought 'Wow'? Well if you're looking to relive that moment don't hesitate and come and take a tour of this alluring property. Charm and individuality go hand in hand with the open and airy floor plan designed for distinction. Strategically located in a highly desirable picturesque neighborhood and within walking distance to the distinguished Kenter Canyon Elementary Charter School, this home is exactly what you have been looking for.

MLS#16-122214
Joyce Essex Harvey 310-777-6375
COLDWELL BANKER

www.EssexHarvey.com

06 Brentwood	<i>Condo / Co-op</i>	
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11500 SAN VICENTE BLV, UNIT 415	Refresh.	11-2	631J4	NEW
\$1,750,000	2+2.5	1sty-CONTEMPORARY		



GREAT LOCATION! SOPHISTICATED SINGLE LEVEL CONDO

Beautiful,bright,spacious unit in the prestigious "Brentwood", a full service building.This unit features a great floor plan for entertaining & living! Huge living room w/fireplace & balcony w/green belt views,generous sized dining room,large eat-in gourmet kitchen w/granite counters & top of the line appliances,romantic master suite w/walk-in closet & lavish bathroom,great 2nd bedroom & more! Building offers rooftop pool/ spa,24 hour security,concierge,doorman,valet park,gym,entertainment room.

Linda Semon 310.351.3995
COLDWELL BANKER SM

11326 HOMEDALE ST	Open	11-2	NEW
\$1,598,000	3+2	1sty-TRADITIONAL	



CHARMING HOME IN THE HEART OF BRENTWOOD GLEN

This inviting Brentwood traditional home has 3 beds and 2 baths. Each room is bright and inviting with hardwood floors and custom moulding. The living room with fireplace, kitchen, breakfast area, formal dining room and bedrooms; each is warm and comforting. Grab some sunlight on the deck that overlooks the secluded backyard. A rare neighborhood with sidewalk tree lined streets. Welcome home.

Smith & Berg
PARTNERS TRUST BH 310.500.3931

11326Homedale.com

11939 GORHAM AVE #309	Open	11-2	NEW
\$1,495,000	3+3	CONTEMPORARY	



3BR/3BA/2,400SF PENTHOUSE W/26' CEILINGS

Completely renovated Penthouse w/26' ceilings. Located in the heart of Brentwood (best walking location to San Vicente shops, restaurants & cafes - including Whole Foods, The Tavern, Coffee Bean, Starbucks & more). This back corner penthouse, has walls of windows providing incredible natural light. Formal dining room & bar area opens nicely to the cook's kitchen & living room. Great open floor plan lends itself to entertaining. 3rd level bedroom features pvt bathroom w/ large 400SF+ roof deck

MLS#16-122052
Brian Maser 310-795-8010
MASER CONDO SALES

www.MaserCondoSales.com

530 S WESTGATE AVE	Refresh.	11-2	red
\$6,795,000	5+7	2sty-CAPE COD	




RE-THINK ICONIC CAPE COD. HTTP://BIT.LY/1NYLAH

This stunning Cape Cod home has been extensively remodeled in 2015. The casual elegance and design sophistication define this quintessential California lifestyles home. Located in a coveted north of San Vicente area, this private, gated home is close to the best of Brentwood shopping and fine dining: Fabulous Cook's kitchen, with prep/dining center island. Outdoor bar/cook center. Pool/Spa. Smart technology, integrated AV, multi-cam security, vault room, and more.

MLS#16-109878
MICHAEL HIATT 310-481-4342
SOTHEBY'S

MULTI-CAM SS/GATED/FIREPLACES

11706 MONTANA AVE #209	Open	11-2	NEW
\$779,000	2+2	TRADITIONAL	



IDEAL BRENTWOOD LOCATION

Corner of Montana and Barrington. Great floorplan. Split bedroom suites off the central living area. Unit has been upgraded with smooth ceilings, recessed lights,and hardwood floors. Open living room, dining room and kitchen. Both bathrooms have been remodeled. Close to Westwood/UCLA, Century City, and not that far from the beach. Exterior and common areas of the building are being completely renovated and should be completed shortly.

MLS#16-120222
Dannie Cavanaugh 310-837-7161
CAVANAUGH REALTORS

Grbg Disp

816 GLENMERE WAY	Open	11-2	rev
\$3,695,000	5+4	MID-CENTURY	



MID CENTURY EXHIBITION HOME

Designed by Jacob Tracht, A.I.A in 1959, this architecturally significant home has panoramic views of the city. This property can be restored or can be redeveloped into a new estate. There is a great amount of flat land, which makes the perfect scenario of house, pool on the same level, with a panoramic view out the rear over the pool. The view is uncompromised. Rare opportunity to restore a midcentury architectural masterpiece or to build a new home at the end of a cul-de-sac with a great view.

MLS#16-118782
J.Babajian/T.Woods 310-623-8800
RODEO REALTY - BH

www.816GlenmereWay.com

11645 MONTANA AVE #136	Open	11-2	NEW
\$510,000	1+1	TRADITIONAL	



BEAUTIFUL 1 BEDROOM + BONUS BR2, DEN OR OFFICE!

Move in ready with beautiful wood floors throughout living areas.Open kitchen with breakfast bar, overlooks dining and living area. Extra long serene patio in courtyard garden. Perfect for entertaining. This home has a Den/Office/Bonus room that was converted to a 2nd bedroom. Smooth ceilings, recessed lighting and crown moulding. This is an end unit close to the laundry area. Secured building with management company on site during office hours and evening security doorman.

MLS#16-121314
Cynda & Robert Kaiser 310-293-8529
GIBSON INTERNATIONAL

Perfect Location !

TUESDAY

622 S BARRINGTON AVE #504	Open	11-2	631/H3	rev
\$589,000	1+2	CONTEMPORARY		



BEAUTIFUL CITY VIEW CONDO

Incredible city views that captivate you the minute you enter this immaculate remodeled 1 bedroom plus 2 bathroom top floor condo. A spacious living room, dining room, gourmet kitchen, and hardwood floors throughout. The large bedroom has a glass wall looking out at the panoramic city views. Close to the dog park, tennis courts, Whole Foods, shops, and restaurants.

MLS#16-115416
MaryBethWoods/DarbyWoods 310-463-6662
COLDWELL BANKER

www.622barringtonave.com

06 Brentwood Lease

421 N ROBINWOOD DR	Open	11-2	NEW
\$17,000	5+6	CONTEMP MED	




NEWER architectural Mediterranean located in the heart of Brentwood on quiet Robinwood Drive. Great volume and natural light throughout. Living room and family room with banks of French doors both open to large flat back yard with black bottom pool. Spacious cooks kitchen with top of the line appliances. The Master bedroom is a retreat unto itself. Lovely views of the canyon and ocean beyond! Two car direct access garage with additional storage. Incredible lease opportunity available now.

MLS#16-981271
Anne Leeds
GIBSON INTERNATIONAL

Bltins,Dshwshr,Dryer,HoodFan,Micro,Othr

145 BELOIT AVE	Open	11-2	BWGLN	NEW
\$7,650	5+4	2sty-CONTEMPORARY		



STYLISH, BRIGHT & CHEERY CONTEMPORARY HOME IN BRENTWOOD GLEN

Great layout w/2 bedrm suites, living rm w/fpl opening to remodeled kitchen, dining area & enclosed family rm. Master suite w/ veranda, fpl, walk-in closet & updated bathrm. There are also 2 addl. beds & a downstairs suite in main house. Beautiful yard w/pool, spa, sundeck, views, tree house & separate guest unit w/bathrm & kitchenette ideal for guests, pool house or 5th bedrm! Lush landscaping, central AC, patio off kitchen, recessed lights, newly refinished hrwd flrs throughout & fresh paint!

Lisa Mansfield 310.481.4313
SOTHEY'S BRENTWOOD

5 bds + 4 ba + Den + Pool + Cul-De-Sac

11345 BURNHAM ST	Open	11-2	BWGLN	NEW
\$6,795	3+3	2sty-TRADITIONAL		



SPACIOUS, BRIGHT AND CHEERY 2-STORY HOME IN BRENTWOOD GLEN!


Great flow w/ spacious living rm & open dining rm. Eat-in kitch w/ tons of cabinets. Office leads to large family rm w/ beamed ceiling & French drs to large brick patio & lush & grassy back yard. 1 bd + 1 ba, office & family rm downstairs & 2 bedrm suites & laundry rm upstairs. Master suite has 2 walk-in closets & large balcony overlooking treetops. Master bath has double sinks & separate tub/shower. Beautiful hrwd flrs & tons of natural light & lots of storage. Incredible house w/ great space!

MLS#16-121142
Lisa Mansfield 310-481-4313
SOTHEY'S BRENTWOOD

3 beds + 3 baths + Office + Family Room

07 West L.A. Single Family

2477 COOLIDGE AVE	Open	11-2	NEW
\$1,290,000	4+4	2sty-CONTEMP MED	



LOVELY & LARGE CONTEMPORARY HOME WEST LA!

A Lovely & Large Contemporary home located in a charming neighborhood in West LA. This Beautifully renovated home is ideal for a family, and has over 2,600sqft of living space, 4 spacious bedrooms and 4 bathrooms. The living and family room features a stunning double sided wood burning fireplace that can also be seen from the private dining area. 2477 Coolidge is conveniently located near shops, restaurants, and both the 10 & 405 Freeways. MUST SEE!!!

MLS#16-118762
Litta Lee 213-595-2455
COLDWELL BANKER RESI

Dshwshr

2624 GREENFIELD AVE	Refresh.	11-2	632-C6	NEW
\$998,000	2+1.75	1sty-TRADITIONAL		



PROBATE SALE! MAY NOT REQUIRE COURT CONFIRMATION!

Bright, spacious home on a very large, flat lot sited in a most coveted Westside neighborhood. This Probate is not a fixer. Feat: large living room with hwd floors, remodeled kitchen and baths. The charming den/sun room opens to a large, private yard & det garage with separate, attached studio. Overland Ave School district. Only 1/2 block to NEW EXPO LINE EXTENSION! Enjoy modern living in Los Angeles! Take the train to the beach, Culver City, USC, DTLA, etc. See Private Remarks re Probate terms.

Mickey Kessler 310-367-2322
CB-BRENTWOOD

Built-ins

07 West L.A. Condo / Co-op

1710 GRANVILLE AVE #3	Open	11-2	NEW
\$999,000	3+3	CONTEMP MED	




GORGEOUS NEWER TOWNHOME

Stunning courtyard setting. 3Bd, 2.5bth. Over 2,000 sqft. Living areas with wood floors, recessed lights, crown moldings & fireplace. Large, gourmet kitchen with quartz counters, imported Italian cabinets & Viking appl. Kitchen features an eat-in area & den/family room. Huge master with 2 large walk-in closets. Opulent master bath with dual sinks, walk-in shower & separate tub. Spacious loft. Private sundeck with hot tub. Private garage with direct access. Guest parking. New paint and carpet.

MLS#16-121730
Fleminger/Kohen 310-850-8053
NOURMAND & ASSOC

Dshwshr,Grbg Disp,Hood Fan,Intrcm,Micro

1911 BARRY AVE	Open	11-2	NEW
\$995,000	3+3	CAPE COD	



Beautiful and spacious Cape Cod townhome in West LA features 3 bedrooms and 3 bathrooms with direct entry from the private 2-car garage. Bright living/dining area with a balcony, fireplace, powder room and large eat-in kitchen with butcher block counter top. The living area and kitchen opens up to a large atrium. The oak staircase leads to a den/office on top of the landing. Master suite w/ balcony, walk in closet, master bath with marble finish. plus 2 BR, bath and laundry rm.

