

TUESDAY


**01 Beverly Hills** Single Family

<b>729 N BEDFORD DR</b>	Open	11-2	<b>NEW</b>
\$7,995,000	6+7	2sty-SPANISH	

Beverly Hills flats Most Private Property.. "Villa Incanto" is sited on a tall hedged and large gated 18,000+ ft corner lot. This property affords both the maximum in privacy and security.

<b>AMAZING HEDGED PROPERTY SUPERIOR PRIVACY</b>		
MICHAEL EISENBERG	310 748 5410	KELLER WILLIAMS BH

<b>701 TRENTON DR</b>	Open	11-2	632E2	<b>NEW</b>
\$6,700,000	5+5	2sty-MEDITERRANEAN		



**COME BUILD YOUR DREAM HOME!!**

Come build your dream home or remodel the existing house. This home is located on one of the most prestigious streets of Los Angeles - the Flats of Beverly Hills. Just a few blocks from the glamorous Rodeo Drive shops and restaurants. The lot is approximately 20,000 square feet. This will not last!!

MLS#14-746201	
Santiago Arana	424-231-2400
THE AGENCY	

<b>506 N SIERRA DR</b>	Open	11-2	<b>NEW</b>
\$3,950,000	4+4.5	1sty-TRADITIONAL	



**RARE OPPORTUNITY TO OWN IN THE FLATS**

Newly renovated Traditional 4+4.5 home in the flats of Beverly Hills. Bright formal LR w/high vaulted ceilings & black granite trimmed fp, formal DR, gourmet kitch w/SS Viking appl, center island, custom cabinets & marble counter tops. Luxurious master ste w/walk-in closet & spacious Carerra marble master bath. All addl bedrooms en-suite and bamboo flrs throughout. Lushly landscaped yard w/lap pool, spa, fire pit & waterfall. Ideal for outdoor entertaining.

Amir Jawaherian	818.561.1600
NORMAND&ASSOCIATES	
Open Tues 11-2 & 5:30-7:30pm	

<b>1248 BENEDICT CANYON DR</b>	Refresh.	11-2	592D6	<b>NEW</b>
\$3,750,000	4+3	TRADITIONAL		




**BEVERLY HILLS TRADITIONAL**

Corner lot with over 15,000 square feet of land. Home is perfect for entertaining, as the living room opens to a backyard landscaped with lemon and avocado trees. Updated kitchen with stainless steel appliances, granite counter, and a light-filled breakfast room. Marble foyer and hardwood floors throughout. Large master and 4th bedroom as an office with private entrance. Historic motor court with attached two-car garage. Room for swimming pool or guest house. Also open on Sunday, May 18th 2 - 5.

MLS#14-758563	
Carmen Berg	310.995.5900
SOTHEBYS INT. REALTY	
Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridge	

<b>1014 LAUREL WAY</b>	Open	12-2	592E6	<b>red</b>
\$10,995,000	6+8.5	MEDITERRANEAN		



**1014 LAUREL WAY**

Newer Tuscan Mediterranean Villa on one of Beverly Hills north of Sunset most coveted streets Laurel Way. Gated and private, enter through double glass and iron doors into an entry with 20 foot ceiling bursting with light. Designed with a great open floor plan and all the rooms in the right places. This home is approximately 11,200sft with high ceilings and large windows throughout including French doors which open to the beautifully appointed back yard.

MLS#13-701527	
Valerie Fitzgerald	310-285-7515
COLDWELL BANKER-BH N	
BBQ,Bli-Ins,Cbl,Dshwshr,Elvtr,Other	

<b>1234 COLDWATER CANYON DR</b>	Open	11-2	592F5	<b>red</b>
\$2,395,000	4+4	MID-CENTURY		



**HUGE PRICE REDUCTION!**

Welcome home to this light and bright mid-century. The home offers an open and flexible floorplan for today's modern lifestyle. The interior space seamlessly flows to the outdoors with sliding walls of glass that lead out to the back patio where you can have a pool party in the lushly landscaped private back yard. Chef's kitchen, cozy living room with stone fireplace. Great potential for huge addition using giant attic space. Huge circular driveway, ready to be gated.