MLS#16-121244
Grace Stutz 310-579-5204
KELLER WILLIAMS WORL

Fridge, dishwasher, range, microw, w/d

ATTENTION

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

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



TUESDAY


1535 GRANVILLE AVE, UNIT 203 Open 11-2	NEW
\$469,000 1+1 TRADITIONAL	
	<p>BEAUTIFUL SUNNY CONDO IN WEST LA!</p> <p>Beautiful and bright condo in prime West LA location. Top floor unit with spacious living room, with cozy fireplace, that opens to a large sunny balcony. Upgraded kitchen with granite countertops and stainless steel sink. Bamboo wood floors an inside laundry- combo washer/dryer machine. This condo comes with 2 parking spots in the secure underground parking garage.</p>
Brett Silver 310-458-4024 PARTNERS TRUST SM	Built-ins

10575 TROON AVE Open 11-2	NEW
\$1,195,000 2+2 2sty-TRADITIONAL	
	<p>CHARMING TWO-STORY TRADITIONAL ON CORNER LOT!</p> <p>First time on the market in nearly 50 years! Amazing opportunity to remodel or build your dream home! Charming 2-Story Traditional home located on nice corner lot. This home features a formal living room with fireplace, cozy dining room with large picture window capturing the garden view; sun-filled kitchen with breakfast area; Master suite upstairs. Private rear yard with mature trees. Tremendous potential!</p>
Rory Posin/Kristian Bonk 310-839-8500 RE/MAX BEVERLY HILLS	www.ResultsRealEstateGroup.com


08 Cheviot Hills - Rancho Park *Single Family*


2775 MOTOR AVE Refresh. 11-2	NEW
\$3,699,000 4+4 2sty-SPANISH	
	<p>GORGEOUS RESORT-STYLE AUTHENTIC 1930'S SPANISH OASIS!</p> <p>Renovated & updated in 2012. Apx 5,000 Sq. Ft 4 + 4 + 2 guest suites outside w/ 2 Baths. Spacious dining room, office, huge living room w/ fireplace & family room. Special glass windows, hardwood floors & tiles, numerous closets. Gourmet kitchen, w/ Breakfast room. Master suite w/ sitting area & master bath. Wine cellar, outside party room, jacuzzi, pool & private patio. Vast Parking space. Brilliantly located - Close Beverly Hills, 405 & I-10 freeway access - Cheviot Hills gem not to be missed.</p>
Stephan Ilouz 424-279-2477 COLDWELL BANKER RESI	Blt-Ins,Dshwshr,Grbg Disp,Oven,Fridg,Spa


09 Beverlywood Vicinity *Single Family*


9314 OAKMORE RD Open 11-2	NEW
\$2,150,000 3+2 CONTEMPORARY	
	<p>BEVERLYWOOD 3+1.75</p> <p>Prime location in the Beverlywood Homes Association. 3 bedrooms, 1 3/4 baths. Big rear den w/BBQ leads out to a sparkling sunny pool. Formal dining room. Eat-in kitchen with built-ins, hardwood floors, fireplace in living room. Close proximity to Pico and Beverly Drive. Ideal site for development.</p>
MLS#16-120984 Rick Cummings (310) 285-7507 COLDWELL BANKER RESI	BBQ,Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn


2542 AIKEN AVE Refresh. 11-2	NEW
\$3,385,000 5+7 3sty-CAPE COD	
	<p>CAPE COD WITH GOLF COURSE VIEWS</p> <p>Beautifully reimagined and rebuilt Cape Cod on arguably one of the best streets in Cheviot Hills! Entertainer's dream home with terrific indoor/outdoor flow, extreme privacy, brand new pool and spa. Sumptuous master suite boasting panoramic golf course views, spa-like bath with his and hers toilets, and dual walk-in closets. This home is not only sexy but with LED lighting throughout, multi-zone HVAC, and 2 tankless water heaters, it is also very efficient.</p>
S Apelian/J Rey (323)804-3400 CB - BEVERLY HILLS S	www.stephenapelian.com

9255 MONTE MAR DR Open 11-2	NEW
\$1,569,000 3+2 TRADITIONAL	
	<p>CHARMING BEVERLYWOOD HOME</p> <p>Beverlywood HOA. This is one of the original, unspoiled Beverlywood homes consisting of 3 bedrooms (2+den) and 2 baths. Rooms are all good size. Hardwood floors, formal dining room, fireplace. Crown moldings, wainscoting. Large oversize formal living room with plantation shutters. Nice center hall floor plan. Move right in or make upgrades to suit your personal lifestyle. Double garage and lots of street parking.</p>
MLS#16-122426 Ron Wynn 310-963-9944 COLDWELL BANKER RESI	Hood Fan,Rng/Ovn

10367 CHEVIOT DR Open 11-2	NEW
\$2,440,000 6+7 SPANISH	
	<p>HOME WITH LOTS OF SQUARE FOOTAGE / GREAT LOCATION</p> <p>Spanish style home with horseshoe driveway. Spacious and airy, this property also features a family room with a high open beam ceiling. Located in the award winning Overland Avenue Elementary School district, this home is a must see.</p>
MLS#16-120372 Benjamin S. Lee 3108585489 COLDWELL BANKER RESI	Dshwshr,Dryer,Wshr

1105 S SHENANDOAH ST Open 11-2	NEW
\$1,189,000 2+3 SPANISH	
	<p>CLASSIC 1920'S SPANISH BUNGALOW</p> <p>Gorgeous Westside Oasis Feat. Cove Ceilings, Arches & Spanish Tile Patios. Remodeled Kitchen w 48" Viking Range, 2 Ovens, 2 Sinks, Carrara Tile Backsplash, Caesarstone Counters w Waterfall Style Breakfast Bar. Master Suite w Remodeled Stone Bathroom includes Double Sinks, Frameless Shower, Soaking Tub & Big Closets. Guest Bedroom w En Suite Bathroom For Your Guests' Privacy. Private Front Yard w Water Feat, Drip Lines, Vegetable Garden & a Bouquet Canyon Flagstone For Outdoor Living & Dining.</p>
MLS#16-111976 Jason Reitz 323-656-1800 ROCK REALTY GROUP	www.1105shenandoah.com

10581 BUTTERFIELD RD Open 11-2	NEW
\$1,995,000 5+3 2sty-TRADITIONAL	
	<p>GORGEOUS HOME -- OVERLAND ELEMENTARY SCHOOL</p> <p>This two-story, 5BD/3BA home with back guest house is worth your immediate attention. You'll find easy flow between the family's main living spaces: the living room, kitchen and dining room. Floor to ceiling windows allow for plenty of light to stream in and gives everything a spacious feel. French doors leading out to the pool offers a breathtaking view of the entire backyard space. This handsome home located in the Overland Avenue School District will not be on the market for long!</p>
Ben Lee 310-858-5489 COLDWELL BANKER RESI	

1138 S ELM DR Open 11-2 632G3	rev
\$1,489,000 3+3 TRADITIONAL	
	<p>REMODELED BH ADJ HOME - MOTIVATED SELLER</p> <p>Beyond tall rich green hedges sits a stylish remodeled home situated a stone-throw from Beverly Hills! Bright 3 bedroom / 3 bath + Study home features open floor plan, gourmet eat-in kitchen, contemporary dining room, entertainer's living room and 2 en-suite baths. Spacious Master suite offers designer bathroom & walk-in-closet. New roof, new HVAC, new tank less water heater & new wood floors. Centrally located one block east of Beverly Drive. Close to dining, markets and top rated schools.</p>
MLS#16-114790 Dorit Cooper 310-990-4655 BERKSHIRE HATHAWAY	Canfield Elementary School District

TUESDAY

10 West Hollywood Vicinity *Single Family*

317 WESTBOURNE DR	Open	11-2	NEW
\$3,099,000	3+3.5	2sty-MODERN	




NEW ARCHITECTURAL MODERN

This new architectural Modern features 3 bedrooms, 3.5 bathrooms, an outdoor family room, Control 4 smart home system, and a sparkling pool. The open floor plan seamlessly combines the living spaces for optimal functionality, showing off the walnut wood flooring. This one-of-a-kind home is definitely a must see!

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.317Westbourne.com

451 N CROFT AVE	Open	11-2	rev
\$2,595,000	4+3	1sty-MODERN	



MODERNIST COMPOUND W/ GUEST HOUSE & PVT COURTYARD PATIO


1st time offered for sale since built new 2003. Modernist compound built by renowned architect Paul Bailey w/ home offices. 2 bed Main house (2nd bdrm convertible den w/ dedicated bath) & 2 bdrm sep. gst house (or 1 bed w/ living rm). All doors open to the sunny pvt ct.yd patio. High ceilings, gourmet high-end kitch w/ built-in Miele, SubZero. Dining/breakfast booth, wine cellar, direct access 2 car garage, high 20+foot ceilings, pvt 2nd sty terrace w/ views of Weho,built-in vacuum&sound systems

MLS#16-106350
Ron Holliman 310-777-6216
COLDWELL BANKER BH

E. of La Cienega btwn Melrose & Beverly

8949 ROSEWOOD AVE Open 11-2 **NEW**

\$2,795,000	3+4	2sty-CONTEMPORARY
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SETTING THE STANDARD IN MODERN ELEGANCE

Stunning new construction home that sets the standard in Modern elegance. Featuring 3 Bedrooms, 3.5. Baths, and high ceilings, this designer home boasts all that the most-discerning buyer looks for. A gourmet kitchen is ready for chefs of all calibers to work in. Indoor/outdoor living space leads to the entertainer's backyard with pool and spa.

MLS#16-111256
The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.8949rosewood.com

10 West Hollywood Vicinity *Condo / Co-op*

8609 W WEST KNOLL DR, UNIT A Refresh. 11-2 **NEW**

\$1,350,000	3+3	1sty-CONTEMP MED
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RARE FRONT FACING HUGE 3/3 UNIT WITH CITY VIEWS LOCATION++++

Superb Location in the prestigious "Margarita" building prime Weho! A Rare opportunity for 3bd highly upgraded front facing unit. Very spacious & open floor plan has amazing deck & patio space, so it feels more like a home. Gorgeous Southerly sunny vistas. Stone and hardwood floors throughout, gourmet granite and stainless kitchen , with European appliances. Many dramatic upgrades including custom dining room ceiling. Secure building with rooftop deck,gym and rec room. and 2 car parking!

V. Risko / JJ Hobgood 310-305-7653
SOTHEY'S BEV HILLS

Newer Bld, Staninless Appliances, Gym!

848 N CRESCENT HEIGHTS BLV Open 11-2 **NEW**

\$2,750,000	5+4.5	2sty-CONTEMPORARY
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BRAND NEW LOFTY CONTEMPORARY

Spectacular openness and voluminous space define this contemporary brand new construction. This loft-like home is flooded with natural light and has fabulous indoor/outdoor flow. Well appointed w/Thermador appliances, Lutron Smart Home system, European Oak Floors, 3 fireplaces, 2 balconies beautifully landscaped and walking distance to this city's finest shops and cafes.

Lorin Ruttenberg 310-780-0214
PARTNERS TRUST BH

Smart Home Syste, Range/oven, refrig.

1131 ALTA LOMA RD, UNIT 606 Refresh. 11-2 **NEW**

\$1,049,000	2+2.5	3sty-CONTEMPORARY
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RARE OPPORTUNITY - PARK WELLINGTON TOWNHOME FOR SALE

Own 1 of 6 town-homes in the prestigious Park Wellington building. This property has the best location within the complex offering only 1 common wall. Features include high ceilings, hardwood floors, a custom library niche, remodeled kitchen, large private patio off the living room, sun drenched office, 2 master suites, each with their own private baths. In-unit laundry & two side by side gated parking spaces. Amenities include gym, pool & spa, tennis court, sauna, lounging cabanas & more.

Roger Ewing 818-917-3929
EASIR CALABASAS

9027 PHYLLIS AVE Open 11-2 **NEW**

\$1,795,000	3+2	2sty-TRADITIONAL
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TURNKEY NORMA TRIANGLE TRADITIONAL

A perfect little piece of the Hamptons in prime Norma Triangle, this romantic 2 story home offers a modern floorplan w/ open living area & remodeled ktchn w/ Sub Zero fridge, Wolf range & carrera marble counters. The upstairs master features a huge walk-in closet & spa-like bath w/ clawfoot tub. All 3 beds open via French doors to decks and a tranquil, private patio. A bonus, separate studio has a handy custom murphy bed for guests. Off street parking for 3-4 cars, a rarity for this area.

Geoff Clark 323-459-3845
DEASY/PENNER

refrigerator,W/D, stove

838 N DOHENY DR, UNIT 705 Lunch 11-2 **NEW**

\$1,025,000	1+2	CONTEMPORARY
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THE GOOD LIFE!


Unique opportunity for the most discerning client. Extremely spacious remodeled Northeast corner unit with an open concept floor plan in the finest luxury high rise. Expansive views of Sunset Strip & Hollywood Hills can be appreciated the moment you enter this one bedroom plus den with beautiful dark hardwood floors. Contemporary remodeled kitchen w/ white high gloss cabinetry, Carrera marble counters, breakfast bar & in-unit laundry. Master suite with custom walk-in closet.

Laura Marie 213-840-5353
COLDWELL BANKER -BHS

Built-ins, Refrigerator, Washer/Dryer

1033 N ORLANDO AVE Open 11-2 **rev**

\$3,922,000	4+5	2sty-SPANISH
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MODERN SPANISH FOR THE MODERN BUYER

This new, magnificent, and elegant Spanish masterpiece is the creation of the Stewart-Gulrajani Design Team. Step past the gate with exquisite designer landscaping and into the home as you notice the high ceilings and thick walls throughout. Bask in the open gourmet kitchen, coffered ceilings, and family room that overlooks the saltwater pool and spa. With all four bedrooms en-suite, each room can have their own privacy. SMART HOME WIRED.

MLS#16-118006
Paul Wylie 310-929-5439
LAMERICA REAL ESTATE

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

970 PALM AVE #210 Open 11-2 **NEW**

\$499,900	1+1	2sty-MID-CENTURY
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RARE SPACIOUS TOP FLOOR WITH BALCONY!


This large top floor East facing unit is one of the best condo's in the building which offers a beautiful balcony with tree top city lights view. The owner recently installed a new central air conditioner, carpet, and laminate flooring. You'll love the outdoor space, open dining area, plantation shutters, and closet space. Wonderfully maintained common areas with newer security cameras, lush, tropical plantings, pool, spa, and barbecue area.