MLS#14-731029	
Roza Mehdizadeh	310-600-5905
COLDWELL BANKER-SUNS	
Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg	

<b>516 N REXFORD DR</b>	Open	11-2	632F1	<b>rev</b>
\$8,500,000	5+4	CONTEMPORARY		

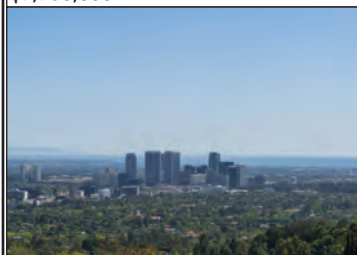


**GATED CONTEMPORARY**

Located in the desirable flats of Beverly Hills, this exceptional one-of-a-kind gated contemporary has been impeccably outfitted with top-of-the-line designer finishes and attention to detail. The open floor plan features high ceilings, natural stone and hardwood floors, and a seamless flow for entertaining. The outdoor space is beautifully landscaped and features a covered living room area, a large pool, hot tub and a guesthouse.

MLS#14-744053	
Joseph Babajian	310-623-8800
RODEO REALTY - BH	
www.516reforddrive.com	

<b>1119 WALLACE RDG</b>	Open	11-2	592G4	<b>rev</b>
\$7,750,000	4+3.5	ARCHITECTURAL		




**BEST VIEWS IN TROUSDALE**

Gated Trousdale Contemporary with Ocean and City Views. This bright airy home features a large master suite with views, additional 2 bedrooms and bath and an upstairs bedroom/bath for a total of 4 bedrooms, also featured is a brand new remodeled kitchen. The home with its free flowing floor plan reflects the traditional California Lifestyle of the 60's with a modern influence. The pool and spa gives you the sense of looking at a David Hockney painting.

MLS#13-681983	
Rachel Shelley Maslan	3102783311x573
HILTON & HYLAND	
Bli-Ins,Dshwshr,Dryr,GrbgDisp,Rng/Ovn,Otr	

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

<b>9950 DURANT DR #PH</b>	Open	11-2	632E2	<b>NEW</b>
\$2,288,000	3+3	CONTEMPORARY		



**ONE-OF-A-KIND PENTHOUSE**

One-of-a-kind penthouse designed for entertaining offers 3 private roof-top terraces with spectacular city views. While promoting a true indoor/outdoor lifestyle, this condo features 2 bedrooms and a convertible den, 3 bathrooms, formal dining, parquet wood flooring throughout, and an over-sized marble fireplace in living room. Ultimate privacy, ceiling to floor windows with an abundance of light, and roof-top pool steps from the front door. Just blocks from Peninsula Hotel and more. A must see!

MLS#14-759135	
A. White, J. Hobgood	310-484-4300
SOTHEBYS INT. REALTY	
Designed For Indoor/Outdoor Lifestyle	

<b>339 N PALM DR, UNIT 201</b>	Open	11-2	632H1	<b>NEW</b>
\$1,395,000	2+2.5			



**OVER 2750 SQUARE FOOT CONDO IN PRIME BEVERLY HILLS!**

Come home to this quiet, expansive 2 bedroom, 3 bath & den! Enter through large double carved wood doors into the generous living room. Large kitchen offers comfort & functionality & the adjacent dining room with balcony and floor to ceiling windows make for great open light filled spaces. Ultra spacious master suite with private balcony, over-sized master bath, dressing area, several closets & built-ins galore! Wet bar. Laundry in unit. Pool, spa & social room & secure parking garage.

Mark & Lynn Mirisch Rogo	310-777-6213
COLDWELL BANKER BHN	
Refrigerator, Washer/Dryer	

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

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



TUESDAY

<b>200 N SWALL DR #402</b>	Open	11-2	632H2	<b>NEW</b>
<b>\$995,000</b>	2+2	MODERN		




**RARE FULL-SERVICE BUILDING IN BEVERLY HILLS**

Rare full service building in Beverly Hills! Completely remodeled. Beautiful new Kitchen with Breakfast area. 24 Hour Concierge and Valet. Updated Pool, Spa and Patio area. 2 Car Subterranean Parking as well as Guest Parking. Secured Elevator access. No Open House sign allowed, please check in with Concierge unit 402. 2-5 PM

MLS#14-757557  
John Yarborough 310.882.9220  
HILTON & HYLAND

Blt-Ins,Dshwsh,Dryr,GrbgDsp,HoodFn,Oth

<b>9754 OAK PASS RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,649,000</b>	3+2	TRADITIONAL	



**UPDATED TRADITIONAL 1-STORY CHARMER**


Sited up an expansive driveway on a knoll above the street, this residential gem is surrounded by multi-million dollar estates. With approximately 1,920 sq/ft of living area and featuring updated kitchen and bathrooms, newer roof, windows, interior doors, skylights, wood floors, direct access 2-car garage and more, this is one not to miss.