MLS#16-121994
Damian DiCesare 310-291-3636
KELLER WILLIAMS HH

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

1351 N CRESCENT HEIGHTS BLV, UNIT 309 Open 11-2		NEW
\$495,000	1+1	
		
<p>TOP FLOOR DESIGNER-DONE CONDO STEPS TO THE SUNSET STRIP</p> <p>Highly upgraded designer-done top floor condo set back from the street for quiet living, steps to all that the Sunset Strip and West Hollywood offers. Open and spacious w/ floor to ceiling wall of glass sliders, balcony, wet bar, and fireplace. Kitchen is of highest quality, perfectly prepared and artfully presented w/ solid cherry cabinets, upgraded appliances, and bar seating. Large bath w/ Kohler "Stillness" line fixtures, antique bath casework and plenty of storage. Beautiful Building.</p>		
IAN RHODES KW, RHODES LEAD HOME	323.821.4069	Top Floor, Balcony, Fireplace, Wetbar

1433 WALGROVE AVE Refresh. 11-2		NEW
\$995,000	3+2 1sty-TRADITIONAL	
		
<p>CHARMING MAR VISTA TRADITIONAL</p> <p>This charming Mar Vista home has not been on the market in decades. Feel the ocean breezes as you relax on the large front porch. This home is just blocks from Penmar Park, Venice Beach, Santa Monica & Silicon Beach. This 3 bedroom, 2 bath home is a blank canvas awaiting your personal touch. Put your vision goggles on and make it your own. Outside the home is a 2 car-garage. The home has been well maintained and is being sold as-is. Welcome to Walgrove.</p>		
MLS#16-122096	The Carrabba Group 323-899-2900	www.1433Walgrove.com
KELLER WILLIAMS RLTY		

1010 N KINGS RD #109 Open 11-2		NEW
\$489,000	1+1 1sty-CONTEMPORARY	
		
<p>PRIME KINGS ROAD</p> <p>Spacious one bedroom plus office or den in the prestigious Hampton Court, located close to Santa Monica Blvd. on coveted Kings Road, one of the most desirable streets in the heart of West Hollywood. Features open floor plan, breakfast bar, fireplace, wood floors, abundant closet space, private patio, two parking spaces and storage. Pet friendly, low HOA, indoor pool and spa, secure entry & parking, roof top deck. Located by Kings Road Park, near Gelson's & night life. www.1010kings109.aaroe.site</p>		
MLS#16-121290	Gary Steinberg 8186429927	Rng/Ovn
JOHN AAROE GROUP		

11 Venice Condo / Co-op

1046 PRINCETON DR #105 Open 11-2 672A6		rev
\$835,000	0+1 ARCHITECTURAL	
		
<p>TRUE WORK/LIVE LOFT</p> <p>Street Facing Unit w/Door! SBA BANK Financing Available with as little as 10% down payment. Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Stainless Steel Appliances, Marble Counter Tops, Large Windows & Commercial Doors, Skylight, Steel Beams, Washer/Dryer hook-up in unit. Final CofO issued 2010. Square footage listed is rentable s.f. and includes the interior and exterior space. Marina Del Rey post office.</p>		
MLS#16-101586	Lee Johnson 310-892-2244	Blt-Ins, Cbl, Dshwshr, Grbg Disp, Hood Fan
SOTHEBY'S INTERNATIO		

964 LARRABEE ST #207 Open 11-2		NEW
\$399,000	1+1 CONTEMPORARY	
		
<p>BEST ENTRY PRICE POINT IN THE HEART OF WEST HOLLYWOOD</p> <p>Best Value In the Heart of West Hollywood. Steps away from the famed Sunset Strip and Santa Monica Boulevard, this turnkey contemporary 1bd/1ba is located in a complex that features secure parking, a resort-like pool and spa, large patio area, BBQ area and incredibly LOW HOA DUES. This top-floor residence showcases an open, bright floor plan, granite counter tops, stainless steel appliances. Bedroom suite offers great closet space w/ mirrored doors, gated parking space comes with the unit.</p>		
MLS#16-121974	Skyler Hynes 310-800-5111	Dshwshr, frdge, Micro, Rng/Ovn, Frnitre
COLDWELL BANKER RESI		

11 Venice Lease

117 PARK PL Open 11-2		NEW
\$15,000	4+4 ARCHITECTURAL	
		
<p>VENICE LIVING AT IT'S BEST!</p> <p>LOCATION, PRIVACY & ELEGANCE on great walk St in Venice. Magnificent architectural beauty steps to beach. 1 blk from Abbot Kinney, 1/2 block off Main, 2 blocks from Rose. 3 en-suite masters & 4th bedroom are perfect for family, working and overnight guests. Ground floor chef's kitchen with Thermador professional range and Sub-Zero Frig opens to private, furnished garden complete with fire pit & mature trees. Fully outfitted roof-top kitchen with furnished dining area and magnificent views!</p>		
MLS#16-115272	Lori Leboy 310-418-9081	BBQ, Cbl, Dshwshr, Frzr, Grbg Disp, Other
REAL ESTATE EBROKER		

751 N FAIRFAX AVE #5 Open 11-2		bom
\$850,000	2+2 ARCHITECTURAL	
		
<p>AMAZING LIVE/ WORK LOFT IN A HOT AREA</p> <p>Live/Work loft unit in LEED Certified Platinum Bldg by Pugh+Scarpa in 2011 overlooking tree tops and city lights. Open Chefs Kitchen overlooks a large open living space. Master w/ walk in closet & an en suite bathroom .2nd bdr has flexible usage. Appointed with wood flooring, white caesar stone counters, high ceilings, stainless appliances, washer & dryer, xtra storage. 2 pkg spaces There Common area roof deck with 360 degree views of L.A. Located by Melrose shopping & trendy Fairfax Village.</p>		
MLS#16-982257	Scott Segall 310-480-4823	http://751fairfaxloft.com
COMPASS		

12 Marina Del Rey Condo / Co-op

3111 VIA DOLCE #502 Lunch 11-2		NEW
\$1,399,000	2+3 MODERN	
		
<p>WWW.3111VIADOLCE502.COM</p> <p>New York-style full service building, brilliantly designed space, and location just two blocks from the ocean. Open kitchen w/ Wolf & Sub Zero appliances, wine fridge, & abundant counter/cabinet space. Versatile space that can be an office or media room. Dining room and family room look through a wall of windows to gorgeous views of the mountains and ocean. Includes doorman, controlled access, guest parking and gym. Short distance to cafes, nightlife, Venice Canals and, of course, the beach.</p>		
MLS#16-122090	Dia, Ray & Chase 323-788-4663	Dshwshr, Dryer, Grbg Disp, Hood Fan, Micro
KELLER WILLIAMS		

11 Venice Single Family


1564 CABRILLO AVE Open 2-4		NEW
\$1,549,000	3+2 ARCHITECTURAL	
		
<p>ACCLAIMED ARCHITECTURAL HOME! VALET PARKING</p> <p>Critically acclaimed architectural "floating" house. Original 1913 bungalow enhanced by 2009 construction of second story modernist addition. Bright w/exceptional mountain(& neighborhood) views, exposed plywood, country maple floors & built-ins. Features an expansive roof deck, sliding glass windows and lots of storage. Pleasantly surprise your most conservative buyer. Ready-to-issue permit for off-street parking.</p>		
MLS#16-120810	Winston Cenac 310-963-9300	Blt-Ins
BULLDOG REALTORS INC		

**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

30 DRIFTWOOD ST #1	Open	11-2	NEW
\$969,000	2+2	CONTEMPORARY	



MARINA DEL REY PENNINSULA CONDO - JUST STEPS FROM THE SAND.

This spacious 2BD/2BA corner unit is the beach pad you have been looking for. Nicely updated kitchen w/ granite countertops, new stainless appliances & breakfast bar. Large living room features beautiful fireplace & large patio. Great space for hanging & entertaining. Unit also features smooth ceilings w/ recessed lighting, spacious bedrooms w/ updated on suite baths, walk in closet, inside laundry, 2 parking spaces, & large private storage room for surf boards, bikes & your beach supplies.

MLS#16-122040
 Brian Maser 310-795-8010
 MASER CONDO SALES TE www.MaserCondoSales.com

3720 BOISE AVE	Open	11-2	NEW
\$1,435,000	3+3	SPANISH	



SPANISH STYLE WITH SUNSET VIEWS

Remodeled in 2006. This move in ready house has great flow and attention to detail. Charming living room with fireplace. Large formal dining area with adjoining study area. Bright and airy 3 bedroom, 3 bathroom house. New windows, air conditioning, instant hot water heater. Updated kitchen with granite countertops, stone floors, custom cabinetry, and stainless steel appliances. Brazilian Cherry hardwood flooring. A rare find.

MLS#16-122410
 Ron Wynn 310-621-1772
 COLDWELL BANKER RESI Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg,Oth

13 Palms - Mar Vista *Single Family*

4056 EAST BLV	Open	11-2	NEW
\$3,395,000	5+5	2sty-ARCHITECTURAL	



A STAR IS BORN

With no shortage of architectural homes, "The Glass House" undeniably stands out. Punctuating light, form & clean lines w/ sliding glass-doors covering 70% of the home. The result, an indoor-outdoor masterpiece complete w/ screening room, exterior lounge areas & salt-water pool. Streamlined, a mostly one-level home comprised of a series of warm interconnected spaces. Sure to impress, find state-of-the-art amenities, tech-savvy smart-home conveniences & automated pool cover.

Laurie Woolner 310.699.0980
 POWER BROKERS INTL. CCTV Security,automated pool cover

3555 MILITARY AVE	Open	11-2	NEW
\$929,000	3+2	TRADITIONAL	



ADORABLE WESTSIDE VILLAGE CHARMER.

Inviting front porch welcomes you to this light filled Westside Village charmer. Three bedrooms and two baths. Master with great closet space and own bath opens on to a wood deck overlooking the back yard. Open kitchen with center island/ dining/living room. Hardwood floors throughout except for baths. Live in as is or expand. The possibilities are endless. Attached two car garage at front of property. Beautiful tree lined street.

Laurie Kradin (310)806-0969
 TELES PROPERTIES www.3555MilitaryAvenue.com

3524 GRAND VIEW BLV	Lunch	11-2	NEW
\$2,950,000	5+6		




AN OASIS OF PEACE & SERENITY

This is a special estate rebuilt & expanded w/great attention to detail. Once you pass through the iron gates to the center courtyard w/welcoming fountain & foliage you'll realize that you've entered a special oasis in the city. In the foyer & many other rooms of the home there's 100-year-old reclaimed barn beams that set the stage for the many other custom features afforded throughout the property. If individuality is important to you then you've just found your new home.

Sherri Noel 310-994-8721
 KELLER WILLIAMS - SM

3297 KEESHEN DR	Open	11-2	red
\$3,195,000	5+7	CONTEMPORARY	



PRICE REDUCTION | CONTEMPORARY MASTERPIECE IN MAR VISTA

This newly redone property is located in prime Mar Vista on a Cul-de-sac. It's features include; a fire pit on the roof, hardwood floors, 5 bedrooms, 5 full baths, 2 powder rooms, a view of the city and mountains from rooftop, 2 stories, corner property, in a wonderful neighborhood. Has updated appliances and features that make this property pop. For more information, please contact Meir Kroll at 310-341-4393

Meir Kroll 3103414393
 THE AGENCY Dshwshr,Dryer,Frzr,Micro,Fridg

11459 ROSE AVE	Open	11-2	NEW
\$1,995,000	4+3	TRADITIONAL	



LUXURY LIVING IN THE WESTDALE/ TROUSDALE AREA!

This newly completed Cap Code style designer home in the coveted Mar Vista School District. This home has been created from the ground up and offers 4 spacious bedrooms, filled with natural light. The gracious living room, expansive dining room and inviting family room are perfect for entertaining and family gatherings. Back yard has an expansive lawn area perfect for alfresco dining and summer entertaining. This sun drenched, "California Beauty" is a must see.

MLS#16-121818
 Ron Wynn 310-591-9172
 COLDWELL BANKER RESI BBQ,Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Oth

3449 MOORE ST	Open	11-2	rev
\$1,495,000	3+3	2sty-MID-CENTURY	



MAR VISTA VIEW RESIDENCE

Charming Mar Vista view home on 5633 sq ft lot, situated on quiet tree-lined Moore Street, with sweeping views to the marina & ocean. This "jewel" residence features 3 BR + 3 BA, an open plan living, dining, kitchen area plus over-sized family room with fireplace, high ceilings & large view balcony. Enjoy the ocean breeze while entertaining in the large backyard which includes detached 3 car garage suitable for use as rec room or artist's studio. Wonderful, quiet location with outstanding views.

MLS#16-108960
 Jennifer Hughes 310-383-7299
 BULLDOG REALTORS www.3449Moore.com

3443 WADE ST	Open	11-2	NEW
\$1,595,000	3+2	1sty-MID-CENTURY	



MID-CENTURY MODERN BEAUTY!

Sensational Mid-Century Modern - Premier Mar Vista! Stunningly remo'd w/bright & open floor plan. FDR, meticulously remo'd Kitchen & Ba's, Viking, Ceasarstone, Porcelanosa, Hansgrohe & Dorn Bracht fixtures, custom cabinetry & exquisite Mikado Mogano Porcelain tiled & HW flrs. Master w/sitting rm, walk-in closet, gorgeous private yard w/fruit bearing trees & built-in vegetable garden. Wd framed windows infuse the home w/sunshine. WD fireplace, rooftop deck w/sunset views & a Tesla charger!

MLS#16-120140
 Nili Hudson 310.622.7422
 GIBSON INTERNATIONAL www.3443Wade.com

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

12731 MATTESON AVE, UNIT 6	Open	11-2	674/B4	NEW
\$649,000	2+2.5	2sty-TRADITIONAL		



HUGE 2 BR & 2.5 BA MAR VISTATOWNHOUSE


Charming 2 BR & 2.5 BA Townhouse end unit in great Mar Vista location. Kitchen opens to huge living area with dining area, fireplace, hardwood floors and patio. Also features central heat/air, side by side parking, gated/secured building and more! Great location close to the Sunday Farmer's Market and all the great shops and restaurants on Venice Blvd.

WALKER SPANIER GROUP 310-893-0101
 KW-SANTA MONICA SCOTT WALKER & NEIL SPANIER

14 Santa Monica *Single Family*

370 20TH ST	Open 11-2	NEW
\$5,995,000	5+5 TRADITIONAL	
		
<p align="center">BEST PRICED 2016 NEWLY REMODELED HOME ON THE MARKET!</p> <p>2016 Beautifully Renovated 5BR, 5BA home offers indoor/outdoor liv at it's finest! Grnd sized liv rm w/fp, frch drs to patio Chef's kit, Wolf, Sub-Zero fridge, 2 dwashers. 2 Carrera isles & bkfst booth lead to fam rm w/fp, plus en-suite guest/office. Sit area up leads to hidden bns rm. Mstr. Suite incl a fpl, sit area, bns rm & walk-in closet. Carrera Mrble BR, sumptuous shwr & freestanding tub. Prvt lush yard w/ Encaustic tiled patio, rm for a pool, mud rm & Indry. 3Car gar</p>		
<p align="center">MLS#16-120958</p> <p>Susan Kastner 310-382-8555 PARTNERS TRUST SANTA</p> <p align="right">Dshwshr,Grbg Disp, Micro,Rng/Ovn,Fridg</p>		

1724 PINE ST	Open 11-2	NEW
\$3,195,000	4+4.5 ARCHITECTURAL	
		
<p align="center">DRAMATIC ARCHITECTURAL POOL HOME</p> <p>You'll enjoy a home that redefines luxury both in & out. The dramatic 2-story entry w/polished concrete floors & find an open floor plan. The great room has 2 seating areas that both flow out to the private yard w/decking, pool, spa & bbq. High ceilings, walls of glass & sophisticated use of natural light highlight the modern aesthetic. The kitchen's a hard working room w/storage behind crisp white & glass cabinetry. There's wide plank French oak floors up which has 3 beds & master suite.</p>		
<p align="center">MLS#16-121836</p> <p>Sherri Noel 3109948721 KELLER WILLIAMS-SM</p> <p align="right">Dshwshr,Dryer, Micro,Rng/Ovn,Fridg,Other</p>		


2417 HILL ST	Open 11-2	NEW
\$1,599,000	3+2 TRADITIONAL	
		
<p align="center">WONDERFUL SUNSET PARK CHARMER ON 7K LOT!</p> <p>Wonderfully updated Sunset Park charmer that is one block from Clover Park and close to the hip restaurants and shops on Ocean Park. Remodeled kitchen with custom cabinets and granite countertops as well as two remodeled bathrooms. Re-finished hardwood floors, central air/heat, fireplace, dual-pane windows and an automatic driveway gate. Tremendous curb appeal with a large fenced front lawn surrounded by roses. Park-like backyard!</p>		
<p align="center">John Skinner 310-486-5962 PARTNERS TRUST</p>		

2206 MARINE ST	Open 11-2	NEW
\$1,589,000	4+3 2sty-SPANISH	
		
<p align="center">CHARMING SPANISH IN SANTA MONICA</p> <p>Ocean Park meticulously renovated Spanish with Old World charm. Sited on a hill the home has great views all the way to the Marina. Hardwood floors, large dining room, updated kitchen. Updated master suite. 4 bedroom, 3 bath and office. Also includes an attached guest suite with bath and private entrance. Finished garage converted to a dance studio or could be a great gym. The outdoor spaces are ideal for entertaining with an outdoor kitchen and dining room.</p>		
<p align="center">Isabelle Mizrahi 310.230.3720 BERKSHIRE HATHAWAY</p>		

14 Santa Monica *Condo / Co-op*

822 19TH ST #B	Open 11-2	NEW
\$1,369,000	3+3 2sty-CAPE COD	
		
<p align="center">HIGHLY DESIRABLE 3 BEDROOM 3 BATH REMODELED!</p> <p>Spacious townhome w/high end finishes. Large kitchen w/ stainless steel appliances, granite counter tops, Calcutta marble back-splash, custom cabinets. Living room fireplace w/extra high ceilings, recessed LED lights, built-in media cabinets & beautifully stained hardwoods. Master suite w/ vaulted ceilings hardwood floors -extra space for sitting area. Master bathroom has the "wow" factor w/vessel tub, separate walk in shower with multiple shower heads, double vanity and dual closets. 2 car direct</p>		
<p align="center">MLS#16-121966</p> <p>Andrew Thurm 310.345.2661 COLDWELL BANKER RESI</p> <p align="right">Dshwshr,Dryer,Frzr,Grbg Disp,Ref,stove</p>		

1319 HARVARD ST #6	Open 11-2	NEW
\$950,000	2+3 ARCHITECTURAL	
		
<p align="center">ARCHITECTUAL TOWNHOUSE</p> <p>This 2-bedroom, 2 1/2 bath plus mezzanine townhome boasts almost more windows than walls, creating a loft-like experience and inviting in an incredible amount of light. Hardwood floors throughout, 2 spacious and private bedroom suites, and a large, plus an open loft perfect for office or media room. Multiple outdoor spaces, including an exclusive roof deck, makes entertaining - or simply enjoying Santa Monica's mild climate - a breeze. 2-car side-by-side parking, central HVAC, inside laundry.</p>		
<p align="center">MLS#16-121556</p> <p>Regina Vannicola 310-625-2061 KELLER WILLIAMS-SM</p> <p align="right">Dryer,Rng/Ovn,Fridg,Wshr</p>		

2677 CENTINELA AVE, UNIT 309	Open 11-2	NEW
\$895,000	2+2.5	
		
<p align="center">BEAUTIFUL 2 BEDROOM+LOFT TOWNHOME</p> <p>Large & Bright Town-home in Santa Monica School District! Spacious unit (1777 sqft) features open floor-plan. Large living room w/ high ceilings & fireplace, updated kitchen w/ ample cabinets & granite counter tops, breakfast bar & adjoining dining room. Master suite w/ office area & full bathroom w/ soaking tub & walk in closet are downstairs w/ 2nd bdrm, laundry area & full bath. Large loft is upstairs & opens onto private roof top deck with ocean breezes & views of the town.</p>		
<p align="center">Heather Coombs Perez 310-259-7419 CAVANAUGH REALTORS</p>		

2313 5TH ST #1	Open 11-2	NEW
\$798,000	2+2 TRADITIONAL	
		
<p align="center">BLOCKS FROM THE BEACH, REMODELED 2BD/2BA OCEAN PARK CONDO!</p> <p>Awesome location. Blocks to the beach. Remodeled 2 bed 2 bath courtyard condo. The private condo offers an open floor plan w/ hardwood floors, recessed lighting and plantation shutters throughout. The kitchen has been meticulously remodeled w/ stainless appliances, marble counter tops and opens to breakfast nook and living room. Both bedrooms are a good size, master includes walk in closet. Other features include laundry, storage locker and secure one-car parking.</p>		
<p align="center">MLS#16-121810</p> <p>Megan Whalen 310-613-1102 GIBSON INTERNATIONAL</p> <p align="right">Visit www.23135th.com</p>		

3101 3RD ST, UNIT 2	Open 11-2	NEW
\$595,000	1+1 MID-CENTURY	
		
<p align="center">GREAT OCEAN PARK CONDO</p> <p>Beautiful, designer perfect condo has an open floor plan with gleaming, rich dark wood floors throughout enhanced by custom baseboards and woodwork. Bathed in natural light the living room, dining area and kitchen look out to a serene courtyard area. Perfectly located to take advantage of Main Street shops, restaurants and local beaches, this hip and stylish condo evokes a sense of calm enhanced by the ocean breezes, city and treetop views afforded by its hilltop location. Move in condition!</p>		
<p align="center">June Sebree 310-230-3756 BERKSHIRE HATHAWAY</p> <p align="right">Refrigerator,Range Oven, Microwave</p>		

TUESDAY

THE MLS .COM Property Website & Virtual Tour

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

TUESDAY

3130 BROADWAY	Open	11-2	NEW
\$550,000	1+1	1sty-COTTAGE	




FANTASTIC CONDO IN PRIME SANTA MONICA

Direct entry one story condo with direct entry. The hardwood floors have been refinished and it is freshly painted. The garage has been converted to a bonus room. Refrigerator, stove, dishwasher in the kitchen. The separate washer and dryer are also in the unit in the kitchen. This is a wonderful pedestrian friendly neighborhood and the condo feels like a small house.

Ellen Conrad & Sarah
TELES PROPERTIES 424 2023288

15309 FRIENDS ST	Open	11-2	NEW
\$2,195,000	2+1	1sty-CONTEMPORARY	



SERENITY ON THE BLUFFS

Absolutely charming artistic retreat in a fabulous bluff location. Gated courtyard entry with fountain and serene sitting area. Upgraded kitchen and bath complement an open floor plan that includes a sunken living room and large dining room that flows through French doors out to a brick patio and grassy lawn. Just blocks from the bluffs and village schools, shops and services, this home presents a unique opportunity to enjoy as is or develop further.

MLS#16-120696
John Closson 3109224486
BERKSHIRE HATHAWAY

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

14 Santa Monica Income

1045 OCEAN AVE	Open	2-2	NEW
\$15,950,000	SEE REMARKS		



RARE OPPORTUNITY ON OCEAN AVENUE; A LEGACY

Prestigious Ocean Avenue. Originally built in 1922 as a hotel, this stately colonial revival features 21 units with spectacular ocean views! Over 15,000 square feet of multi-unit living space on 3 separate levels and a Penthouse with a spacious veranda overlooking the Pacific Ocean. A trophy property with tremendous development opportunities.

MLS#16-121132
Todd Mitchell 310-899-3521
CB MONTANA AVE

Drive By Only!

741 CHAUTAUQUA BLV	Open	11-2	NEW
\$1,900,000	3+2	2sty-TRADITIONAL	



PRIVACY AND CONVENIENCE


Privacy & convenience with high ceilings & a great floor plan. Location North of Sunset, where homes are just West side of the street. Pristine condition w/gleaming wood floors, white walls, bright windows. Note: upper bedrooms currently carpeted over wood floors. Split level w/large living room/dining area+1 bedroom suite on main level. 2 other bedrooms up half level. Peaceful grassy backyard w/several patio areas. Easy distance to Palisades Village & Sunday farmer's market. 2 car gar is tandem w/workroom

Joan Sather 310.740.0302
SOTHEBY'S INTERNATIO

Range/Oven

15 Pacific Palisades Single Family

1669 SAN ONOFRE DR	Open	11-2	NEW
\$33,000,000	7+10	SPANISH	



THERIVIERAWHITEHOUSE.COM

Once home to President Ronald Reagan, The Riviera White House incorporates historical elements in a new-construction estate w/Griffith Pk to Catalina views. Pro kitchen, pro screening, peacock feather clad powder, master ste. w/dual dressing & baths, sauna, steam, sitting & terrace, salt-water pool w/invisible spa, apx. 80 ft. veranda, ext. dining, bar & kit, gated 300 ft. drive, 6 fpls, elevator, gas lanterns smart home technology. This Jaman Property is the definition of "one of a kind".

MLS#16-105490
David Offer 310-820-9341
BERKSHIRE HATHAWAY

16772 EDGAR ST	Refresh.	11-2	NEW
\$1,750,000	3+2	1sty-ARCHITECTURAL	



ZEN ARCHITECTURAL IN LOWER MARQUEZ AREA

Enter into a Private & Serene Oasis North of Sunset off Marquez. Lush Landscaped Yard. Spacious wide open Living area opens to front and back decks. Oak HW Floors. Tree top views! Plus Bonus room off Brick Patio and Yard. This one won't last!

Cecile Billauer Gifford 310.283.8811
BERKSHIRE HATHAWAY

736 MUSKINGUM AVE	Open	11-2	NEW
\$2,495,000	4+3	TRADITIONAL	



BEST VALUE IN PALISADES

Lovely Traditional style with a touches of English and Modern character give this El Medio Bluffs home a warm family feel. This classic 4 bedroom Palisades home with pool and spa offers privacy and comfort. The master suite and second bedroom with bath are on the first level with two full bedrooms and loft/study on second floor. Included are full dining room, open floor plan kitchen, private study, and a master suite that opens directly on to the hot tub and pool. Great value in Palisades!

MLS#16-121182
Diane Forbes Halliburton 310-339-6486
GIBSON INTERNATIONAL

Ref, Dsh, Rng/Ovn, Lndry

15061 MC KENDREE AVE	Open	11-2	rev
\$3,995,000	5+6	CAPE COD	



BACK ON MARKET!

This delightful home represents a perfect union of East Coast style with West Coast lifestyle. Close to the evolving Village Center, the home rests above distinguished Bestor Blvd, affording treetop views and a unique sense of expansiveness and privacy. Inside, casual elegance complements traditional design. Mature landscaping embraces the outdoor entertainment area with spa and waterfall, fireplace and built in BBQ. A separate guest suite above the garage completes this urban hideaway.

MLS#16-972353
Ellen McCormick 3102303707
BERKSHIRE HATHAWAY

www.15061McKendree.com

15 Pacific Palisades Condo / Co-op

1686 MICHAEL LN	Open	11-2	NEW
\$1,485,000	3+4	3sty-CONTEMP MED	



ELEGANT REMODEL, 2400+ SQFT, FAMILY ROOM & ENDLESS VIEWS!

Rare offering in the Michael Lane Villas. This town home sits on the top rim & offers panoramic views of the mountains & peek of the ocean from every level. Reconstructed from the studs up 8 years ago, there are 3-bd/2-ba upstairs inc: a master suite w/ walk-in closet, fireplace & luxe bath. Enjoy a gourmet eat-in kitchen that spills into the large formal dining & living rooms. Downstairs is a huge family room w/ bath that can be used in a variety of ways. Amenities inc: pool, spa, gym & sauna.