Mark Wollman 310.858.5469  
HILTON & HYLAND

www.BeverlyHillsTraditional.com

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

<b>2601 SUMMITRIDGE DR</b>	Open	11-2	592D1	<b>NEW</b>
<b>\$14,900,000</b>	3+2	RANCH		




**RARE OPPORTUNITY OVERLOOKING BEVERLY PARK**

Rare and incredible opportunity to acquire a most coveted site. Overlooking Beverly Park with vast canyon, city and ocean views. Minutes north of the Beverly Hills Hotel on 2.6 acres with large flat pad and additional 2nd flag lot. One of a kind with sweeping panoramic views. Double gated and total privacy.

MLS#14-737185  
Brett Lawyer 310.858.5402  
HILTON & HYLAND

Dshwsh,Dryer,GrbgDisp,Hood Fn,Fridg,Othr

<b>9903 KIP DR</b>	Open	11-2	592C4	<b>red</b>
<b>\$4,995,000</b>	5+6	2sty-CONTEMPORARY		




**PRIVATE GATED BEVERLY HILLS ESTATE**

NEW PRICE! Gorgeous remodeled Contemporary home with soaring ceilings and superb scale. Light and bright living room with stone floors, beamed ceilings, fireplace and walls of glass. Family/media room, 4 bedroom suites, and powder room complete the first floor. The master suite, encompasses the entire second floor with sumptuous his and hers' bathrooms and his and hers' closets. Large swimmer's pool and spa, fire pit, 4-hole putting green and professionally landscaped gardens and grassy yard.

MLS#14-737067  
Steve Frankel 310-281-3981  
COLDWELL BANKER-BH N

www.stevefrankel.com

<b>1375 SUMMITRIDGE PL</b>	Lunch	11-2	592-D5	<b>NEW</b>
<b>\$7,900,000</b>	6+8	ARCHITECTURAL		




**1375SUMMITRIDGE.COM**

COME FOR LUNCH 11am-2pm & TWILIGHT 7-8:30pm

Jodi Rubin 310-254-7123  
SOTHEY'S INT'L

1.4 ACRE VIEW PROMONTORY

<b>1326 BENEDICT CANYON DR</b>	Open	11-2	592C5	<b>red</b>
<b>\$3,199,000</b>	3+6	COUNTRY FRENCH		



**DAY IN THE COUNTRY - QUIET AND TRANQUIL ON BENEDICT CANYON**

Canyon living minutes to Rodeo Drive. Home originally built in 1926 by Tom Mix. Expanded and remodeled by actress Nina Foch. Formal entry leads you into a private retreat that is both quiet and tranquil. A property designed with entertaining in mind. 4 bedrooms, Media room and den. 4 fireplaces. Cook's kitchen/formal dining room, stunning living room with a wall of floor to ceiling glass. Perfect home for professional couple or family with teenage children.

MLS#14-734997  
Kathryn Shafer 3233769601  
SHAHER GROUP - KWBH

www.1326Benedict.com

<b>1225 BEVERLY ESTATES TER</b>	Open	2-5	592C5	<b>NEW</b>
<b>\$2,895,000</b>	4+4	1sty-CONTEMPORARY		



**LOWER BHPO / WARNER SCHOOL**

On a quiet cul-de-sac in lower BHPO overlooking an unobstructed canyon view sits a beautifully redone one story contemporary home .Perfect for entertaining , a spacious open floor plan combining a bright living and dining room with French doors that leads to a beautiful sparkling pool .Large master bedroom with vaulted ceiling ,fireplace, his and hers bath , 3 additional bedrooms plus a bonus room ,hardwood floors through out ,granite counter top and Viking appliances in kitchen

MLS#14-740863  
Valerie Cuny 310-529-5065  
COLDWELL BANKER-BH S

CIng Fan,Dshwshr,Grbg Disp,Fridg

<b>14039 AUBREY RD</b>	Open	12-2	562B6	<b>rev</b>
<b>\$7,995,000</b>	6+8	CONTEMPORARY		