MLS#16-121482
Nicolas Beauvy 310-573-7473
COLDWELL BANKER-PP

www.1686michaellane.com

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.

17165 PALISADES CIR	Open	1-2	630 F1	NEW
\$1,050,000	3+2.5	3sty-CONTEMP MED		



GORGEOUS REMODELED TOWNHOUSE ALL 3 BEDRM'S ON TOP FLOOR!

Kitchen w/professional grade Viking Stove & Dishwasher, GE Cafe Ref, custom cabinets, Caesarstone. Porcelanosa tiles for backsplash, bottleless water dispenser, wine & beverage center. Laundry rm with LG washer & dryer. Remodeled bathrooms includes master bathroom w/faucets, shower system & hardware by Grohe, Toto Legato Toilet, marble mosaics tiles & sliding glass door by Vigo. Hardwood floors, new carpet, recessed lighting throughout. Too much to tell. Community pool, spa and tennis courts.

Lauren Polan 310/573-7776
COLDWELL BANKER PP

www.PalisadesCircle.com

18 Hancock Park-Wilshire *Single Family*

301 LORRAINE	Open	11-2	NEW
\$2,695,000	4+5	2sty-CRAFTSMAN	



BEAUTIFUL HANCOCK PARK 2 STORY ARCHITECTURAL

You are cordially invited to view this beautiful 4 bedroom, 5 bath Mansion style house in prestigious Hancock Park area. A magnificent 2 story classic architectural home filled with charm, character and potential with great painted ceiling frescos. This home features a newly re-faced pool & spa and a backyard that includes patio with BBQ, sitting area, waterfall and firepits - excellent for entertaining! Large gourmet kitchen with 6 burner stove and sub zero refrigerator. Two updated baths.

MLS#16-120982
Sam Solaimani 310-422-6026
COLDWELL BANKER-BHN

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

157 N CITRUS AVE	Open	11-2	NEW
\$1,425,000	3+2	COTTAGE	




SWEET ENGLISH COTTAGE

This home is located on sought after Citrus. Entry hall flows to high-ceiling formal Living Room with leaded windows and marble fireplace mantle. Formal Dining Room plus breakfast nook, galley style Kitchen with Laundry. One bedroom/One bathroom off the kitchen, Master Bedroom shares big original tile hall bath with front bedroom. Total 3 Bedrooms /2 bathrooms. Master overlooks rear patio. Garage with loft potential. Trust sale no court. Elderly owner passed away in the house. Sold as is.

Lisa Hutchins (323) 460-7626
COLDWELL BANKER HPN

Dishwasher, range/oven

1201 S WINDSOR BLV	Refresh.	11-2	NEW
\$899,000	3+1.5	2sty-VICTORIAN	



1201 S. WINDSOR BL. VICTORIAN IN OXFORD SQUARE

Stunning 3 bedroom Victorian home offers the perfect blend of old world charm and contemporary sophistication. Situated mid block on a sprawling (over 8,500 sq ft) lot in Oxford Square. This gem has many original elements that have been preserved or restored alongside period-inspired modern updates and improved systems. Enter to the living room featuring marble flooring and recessed lighting open to the dining room with wainscoting, chandelier, custom moldings and French doors

Dan May 310.482.2110
KELLER WILLIAMS SM

590 N CAHUENGA	Refresh.	11-2	rev
\$1,999,000	4+3	SPANISH	



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

MLS#16-109076
Loveland Carr Properties 323-460-7606
COLDWELL BANKER HP

590Cahuenga.com

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

450 N SYCAMORE AVE #11	Refresh.	11-2	NEW
\$550,000	1+1	1sty-MEDITERRANEAN	




ONCE IN A WHILE A UNIT AT IL BORGHESE MAGICALLY APPEARS!

A very rare opportunity has arrived in the 1929 building known as Il Borghese. Featured in several movies including "Mulholland Drive" & "The Truth about Cats & Dogs" The property is a unique masterpiece full of old world charm & an example of Mediterranean architecture. Through a gated entry is a lush garden courtyard, a pond, fountain & fireplace. Hardwood floors throughout & original tiles. AC/Heat units. Rooftop terrace for entertaining, relaxing & panoramic city vistas. Don't miss this one!

MLS#16-121740
Laura & Brian V Moore 3108494990
SOTHEBY'S LOS FELIZ

Dishwasher,Range/Oven,Fridge, Storage

737 S WINDSOR #304	Open	11-2	rev
\$1,250,000	3+3	CONTEMP MED	



LUXURIOUS BRIGHT PENTHOUSE CONDO WITH NEARLY 2,600SQFT!!!

HUGE PRICE REDUCTION! INCREDIBLE BRIGHT 3 BEDROOM PENTHOUSE WITH ALMOST 2,600SQFT OF LIVING SPACE! THIS STUNNING PENTHOUSE FEATURES A HUGE OPEN FLOOR PLAN AND AN ELEGANT FORMAL DINING AREA PERFECT FOR HOSTING FAMILY GATHERINGS & DINNER PARTIES. A SPACIOUS & GRAND MASTER SUITE YOU WILL ADORE! MASTER BEDROOM HAS A GREAT SIZE WALK IN CLOSET AND A MASTER BATH THAT FEATURES A RELAXING MARBLE BATH, SEPARATE SHOWER, WITH HIS AND HER VANITY. TWO SIDE BY SIDE PARKING SPACES!!!

MLS#16-973001
Litta Lee 213-595-2455
COLDWELL BANKER RESI

Grbg Disp

18 Hancock Park-Wilshire *Income*

616 N BEACHWOOD DR	Refresh.	11-2	red
\$2,088,000		CRAFTSMAN	



PRICE REDUCED!

Exceptional triplex located a few blocks away from Larchmont Village's shops & Paramount Studios. This is a very unique property for the Hancock Park area featuring one, 3 bedroom 2 bath unit upstairs w/ large deck off of the kitchen & off the living room at front of property. Fabulous for an owner/user. With the exception of its foundation & staircase, the property was rebuilt in 2005. All units come w/ attractive wood or gas burning fireplaces, washer/dryer, refrigerator, stove & dishwasher.

MLS#15-960803
Loveland Carr Properties 3234607606
COLDWELL BANKER HP

LovelandCarr.Com

19 Beverly Center-Miracle Mile *Single Family*

6636 COLGATE AVE	Open	11-2	NEW
\$1,749,000	3+2	SPANISH	



URBAN RETREAT WITH POOL AND CONVERTED GARAGE/OFFICE!

This tranquil urban Spanish retreat features a front porch, dramatic living room with cross-beamed ceiling, fireplace and side trellised patio. A redesigned kitchen offers a Viking stove, stainless steel appliances and separate laundry room. A newly updated master bath boasts double sinks, a large soaking tub and a separate frameless shower with glass tiles. A rear den leads to the beautiful pool and outdoor entertaining area. The garage has been converted to an incredible office space.

MLS#16-121400
Allison Schwarz 310-433-0056
COMPASS

www.ColgateAvenue.com

OPEN HOUSE STATUS

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

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

TUESDAY

510 N CRESCENT HEIGHTS	Open	11-2	red
\$1,295,000	3+2	SPANISH	



NEW PRICE! STYLISH SPANISH IN BEVERLY GROVE

This home features a gorgeous living room with pitched, double-beamed ceiling, picture window, fireplace and open dining room. A generous, center-island kitchen featuring a custom leather banquet with storage leads to the rear bathroom and bedroom (currently used as a den) with French doors leading to a beautifully designed outdoor area with a custom floating wood deck and built-in BBQ. The garage has been converted into a wonderful office space with its own ductless HVAC system.

MLS#16-110442
Allison Schwarz 310-433-0056
COMPASS

www.510CrescentHeights.com

637 N GARDNER ST	Open	11-2	rev
\$2,969,000	5+4.5	2sty-CONTEMPORARY	



STUNNING DESIGNER SHOWPLACE
WWW.637GARDNER.COM

Custom designed Noesis Group lifestyle property. Enter nearly 4000 sq ft through a gated courtyard & discover this sophisticated luxury property complete with all expected amenities and exquisite designer finishes throughout. Porcelanosa bath tiles, sleek custom Miton Italian kitchen with Miele appliances. Generous luxurious master retreat. Private open air 2nd-story patio, ground level covered patio area overlooking a zero edge spa, decorative pool, flat grassy yard & more. A must see property!

MLS#16-117032
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

1706 S BURNSIDE AVE	Open	11-2	rev
\$698,000	3+2	SPANISH	



SPANISH 3+2 UNDER \$700K

Great price for this lovely 3bd 2ba Spanish Bungalow just east of Culver City. Close to Washington and Venice Blvd. Features Copper plumbing, wood floors & forced air heating! Good sized master bd & newer master ba! Great kitchen w/ dishwasher! Private back patio, with Mexican pavers! Near Ballona Creek! Laundry area! Do not disturb occupants.

MLS#16-119568
Bobbie Carrasco 310-396-7829
RON MICHAEL PROPRTI

Dshwshr,Fridg

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

108 S WETHERLY DR #4	Open	1-4	NEW
\$1,699,999	3+4	SPANISH	



MIRACLE MILE 3+ 4 + LOFT ULTRA PRIVATE TOWNHOUSE W/ PVT YARD

Beverly Hills on One Side, WeHo on the other + a yard! Open living room w/stone fireplace, hardwood floors, French doors, custom shutters, 17 foot ceilings, gourmet kitchen w/ professional DCS range, stainless steel appliances, custom cabinetry & marble counter tops. 2nd floor loft screening room. Master suite w/fireplace, balcony & luxurious master bath w/steam shower & spa tub. Balconies off every bedroom, rooftop patio w/gorgeous city & mountain views. Near Robertson Drive, Cedars-Sinai.

MLS#16-117492
Kristina Kaminski 818-789-9900
RODEO REALTY

Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan

825 S SHENANDOAH ST, UNIT 303	Open	11-2	NEW
\$685,000	2+2	CONTEMPORARY	




CONTEMPORARY, SPACIOUS, LIGHT UNIT 2+2 / BEVERLY HILLS ADJ.

Beautiful, Bright S.W. Facing 2BD / 2BA very spacious, 3rd floor quiet corner unit. This expansive unit, boasts Large living room with high ceilings and crown moldings. Generous rooms / Master Bedroom has a walk in closet and large private bath and separate shower, en suite. Kitchen has Granite counters with detailed cabinets. Hardwood floors through out. Loads of closet space. Large indoor Laundry Room. Building has EQ Insurance. Pebble's throw from BH and Robertson. This won't last!!

Vahe Shaghzo 3107776388
CBBHN

Washer/ Dryer/ Central A/C / Range

20 Hollywood	<i>Single Family</i>		
823 N CITRUS AVE	Open	11-2	NEW
\$2,849,500	5+6	2sty-CONTEMPORARY	



STUNNING NEW MODERN HOME

Stunning new modern construction home that sets the standard in this highly desirable pocket of Hollywood. Featuring 5 Bedrooms, 5.5 Baths, Thermador appliances, and an open floorplan, this designer home boasts all that the most-discerning buyer looks for. A gourmet kitchen is ready for chefs of all calibers to work in. Pocket doors lead the way to the entertainer's backyard with an infinity pool, spa, deck, and 20 foot waterfall.

MLS#16-122072
The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.823Citrus.com

753 N ORANGE DR	Refresh.	11-2	NEW
\$2,799,000	5+6	MODERN	



LIVE IN ART!

Welcome to the perfect blend of style and sophistication. Modern architectural lines meet traditional elements in this beautifully designed 5 bed 6 bath home. The two-story entryway with a soaring 22' ceiling and wall of glass leads through an open floor plan, hardwood floors, designer Bosch appliances and a technologically advanced "Smart" Home with ipad/iphone controlled accessibility. Enjoy the tranquility of your personal library or bask in the SoCal sunrises in the zero edge pool.

MLS#16-119086
Ariel WestbergChad Mehle 323.899.1066
ENGEL & VOLKERS B.H.

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

828 N JUNE ST	Lunch	11-2	rev
\$1,525,000	4+4	MODERN	




50% SOLD - NEW HOMES IN HOLLYWOOD WITH LUNCH!

50% SOLD! The June Street Collection - 10 single family homes w/private roof decks available, hot tub ready w/ built-in BBQ's, outdoor fridge & wet bar w/views. Approx. 10 ft. ceilings, cook's kitchen w/Bertazzoni range, wine fridge, waterfall island & custom cabinetry. La Cantina doors disappear to covered patios. Gated, private street w/2 car garage. Integrated security w/controlled access + separate heating & AC controls on every level. Quite possibly the finest new homes in the City.

MLS#16-110650
Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY

BBQ,Dshwshr,Grbg Disp,Hood Fan,Micro

21 Silver Lake - Echo Park	<i>Single Family</i>		
3633 EFFIE ST	Open	11-2	NEW
\$849,000	2+2	CALIFORNIA BUNGALOW	



Live in the heart of at all in this stunning Silver Lake bungalow. Perched above the street with fantastic views of the hills & city, this 2BR/2BA was previously remodeled by noted designers BetterShelter and is within walking distance to everything that makes this one of the best neighborhoods in LA. Character is found throughout in fun details such as stained-glass windows & custom light fixtures, while the open floor plan leads out onto a large front deck which is perfect for entertaining.

MLS#16-122350
Robert Kallick 323-775-6305
SOTHEBY'S LOS FELIZ


Detached Bonus Studio, Views

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

2153 EWING ST	Open 11-2	NEW
\$799,000	2+1 1sty-CALIFORNIA BUNGALOW	




ECHO PARK CHARMER

Updated Bungalow abounds w/charm. Hillside 2 bd/1 ba +Detached Studio feat orig details-Doug Fir flrs, molding & orig windows. Updtd BA features white subway tile & mod cabinetry. Kit has Span tile & SS apps. An eat-in dining area leads to a fantastic back yard. Hill views & the twinkling lights from the gracious deck or secluded spa. Numerous conversation areas, fruit trees, garden boxes. Detached studio perfect for off or guests. Near eats, shops & the new Whole Foods coming to Glendale Blvd.

Jamie Thompson DOUGLAS ELLIMAN	310.430.4307	Outdoor Spa & Views
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2059 AMES ST	Open 11-2	NEW
\$1,299,000	3+3 MID-CENTURY	



SOPHISTICATED MID-CENTURY HOME IN THE HEART OF LOS FELIZ

Perched in the foothills of Griffith Park and adjacent to Los Feliz Village, this sophisticated Mid-Century modern home offers chic and stylish finishes with highly desirable post and beam design. Polished workmanship, move-in condition, done done, great for both relaxing and entertaining. Relax and unwind in the private secluded low maintenance backyard. Moments to Griffith Park, Observatory, Greek Theater, DTLA, Studios and Silverlake. In Franklin Avenue elementary school district.

Edward Arnez SOTHEBYS INTL REALTY	323-333-2888	www.2059Ames.com
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21 Silver Lake - Echo Park Income

604 DOUGLAS ST	Open 11-2	NEW
\$1,099,000	Triplex	



HISTORIC ANGELINO HEIGHTS TRIPLEX

Incredible Angelino Heights Triplex. This well maintained property consists of 2 structures. The front is a duplex, lower unit vacant with 2 bed + 1 bath & bonus room. Upstairs is a 1 bed + 1 bath. The third unit is a separate house with 1 bed + 1 bath. Lots of space to be creative in the vacant 2 bed unit. Property is located in an H.P.O.Z.

Benjamin Shapiro KW LARCHMONT	323-762-2508	MLS#16-120530
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28 Culver City Single Family

5317 HERITAGE PL	Open 11-2	NEW
\$1,298,000	4+3 CONTEMP MED	



WWW.5317HERITAGE.COM

Gorgeous Contemporary Mediterranean Home in a private cul-de-sac community with its own park. Located near the pedestrian bridge to Culver City's award winning Farragut Elementary! Built in 2000 and completely remodeled in 2010! Near Silicon Beach, Playa Vista and Culver City's shops, restaurants, parks & theaters.

Todd Miller KELLER WILLIAMS-SM	3105602999	Open Sunday 2-5 pm and Tues 2-5pm
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22 Los Feliz Single Family

5743 SPRING OAK DR	Refresh. 11-2	NEW
\$2,987,000	4+3.5 2sty-COUNTRY FRENCH	



TRADITIONAL HOME IN THE COVETED OAKS OF LOS FELIZ!

Elegantly appointed 4 bedroom 3.5 bath, Grand scale rooms, French country charm gourmet kitchen with custom cabinetry, breakfast room, formal dining room, 2 fireplaces. Controlled access entry, entertainer's backyard with opulent pool & outdoor dining areas.

Stellini + Rogers + Ritt NORMAND&ASSOCIATES	310-888-3377	www.RSRrealestate.com
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4354 KEYSTONE AVE	Open 11-2	NEW
\$1,195,000	3+2 TRADITIONAL	




A LITTLE JEWEL NEAR CARLSON PARK.

You'll love the simplicity and "home sweet home" feel. Located on one of the nicest streets in Carlson Park. This original 3 bed / 1.5 bath home has loads of potential. Gorgeous newly refinished hardwood floors. Step down family room is perfect for a playroom. Kitchen has been updated with oak wood cabinetry, dishwasher and stove. The very best is the large, inviting backyard which is very private and has a blossoming Jacaranda tree and room for a pool.

Ron Wynn COLDWELL BANKER RESI	310-621-1772	Dshwshr,Hood Fan,Rng/Ovn
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2639 N COMMONWEALTH AVE	Open 11-2	NEW
\$1,499,000	2+2 COTTAGE	



Attention fixer clients! Cozy Los Feliz Cottage on deep lot. Steps to Griffith Park. Gated, private, w/hardwood floors, high ceilings. 2BR, 2BA on expansive 15,000 sqft lot. Art studio + bonus room.

Carter + Orland Estates KELLER WILLIAMS RLTY		www.carterorlandestates.com
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11111 FRANKLIN AVE	Open 11-2	NEW
\$1,195,000	3+2 TRADITIONAL	




THIS HOUSE HAS ALL THE RIGHT THINGS WRONG WITH IT.

The one you have been waiting for. Perfect Culver City neighborhood, great floor plan, good size rooms, good bones, and an awesome pool area with wet bar for the full Jimmy Buffet experience. Downstairs has living room, family room, dining area, den/office, ¾ bathroom, kitchen, and a quirky wet bar. Upstairs - 3 bedrooms, full bathroom. Backyard features a refinished pool, wet bar, and ½ bath/changing room. House just needs some updating and TLC. Trust sale, sold "as-is."

Dannie Cavanaugh CAVANAUGH REALTORS	310-837-7161	Dshwshr,Grbg Disp,Rng/Ovn
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11224 WOOLFORD ST	Open 11-2	NEW
\$1,076,000	4+2 1sty-RANCH	



SPECTACULAR SUNKIST PARK OPPORTUNITY


Grab your chance live in one of the most desirable cities on the Westside. Close to trendy restaurants and nightlife in downtown Culver City, this Sunkist Park 4 bedroom 2 bathroom Ranch Style home will capture your imagination from the moment you step inside.

Michael Cohen TELES PROPERTIES BW	310-622-0512	range,a/c,w/d,microwave
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Why Advertise? Large Distribution Area

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

TUESDAY

4965 MARSHALL DR	Open 11-2	NEW
\$999,000	4+2 CALIFORNIA BUNGALOW	
	CUTE FAMILY HOME..MINUTES FROM SILICON BEACH&PLAYA VISTA 4 bedroom, 2 bath cute, family house adjacent to Bologna Creek, minutes from Playa Vista, Marina Del Rey and Silicon Beach. Gated, nice covered patio and yard for entertaining.	
Winnie Park Tagliaferro PARTNERS TRUST BRENT	310-922-1941	

7445 W 89TH ST	Open 11-2	NEW
\$1,995,000	4+4 2sty-CONTEMPORARY	
	BEST PROPERTY IN WESTCHESTER This stunning Contemporary SFH was built with elegant touches. Formal dining room leads to an amazing chef's kitchen with a large island and top-of-the-line appliances. Beautiful staircase leads to a gorgeous family seating area, and master suite with spa-like bath with his and her master closets. 2 more bedroom share full bath complete the 2nd story. In the entrance each room opens to a cook's dream kitchen and a huge rear yard. 1 spacious bedroom downstairs with private bathroom.	
Camila Healy RE/MAX ESTATE PROPER	310-801-2543	Blt-Ins,Dshwshr


11621 MCDONALD ST	Open 2-5	NEW
\$795,000	3+2 TRADITIONAL	
	Unbelievable, rare, major restoration or remodeling opportunity in the popular Culver City Sunkist Park neighborhood adjacent to Del Rey, Culver City Entertainment Center, Playa Vista and other Silicon Beach high tech communities which have become a choice address for technology, media and entertainment businesses. Culver City Schools. Fix, improve or totally remodel the house to your liking and specifications.	
Bob Tateoka WESTFIELD PROPERTIES	310-471-1234	

7826 AGNEW AVE	Lunch 11-2	rev
\$1,950,000	4+5 2sty-CONTEMPORARY	
	COME EAT HEROS & SELL TO BE A HERO! Lustrous Masterpiece located on a premiere street in highly desired Kentwood. This four bedroom striking remodel now boasts twice the square footage, and has it all. New roofs, foundation, electrical, water heater, A/C & heating, windows, sprinkler system, lighting and much more. The floor plan and light-filled space make this a home that is as warm and comfortable, as it is sleek and impressive. Be a Hero and sell this spectacular home in otherwise challenging price point.	
Ari Wintraub SOTHEBY'S INT REALTY	3104285045	Simon Beardmore 310.892.6454

28 Culver City *Condo / Co-op*

30 Hollywood Hills East *Single Family*

6505 GREEN VALLEY CIR #103	Open 11-2	NEW
\$482,000	2+2 TRADITIONAL	
	BEAUTIFULLY UPDATED 2+2 IN CULVER CITY Bright, spacious and cheery 2 bedroom and 2 bathroom condo in Culver City. Completely updated and modernized with hardwood floors and an over-sized private patio perfect for pets and entertaining. The only unit in the association with it's own private entrance and secured gate! This one-level home has an inviting open floor plan with a light-filled living room, gas fireplace and separate dining area.	
Megan Silva KELLER WILLIAMS-SANT	310-614-6513	All newer appliances!

3040 ARROWHEAD DR	Open 11-2	rev
\$2,397,000	5+4 CAPE COD	
	LAKE HOLLYWOOD ESTATES OASIS Glamorous home on over 1/4 acre (assr) w/Stately palms, rolling lawns & Griffith Park as a backdrop. Design elements include granite counters, Wood cabinets, Grohe fixtures, Maple floors & 3 fpls. The Stylish living room, dining, kitchen & den open through French doors to a spacious patio, yard & views. Chef's kitchen w/Wolf & Miele appls, breakfast bar & picture window shares fpl, wet bar & wine fridge w/den. Upstairs level features 2 masters w/Luxe baths & custom closet. Views from every room.	
Terry Canfield Schmidt BHHS-BH	323-854-4607	Dshwsh,Fridg,Micro,Rng/Ovn,Wine Fridg

29 Westchester *Single Family*

30 Hollywood Hills East *Income*

6321 W 81ST ST	Open 11-2	NEW
\$1,995,000	5+5 2sty-CAPE COD	
	NEW CONSTRUCTION This stunning Cape code style SFH has a lot to offer. Walking to an open floor with a beautiful kitchen with a big island leading to the patio and big garage attach to the house. In the back guest room since has their private entrance with a power room. 1 bed with a full bath downstairs with a half bath for guest complete the 1st floor. Upstairs with have 3 bedroom each one with complete bathroom and a family room. Master room has his own fireplace with a big bathroom and walking closet Must See!!!!	
Camila Healy RE/MAX ESTATE PROPER	310-801-2543	Blt-Ins,Dshwshr,Micro,Fridg

6338 LONGVIEW AVE	Open 11-2	NEW
\$1,099,000	2sty-SPANISH	
	VERY CHARMING SPANISH HOLLYWOOD DUPLEX WWW.6338LONGVIEW.COM Beautifully remodeled Spanish Duplex with old Hollywood charm on a large street-to-street lot with canyon views. Many original details, cove ceilings, arched doorways, hardwood floors. Upstairs unit has gorgeous dark espresso hwd floors, Batchelder tiled fireplace, remodeled kitchen with granite counters, remodeled bathroom. Downstairs unit is also gorgeously remodeled in similar fashion. Close proximity to all the best of Hollywood restaurants, night life and shops. A must see property!	
Omega Group-Randy Wright KELLER WILLIAMS	310.927.6818	www.OmegaGroup.LA


Do **RIGHT** by Your Sellers
Put their Property in the **MLS**

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



34 Los Angeles Southwest *Condo / Co-op*

10724 WILSHIRE BLVD #608	Open	11-2	NEW
\$1,295,000	2+3		



PARK WILSHIRE
10724

2,018 sqft Condo in the elegant Park Wilshire features two master suites with additional 3rd guest bathroom, private corner balcony, open living room, wet bar, laundry room with storage. 24/7 security.

MLS#WS16092885MR
Edward Chen 626-560-5470
REMAX PERMIER PROPER

34 Los Angeles Southwest *Income*

4060 BRIGHTON AVE	Refresh.	11-2	673J3	NEW
\$725,000	Units			



FOURPLEX FOR SALE

TERRIFIC opportunity to purchase a well maintained Fourplex! Three units are 3 beds+1.5 baths and one unit is 2+1. Ample Parking! All units have separate meters for gas & electric and there are hookups for washer/dryer inside. Perfect for large family groups, live in one/rent the others to help with payments. Close to USC, 10 and 110 freeway and shopping areas. Please submit all offers Subject to interior inspection of property and Do Not disturb tenants, all units are occupied.

MLS#16-121486
Lucy F, Kihm 213-200-7701
JOHN AAROE GROUP

39 Playa Vista *Single Family*

13070 DISCOVERY CRK	Open	11-2	NEW
\$2,999,000	3+5	ARCHITECTURAL	



LIVE IN PARADISE IN THIS PLAYA VISTA LAING LUXURY HOME

Live in paradise at a stunning and sophisticated John Laing luxury home in Playa Vista. This home will take your breath away! Beautiful design with an open floor plan featuring high ceilings, a gourmet kitchen, stainless steel appliances and a gorgeous center island ideal for entertaining. Two other bedroom suites and a fabulous office in a quiet location. Amenities include an Olympic size swimming pool, gym with updated equipment, recreation rooms and a home movie theatre.