**14039 AUBREY ROAD**

Gorgeous home in guard gated Mulholland Estates. Freshly remodeled w today's look. Beautiful Mediterranean w stunning entry, high ceilings, 2 story living rm w FP huge windows, gorgeous grey oak stained hardwood floors. Library, office & formal dining rm to die for. Kitchen w huge center island, breakfast rm, wine refrigerator, all open to enormous family rm w FP movie theater & built ins. Included are rich cabinetry, wall to wall windows, built in bar all open to stunning new pool & beautifully

MLS#14-753331  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER-BH N

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

<b>1414 DAWNRIERGE DR</b>	Open	11-2	592D5	<b>NEW</b>
<b>\$2,695,000</b>	5+6	CONTEMPORARY		



**THE BEST BUY FOR NEW CONSTRUCTION IN BHPO**

Sleek, modern, contemporary home with bright open spaces, voluminous living areas, huge master suite and fantastic roof deck and garden for relaxing and entertaining. Leave Melrose behind and come up to the quiet rural setting of Beverly Hills Post Office where this sophisticated home awaits its first owner.

MLS#14-759121  
Melissa Macfadyen 3106638061  
TELES PROPERTIES

Blt-Ins,Cbl,Cent Vac,Dshwshr,Elvtr,Other

<b>2664 HUTTON DR</b>	Open	11-2	592C2	<b>rev</b>
<b>\$6,995,000</b>	6+6	CONTEMPORARY		



**PHENOMENAL GATED ESTATE WITH GUEST HOUSE WITH VIEWS!**


Hidden up a private drive in BHPO, this spectacular estate combines polished refinement with a clean inviting design. Blending architectural elements with contemporary styling, this stunning home has reinvented the art of living with expansive rooms that seamlessly transition to outdoor spaces creating the ultimate in California sophistication. The relaxing landscaped exterior is ideal for entertaining & is enhanced by verdant canyon views, pool/spa, large deck, huge outdoor bar & built-in bbq.

MLS#14-753989  
Fran Chavez / Brian Joy 818-517-1411  
BERKSHIRE HATHAWAY

www.2664HuttonDrive.com




**02 Beverly Hills Post Office** Lease

<b>9681 HIGHRIDGE DR</b>	Open 11-2 592D3	<b>rev</b>
<b>\$18,000</b>	5+6 1sty-CONTEMP MED	
<b>RARE GATED COMPOUND IN BEVERLY HILLS</b>		
<p>Rare gated Mediterranean Style compound at the end of a quiet cul-de-sac-in prime Beverly Hills Post Office. This one-story home boasts 5 bedrooms, 6 bathrooms and over 4200 square feet with marble floors, spacious living room with fireplace &amp; wet bar, dining room, family room, and showroom quality center island kitchen and breakfast area. French doors throughout open up to the backyard with pool, gazebo, BBQ &amp; bar areas with dramatic canyon and mountain views.</p>		
		
<p>MLS#14-745713                  Rochelle Maize 310-968-8828                  NOURMAND &amp; ASSOCIATE</p>		
<p>Dshwshr, Micro, Rng/Ovn, Fridg</p>		

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

<b>1861 SUNSET PLAZA DR</b>	Open 11-2 592J4	<b>NEW</b>
<b>\$3,950,000</b>	4+5 CONTEMP MED	
<b>STUNNING PANORAMIC CITY AND OCEAN VIEWS</b>		
<p>Boasting stunning panoramic city and ocean views, extraordinary craftsmanship, and a stylistic confluence of sophistication that redefines all expectations. Spacious living and dining room offer broad sliding glass doors seamlessly integrate indoor/outdoor spaces for dining, entertainment, and relaxation. Over sized master bedroom with fireplace, balcony, and private bath with enormous his and her closets. Separate guest quarters w/private entry, two bedrooms, separate living room, gym, spa, and sauna.</p>		
		
<p>MLS#14-757905                  John Williams 310-779-1391                  COLDWELL BANKER BHN</p>		
<p>www.1861SunsetPlazaDr.com</p>		

<b>8291 PRESSON PL</b>	Open 11-2 593A4	<b>NEW</b>
<b>\$3,750,000</b>	5+4.5	
<p>Stunning old Hollywood home in immaculate condition on cul-de-sac street behind Chateau Marmont. Great city views &amp; lush gardens w beautiful English garden. MOVE IN OR UPDATE TO TASTE</p>		
<b>PRESSON REGARDLESS MANOR</b>		
<p>A. Lobel &amp; J. Mandile 424.230.7807 THE AGENCY</p>		