MLS#16-121990
Norma Streams 310.428.5164
RODEO REALTY INC. Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridg

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

849 S BROADWAY #505	Open	11-2	NEW
\$639,000	0+1	ARCHITECTURAL	



STYLISH & BRIGHT LOFT IN DOWNTOWN LA W/ WASHER/DRYER IN UNIT

This stylish loft on the 5th floor of the renowned Eastern Columbia building has a wall of bright, south-facing windows showcasing city views. Located steps from the coolest restaurants & theaters in Downtown, this iconic turquoise tower gleams with art deco details. Roof-top amenities include a pool, sundeck, hot tub, fireplace & a gym with breathtaking 360 degree views. This unit offers polished concrete floors, floor-to-ceiling closets, stainless steel appliances & washer/dryer in unit.

MLS#16-119586
Jason Woodruff 310-770-3101
KELLER WILLIAMS HH Dshwshr, Grbg Disp, Micro, Rng/Ovn

53 Woodland Hills *Single Family*

22623 CASS AVE	Open	11-2	NEW
\$660,000	3+2	TRADITIONAL	




OPEN TUESDAY 11AM-2PM

3 bed 2 bath w open floor plan. Natural light, hardwood floors and decorative, fireplace in the living room. Kitchen features cabinets, stainless steel appliances, counter space & breakfast bar. 2 bedrooms share an updated full bath. Third bedroom w/ en-suite bathroom off of living room. A large backyard provides an ideal space for year round BBQ's. Additional features: attached 2 car, central AC and heat, NEST thermostat and laundry in garage. Located south of Ventura Blvd. in Woodland Hills.

MLS#16-119328
Elizabeth Marquart 310-246-0888
RE/MAX ESTATE PROPER Bit-Ins, Dshwshr, Dryer, Frzr, Grbg Disp, Ref

61 Lake Balboa *Single Family*

7430 COLLETT AVE	Lunch	11-2	NEW
\$519,000	3+2	1sty-TRADITIONAL	



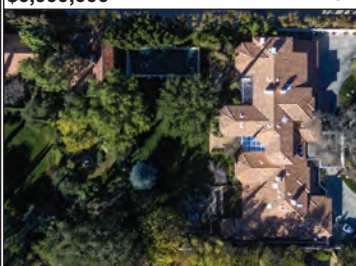
PICTURESQUE TRADITIONAL

Emotional 3Br+2BA traditional w/great curb appeal! Pottery Barn cute home invites you in to a charming lifestyle. Living room w/fp has detailed mantle+FDR w/wainscoting. Recently updated kitchen has marble counter tops+stainless steel appliances plus breakfast nook. Updated baths w/pedestal sinks. Wonderful oversized lot feels like a park w/several patios for al fresco dining, mature fruit trees+vegetable garden. A great Zen garden perfect for entertaining!

MLS#16-119328
Nanette Basin 818.487.5859
COLDWELL BANKER

62 Encino *Single Family*

5255 ENCINO AVE	Open	11-2	NEW
\$6,999,000	6+12	COUNTRY FRENCH	



BEVERLY PARK SETTING UNDER \$7M

The South of France in Amestoy Estates! One of the largest homes in the Valley w nearly 16,000 sq. ft. of French inspired living spaces on 1.44 acres of unbelievable grounds. Walled and gated for max privacy. 4 bonus structures include pool house, guest cottage, enormous office perfect for recording studio & game room. Sensational great room w full bar, wood beamed ceilings & custom fireplace from 1755 w full view of the pool & yard. Chef's kitchen with center island, 8 burner range.

MLS#16-104570
Aaron Kirman 818-453-9175
JOHN AAROE GROUP Dshwshr, Elvtr, Grbg Disp, Hood Fan, Intrcm

4346 EMPRESS AVE	Open	11-2	NEW
\$2,395,000	5+4.5	TRADITIONAL	



GATED TRADITIONAL WITH HUGE YARD IN PRIME ENCINO!

Immerse yourself in this gated traditional home, located S. of the blvd in prime Encino. This 5 bd, 4.5 ba highlights a timeless architectural style, casual sophistication & the warmth of everyday comfort. There are 4 bdms on the main level + a prvt master suite upstairs w/ deluxe ba. Delight in spacious patios, a sparkling pool, grassy yard, romantic gazebo, sport court & more! The park-like yard is perfect for entertaining w/ mature landscaping that creates a special oasis. Don't miss out!

MLS#16-119328
Sally Forster Jones 3106917888
JOHN AAROE GROUP www.4346empressave.com



TUESDAY

72 Sherman Oaks *Single Family*

4159 GREENBUSH AVE	Lunch 11-2	NEW
\$3,195,000	5+6 2sty-TRADITIONAL	



BEYOND! YOU MUST SEE TO BELIEVE

Built in 2013 and then professionally designed with the most tasteful, exquisite and simply luxurious appointments and accents available. The meticulous landscape has matured and the outdoor living areas, pool and spa are completely protected by a canopy of green for privacy and beauty. Truly inspirational. Prime South of the blvd. Furnishings available.

Andrea Korchek 818-371-0933
WISHISOOTHEBY'S www.4159Greenbush.com

3531 ALANA DR	Open 11-2	NEW
\$2,550,000	5+5 2sty-MID-CENTURY	



BEAUTIFULLY RESTORED MID-CENTURY

Newly and meticulously renovated Mid Century Modern architectural view home in prestigious south of the Boulevard "Royal Woods" section of Sherman Oaks. Originally designed in 1963 by Kearney & Hendy Architects, Beverly Hills. This open and airy entertainer's home w/ ~ 3,526 sf. (assr) includes 5 bedrooms & 5 bathrooms. Separate great/media room with wraparound view terrace, fireplace and wet bar. Cooks kitchen w/ adjacent family room. Attached 2 car garage.

MLS#16-106316
Gary Adwar, Steven Davis 310-310-2530
BERKSHIRE HATHAWAY Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

3954 HOPEVALE DR	Open 11-2 561/H6	NEW
\$1,295,000	3+2.5 2sty-ARCHITECTURAL	



STUNNING HILLTOP ARCHITECTURAL

Commanding architectural retreat, embraced by the verdant SM Mountains and a protected hiking trail, in a prime hilltop location S. of the Blvd. Empowering balance of volume, space, and light throughout the homes abstract yet warm lines & angles. Extraordinary views and an aura of peace & exclusivity while only seconds from the heart of town. Open living areas lend to an entertainers paradise. Divine Master suite. Enormous unfinished basement level available for expansion. A truly dreamy escape.

Robin Walpert 310-480-4980
SOTHEBY'S INT REALTY www.3954Hopevale.com

14567 GREENLEAF ST	Refresh. 11-2	NEW
\$1,099,000	2+3 TRADITIONAL	



WHITE PICKET FENCE SHERMAN OAKS TRADITIONAL

Welcome home to this inviting Sherman Oaks Traditional. With 2 bedrooms, 2.5 baths and den, this sweet house is all about easy living. Living room with fireplace, dining room, ideally situated den (converted 3rd bedroom) and roomy kitchen with breakfast area. Great flow with both the dining room and kitchen opening to a broad brick terrace and grassy yard. There's a Master suite plus secondary bedroom, full bath and even a powder room. Beautiful wood floors, doors & trimmings.

MLS#16-122172
Bill Lustig 310-770-0283
JOHN AAROE GROUP please visit www.14567Greenleaf.com

73 Studio City *Single Family*

3186 DONA MARTA DR	Open 11-2	NEW
\$1,695,000	5+3 TRADITIONAL	



TRADITIONAL 5 BEDROOM HOME WITH POOL, SPA AND GRASSY YARD

Wonderful Traditional 5 bedroom, 3 bath home. Elegant living room features hardwood floors, crown moldings & fireplace. Formal dining room. Light & bright kitchen with breakfast room that opens to large family/great room. A bedroom and bath complete the main level. Second floor features a large master suite with dual closets and new gorgeous master bath. In addition, there are 3 bedrooms. Fantastic backyard with great entertaining patio, grassy yard, pool and spa. 2-car garage with direct entry.

Steve Frankel 310-281-3981
COLDWELL BANKER www.stevefrankel.com

3714 BERRY DR	Open 11-2	NEW
\$1,595,000	3+2 1sty-TRADITIONAL	



BREATHTAKING VIEWS! OPEN TUESDAY AND FRIDAY 11-2!

Spectacular Views! This enchanting home is nestled in the hills of Studio City in prime location to Ventura Blvd. Carpenter School District. Situated down a private drive, awe-inspiring valley views captivate you the moment you enter the property. Reminiscent of an English country home, this unique property provides a sense of quiet serenity. Light and airy throughout, this home maintains its older charm yet has up to date finishes and fixtures throughout. A must see!

MLS#16-119030
Jaime Cuevas 310-873-3000
COMPASS Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

3415 COLDWATER CANYON AVE	Open 11-2 562E7	red
\$4,295,000	4995000 6+7 2sty-CONTEMPORARY	



\$1 MILLION REDUCTION | TELL YOUR CLIENT'S & BE A HERO!

Winner of WSJ's Home of the Month! Majestically positioned atop a long driveway on a 2-acre knoll, straddling the border of BHPO & Studio City, is this unparalleled 2+ acre estate-compound w/6 beds, 5 baths, 2 powder rooms, detached guest house, pool, spa & panoramic views of city lights & valley below. Re-imagined from the ground up, & realized w/the efforts of the best in their respective trades, this modern interpretation of luxurious living must be experienced firsthand to be appreciated!

MLS#16-982389
Shamon Shamonki 310-713-4492
SOTHEBY'S INTL RLTY Pool, Spa, BBQ, Blt-Ins, Cbl, Other

10925 TERRYVIEW DR	Open 11-2	red
\$10,000	10900 3+5 1sty-VILLA	

180 degree view! Open floor plan, hi ceilings, chef's kit, huge walk-in, 2 car garage, awesome entertainer's deck. Great curb appeal w/ courtyard entry and lushly landscaped grounds. ALSO FOR SALE.

MLS#16-109844 **FOR LEASE AND FOR SALE. Call for details**
Lynn Teschner 424-231-2398 **THE AGENCY**

3123 DONA ELENA PL	Open 11-2	rev
\$2,448,000	4+5 CONTEMPORARY	



STRIKING CONTEMPORARY IN STUDIO CITY HILLS!

Beautifully constructed contemporary in the west Donas has been impeccably appointed with the finest finishes from around the world. Entertainer's kitchen features gorgeous European cabinetry, top-of-the-line appliances from Thermador, a separate fridge/freezer and opens to your family room w/ sliding glass pocket doors leading to a private backyard with an Italian glass tiled pool. Stunning living room w/ soaring 11ft ceilings w/ architectural gas fireplace, and a formal dining room.

MLS#16-104482
Tom Scrocco/Randy Isaacs 310-890-2220
COLDWELL BANKER BHS www.TomAndRandyProperties.com

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™).

OPEN HOUSE STATUS

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

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

4254 IRVINE AVE	Open	11-2	rev
\$2,095,000	5+4	2sty-MEDITERRANEAN	



COLFAX MEADOWS ON HUGE LOT

Fantastic Colfax Meadows Estate on larger lot. Light, bright open floorplan, Spacious rooms. Grand entry, high ceilings & sweeping staircase. Living room w/ fireplace, dining room. Family room w/ fireplace open to sunny breakfast room & large gourmet granite kitchen w/ tons of storage. All Viking Pro appliances. Custom media room. Upstairs loft office area, huge master suite w/ balcony & a total of 4 bedrooms. Family room opens to large grounds, patio, grassy lawn, gated swimming pool & spa.

MLS#16-118572
Julie Jones 323-481-2061
SOTHEBY'S INTERNATIO

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

75 Valley Village Single Family

4934 GENTRY AVE	Open	11-2	NEW
\$2,595,000	6+7	2sty-TRADITIONAL	



INCREDIBLE RENOVATION ON EXPANSIVE LOT W/POOL & GUESTHOUSE

Masterful transformation of a Traditional ideally located. Expansive & deep lot is deceptive from the street. Liv rm w/ vaulted ceiling, formal din rm, incredible kitchen w/high end finishes & appl & a 14 foot island flanked by multiple seating areas. Two substantial bdrm suites down. Upstairs is 3+2. Breathtaking master suite. Large guest unit w/bath above the garage. Pool/spa, expansive patios, grassy areas. Amenities incl flatscreen televisions, speakers, security system w/ multiple cameras.

Carrie Berkman Lewis 310.435.5714
PARTNERS TRUST BH

www.4934Gentry.com

5212 GOODLAND AVE	Open	11-2	NEW
\$869,000	2+2	1sty-TRADITIONAL	



VALLEY VILLAGE CHARM!

Wonderful Valley Village 1950's traditional, custom pool home on much desired cul-de-sac! Lovely landscaped front yard and classic traditional lines introduce this open airy floorplan. Living room with vaulted, wood beamed ceilings, oversized corner brick fireplace opens to den/office area, dining area with built-in cabinetry & large galley style kitchen. Master suite with walk-in closet and updated attached bath. Nicely sized second bedroom with built ins.

MLS#16-120968
D Banchik & M Collins 310-503-6436
BHHS CA PROP & CB

Bit-Ins,Clng Fan,Dshwshr,,Hood Fan,

86 Pasadena Single Family

1588 CORSON ST	Open	11-2	NEW
\$878,000	4+2	CRAFTSMAN	



WHERE VINTAGE MEETS MODERN LIVING | ALSO OPEN THURS 12, 10-2

Originally built in 1926, this California bungalow has been lovingly redone with the modern lifestyle in mind. 4bd/2ba, high ceilings, delightful light fixtures, formal dining rm, and breakfast area. The stunning all white kitchen with stainless steel appliances lead you to the huge living rm, French doors to the lush backyard, pool and shaded deck. Original hardwood floors, sparkling new bathrooms and a huge grassy front yard, this is the ideal home and entertaining in mind!

MLS#16-106770
Rosemary Low 323.660.5885
SOTHEBY'S LOS FELIZ

Dshwshr,Hood Fan,Rng/Ovn

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.

94 Glassell Park Single Family

3406 THE PASEO	Refresh.	11-2	NEW
\$1,299,000	3+2.5		



CONTEMPORARY AND SOPHISTICATED

Exceptional new contemporary design in the rapidly gentrifying Pasadena area. Expansive open floor plan with 10 ft ceilings, a gourmet kitchen coupled with a center island and Viking appliances, and a convertible den for office/study. Master bedroom contains both a walk in closet and large open pocket doors to welcome the balcony and the expansive views of the Pasadena skyline and city. Entertainers front area great for al fresco dining. Rooftop deck with 360 degree panoramic views.

RC Thornton (310) 210-5315
COMPASS BH

95 Mount Washington Single Family

474 DUSTIN DR	Lunch	11-2	NEW
\$949,000	3+2	1sty-ARCHITECTURAL	



MID-CENTURY ARCHITECTURAL HOME WITH POOL CIRCA 1965


Prime Mt Washington David Stringer AIA c1965. Features: flat hilltop, clean lines, simple modern carefree aesthetic, abundant natural light and dramatic post and beam architecture. Stunning elements combine to form an exhilarating tour de force with: vaulted ceiling; clerestory windows; walk out viewing deck with panoramic views; huge walk out rear patio with private large swimmers pool; gorgeous stand-alone fireplace; walls of windows and sliding doors and more. Mount Washington Elementary.

MLS#16-121346
Richard Yohon 323-270-1725
SOTHEBY'S LF

www.474dustin.com

1025 Atwater Single Family

3176 LA CLEDE AVE	Open	11-2	red
\$729,000	2+1	1sty-UNKNOWN	



CHARMER IN ATWATER VILLAGE/LA HAPPENING AREA


Charmer in Atwater Village offers breezy front porch, open sunny living and dining area with decorative fireplace, high ceilings, pocket doors & wood floors throughout. Large kitchen for the chef. There are 2 bedrooms flooded with light, one spacious full bath and bonus room in main house. A separate structure may be used as an office, studio or yoga retreat. New roof, electric, copper plumbing & central heat & air when purchased. Peach, apricot, lemon and orange fruit trees.

MLS#16-114490
Rose Marin 323-807-0111
COLDWELL BANKER RESI

Hood Fan

1025 Atwater Income

3144 LARGA AVE	Lunch	11-2	NEW
\$799,000	Duplex	1sty-TRADITIONAL	



CHARMING ATWATER VILLAGE DUPLEX

Charming duplex in Atwater Village, delivered vacant! Both homes are 2 bedroom/1 bath traditional, featuring central heat/air & great outdoor spaces to lounge. Each abode offers a functional yet classic bungalow layout with a spacious living room, Eat in kitchen, and their own laundry area.

Shannon Fenton 310-365-6118
NOURMAND HW

3144larga.com


OPEN HOUSE STATUS

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

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

TUESDAY

3627 REVERE AVE	Open	11-2	NEW
\$795,000	Units	1sty-SPANISH	



TWO 1920S SPANISH HOMES ON ONE LOT IN PRIME ATWATER VILLAGE!

Perfect for owner user, rental property, live in one and rent out the other. Main house with 1929 sqft has 3 bd/1.5va, LR w/ decorative fpl, FDR, separate laundry rm & large studio in rear currently used as a children's playrm. Second house is quaint 594 sqft bungalow w/ 1BD, LR w/ decorative fpl & separate dining area & kitchen. Second house is currently used by owners as a short term rental property. 2 car garage w/ lrg storage/garden shed. Both houses delivered vacant.

MLS#16-122292
Pete Buonocore 323-762-2561
KW - LARCHMONT www.3627Revere.com

1458 Montecito Heights *Single Family*

3802 LATROBE ST	Open	11-2	NEW
\$799,000	3+2.5	MID-CENTURY	



STUNNING MID-CENTURY MODERN IN MONTECITO HEIGHTS!

MANY RECENT UPGRADES THAT INCLUDE HARD SURFACE KITCHEN COUNTERS, STAINLESS STEEL APPLIANCES, SOPHISTICATED NEW MODERN BATHROOMS, HARD SURFACE FLOORING, RECESSED INTERIOR LIGHTING, NEW INTERIOR & EXTERIOR PAINT, NEW CENTRAL HEATING & AIR-CONDITIONING & MUCH MORE! THE OUTDOOR SPACES INCLUDE LARGE UPPER & LOWER TERRACES W/ HILLTOP VIEWS, A BEAUTIFULLY LANDSCAPED REAR YARD W/ A BUILT IN WATER FEATURE & A SPACIOUS DECK FOR ENTERTAINING! MONTECITO HEIGHTS IS LA'S BEST KEPT SECRET W/ EASY FWY ACCESS.

Keven McConnell 310.430.2304
TELES PROPERTIES www.3802LatrobeStreet.com

FRIDAY OPEN HOUSES

62 Encino *Single Family*

4346 EMPRESS AVE	Open	11-2	NEW
\$2,395,000	5+4.5	TRADITIONAL	



GATED TRADITIONAL WITH HUGE YARD IN PRIME ENCINO!

Immerse yourself in this gated traditional home, located S. of the blvd in prime Encino. This 5 bd, 4.5 ba highlights a timeless architectural style, casual sophistication & the warmth of everyday comfort. There are 4 bdms on the main level + a prvt master suite upstairs w/ deluxe ba. Delight in spacious patios, a sparkling pool, grassy yard, romantic gazebo, sport court & more! The park-like yard is perfect for entertaining w/ mature landscaping that creates a special oasis. Don't miss out!

Sally Forster Jones 3106917888
JOHN AAROE GROUP www.4346empressave.com

72 Sherman Oaks *Single Family*

14710 GREENLEAF ST	Lunch	11-2	NEW
\$1,550,000	3+3	1sty-TRADITIONAL	



STUNNING SO. OF THE BLVD W/ HUGE LOT

Tuscan beauty w/open floor plan, home office, semi-formal dining area, eat-in Chef kitchen with Viking appliances. Master spa tub and custom walk-in closet. Family Rm w/ ¼ bath, laundry rm & mini kitchen. 10.5+k sf lot w/ BBQ/bar, pool, fire pit & sports court. Circular driveway and secondary gated side driveway leads to a detached 2 car garage for a total of 8 car parking off street. Just a few short blocks form the best shops, restaurants and entertainment of Ventura Blvd.

MLS#16-122180
Gregg Silver 310-770-0777
KELLER WILLIAMS BH BBQ, W/D

14567 GREENLEAF ST *Refresh.* 11-2

\$1,099,000	2+3	1sty-TRADITIONAL	NEW
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WHITE PICKET FENCE SHERMAN OAKS TRADITIONAL

Welcome home to this inviting Sherman Oaks Traditional. With 2 bedrooms, 2.5 baths and den, this sweet house is all about easy living. Living room with fireplace, dining room, ideally situated den (converted 3rd bedroom) and roomy kitchen with breakfast area. Great flow with both the dining room and kitchen opening to a broad brick terrace and grassy yard. There's a Master suite plus secondary bedroom, full bath and even a powder room. Beautiful wood floors, doors & trimmings.

MLS#16-122172
Bill Lustig 310.770.0283
JOHN AAROE GROUP please visit www.14567Greenleaf.com

FRIDAY AND BY APPOINTMENT

SATURDAY AND SUNDAY

BY APPOINTMENT

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

10580 WILSHIRE #7SW	3+4	TRADITIONAL	rev
\$2,975,000			



BEAUTIFULLY REDONE WITH NEW LOOK

Spacious and elegant south facing view unit with beautiful city and ocean views features a charming living room with fireplace and large formal dining room with built in cabinetry and balcony. The master suite consists of an attached sitting room with dual baths, plus two walk in closets and a balcony. There are two additional bedrooms, one of which could also be used as an office or a for a housekeeper as it is situated off the eat-in kitchen with charming balcony. Flexible floor plan.

MLS#16-975155
Joan Cohen 310-386-4001
SOTHEBYS INTL REALTY Valet, Concierge, Private Elevator

21 Silver Lake - Echo Park *Lease*

3365 DESCANSO DR	3+2	CONTEMPORARY	rev
\$3,750			



AMAZING SILVER LAKE LOCATION

Prime Silverlake location! One of a kind! Located in the hills with views of LA's skyline. This town-home is perched right over the heart of Silverlake. 3bd/2ba on two levels. Living Room w/ Fireplace/Dining Area/Kitchen, All New Appliances) Large balconies on both levels. Large master with vaulted ceilings and oversized master bath. Lower level has 2 bds and full bath. 2car garage with washer and dryer. Perfect live/work set-up. Property has solar panels and electric included in rent.

MLS#16-116104
Skyler Hynes 310-800-5111
COLDWELL BANKER RESI Grbg Disp, Micro, Rng/Ovn, Fridg

SATURDAY OPEN HOUSES

332 Palm Springs Central *Single Family*

915 N CERRITOS DR	Open	12-3	rev
\$599,999	3+2	1sty-CONTEMPORARY	



SUMMER FUN PRICE REDUCTION! GREAT INVESTMENT VACATION HOME


Authenticated Alexander 1,704+SF newly upgraded contemporary floor plan, 3 bedrooms / 2 bath plus bonus rooms, all new Stainless Steel appliances, quartz counter tops, new tile, new carpet in bedrooms, Large corner lot, almost 15K SF. Quiet neighborhood, HUGE private backyard w/ San Jacinto mtn views, Large swim pool, regulation shuffle board court & horse shoe pit, built in outdoor seating area. Super Location, Move in Ready & a great investment before rates go up!

MLS#16-982939PS
Kelly Lynch 818-516-4555
KPL SELECT Ceil Fans, Dshwshr, Grbg Disp, Hood, Other

SUNDAY OPEN HOUSES

53 Woodland Hills *Single Family*

20866 COLLINS ST	Open	2-5	NEW
\$699,000	4+2	ARCHITECTURAL	



BEAUTIFULLY REMODELED 4BR-2BA HOME IN PRIME WOODLAND HILLS

Beautifully Remodeled 4Br-2Ba Home In Prime Woodland Hills. Located on a quite Cul-de-sac Street. Open floor plan with marble floors and Granite counters. High ceiling. Living room french doors leads to private yard with Pool & Spa.

MLS#16-101790
Rafael Cohen 3104675993
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ADAM DEHREY *Sales Partner*

A native of Los Angeles, Adam Dehrey has been exposed to residential real estate from a young age. Upon graduating from the University of Wisconsin- Madison, where he received a formal education in real estate practice and finance, he moved back to Los Angeles to pursue a career in residential real estate.

Excited about the opportunity to work with a dynamic team in one of the great neighborhoods of the Westside, Adam joined Amalfi Estates. Familiar with all corners of the city, he brings a fresh and enthusiastic attitude to the work he does while aiding clients with all of their real estate needs.

CONTACT ADAM

310.261.8333

Adam@amalfiestates.com

CaLBRE #01989557



CODY CARRAS *Sales Partner*

With an ever-present goal of helping his clients meet all of their wants and needs in that one special property, Cody Carras is committed to giving each and every client—buyers and sellers alike—a success story they will be proud of. Possessing strong communication skills and a punctual response time, Cody developed his passion for real estate at a young age while extending a helping hand to family members and close friends during their home searches. Soon thereafter, he honed his skills working side-by-side with a prominent realtor in Malibu, assisting in the closing of multi-million dollar homes. With an abundance of experience and appropriate credentials in hand, he decided to make a career out of doing what he loves.

CONTACT CODY

310.922.4241

Cody@amalfiestates.com

CaLBRE #01909676



TREVOR ZIEN *Sales Partner*

Originally from West Vancouver, Canada, Trevor has always had a passion for high-end real estate, and provides a unique and far-reaching outreach to the team. Graduating from Loyola Marymount University, Trevor immediately took his developed skill set of business and communication into the real estate business. With a family background in real estate development and business law, Trevor's natural curiosity and intuition for the real estate industry fuels his strong and dedicated work ethic, and keeps his clients ahead of the curve. His dedication to full transparency keeps his clients informed and at ease throughout the real estate process.

CONTACT TREVOR

310.403.8763

Trevor@amalfiestates.com

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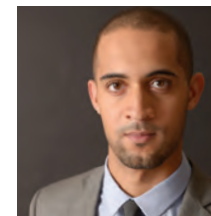
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*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

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In today's ultra-competitive real estate market Melissa prides herself in her ability to facilitate her client's needs at the highest level. With over a decade of experience, she continues to demonstrate her expertise in a wide range of real estate related transactions including, but not limited to: the luxury market, foreclosures, and short sales.

Melissa's talent and passion for real estate is well known within the industry, and we are proud to be in business with her as she continues to build her team and her brand.

To discover why top agents like Melissa Zee are joining Keller Williams Hollywood Hills, contact Steven Robbins for a confidential consultation.

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Steven Robbins
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Industry Insight - Post C.A.R./NAR Wrap Up

From Sacramento to Washington D.C., local REALTORS® have been working on the most pressing state and national issues affecting OUR industry.

Join us for a lite lunch and hear what your local BH/GLAAR directors worked on for our industry at these recent industry meetings.

- What challenges are facing organized real estate
- Committees working to improve how real estate works locally
- National and International industry updates
- State and national leadership development
- New offerings available only to REALTOR® members

Space is limited, and the February update was oversold, so don't delay!

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