<b>2003 EL CERRITO PL</b>	Open 11-2 593D3	<b>NEW</b>
<b>\$2,595,000</b>	3+4 2sty-FRENCH NORMANDY	
<b>ROMANTIC HOLLYWOOD RETREAT</b>		
<p>CHARACTER &amp; LIGHT DEFINE THE EUROPEAN FEEL OF THIS BEAUTIFUL PROPERTY PRESIDING ABOVE A QUIET STREET. SECLUDED IN OUTPOST ESTATES YET CLOSE ENOUGH TO WALK TO THE ACADEMY AWARDS. FRENCH DOORS OPEN TO A LUSH BACKYARD WITH LAGOON POOL, MASSIVE MATURE PALMS, WATERFALLS &amp; KOI POND. REDONE KITCHEN WITH STONE COUNTERS, DUAL SUB-ZEROS &amp; LIMESTONE FLOORS. PUBLIC ROOMS HAVE GREAT VOLUME, HARDWOOD FLOORS &amp; INTRICATE MOLDINGS. BASEMENT COULD BE A GREAT WINE CELLAR. ATTACHED GARAGE WITH DIRECT ACCESS.</p>		
		
<p>MLS#14-758515                  Lee Ziff 310-945-7752                  KELLER WILLIAMS BH</p>		
<p>Dshwshr, Grbg Disp, Rng/Ovn, Fridg</p>		


<b>1660 QUEENS RD</b>	Open 11-2	<b>NEW</b>
<b>\$2,595,000</b>	3+3.5 ARCHITECTURAL	
<b>SMART SUNSET STRIP ARCHITECTURAL WITH POOL + PRIVACY</b>		
<p>Situated behind walls and hedges, this stunning Archctrl, has been carefully re-conceived over the years into a smart compound with manicured terraces and a resort-style, salt-water pool. Upon entering, one immediately senses the rare priv desired for today's Angelino lifestyle. Soaring volume in the Living and Dining Areas. Over 3100sf w/ 3 suited bedrooms, all with their own access to outdoor spaces. Den w/ FP, an enclsd outdoor deck, along with a Powder off of the Main LR. Attchd 2 car grge.</p>		
		
<p>Eric Lavey 310.908.6800                  THE AGENCY</p>		

<b>7904 WOODROW WILSON DR</b>	Refresh. 11-2 00	<b>NEW</b>
<b>\$2,195,000</b>	2+2 1sty-HACIENDA	
<b>UBER LUSH SECLUDED AND ONE OF A KIND</b>		
<p>UNIQUE Setting! One story w/long Priv Drive, renovated Hacienda approx 1/2 acre. AREA 2 build. PARADISE EVERYWHERE on FAMOUS Celeb Row. 2 bd, 2 ba &amp; Media rm/2nd mstr, liv rm w/firepl &amp; hi beam ceilings &amp; wd firs. Din rm opens to chef's kitch, granite counters, wd cabinets. Slate firs &amp; bultin wash/dyer. Mast ste w/full ba w/granite &amp; slate, lrg closets &amp; 2nd bd/offc. Pool &amp; spa w/waterfall seats about 6. Backyd w/mature foliage surrounds property sunbathing area, slate wet/bar, refrig, grill.</p>		
		
<p>Ronna Brand 310-2730331                  BRAND REALTY</p>		

<b>7521 HERMES DR</b>	Lunch 11-2 593/B2	<b>NEW</b>
<b>\$2,195,000</b>	4+3.5 2sty-CONTEMPORARY	
<b>BEAUTIFUL DESIGN CONTEMPORARY-CATERED BY MALIBU FISH GRILL</b>		
<p>Beautifully designed contemporary home in tranquil setting w/ glorious deep canyon &amp; partial city views! Walls of glass open for seamless transition from inside to outside entertaining w/ sun drenched pool as the centerpiece. Mstr suite w/ large 2 person glass enclosed shower, dual vanity, &amp; glass walled large balcony looking out onto the city lights. 2 additional bedrooms plus a Jr Mstr suite complete 2nd level. Lush mature landscape, 2 car direct access garage on large street to street lot!</p>		
		
<p>KJ Marmon 310.749.4995                  HILTON &amp; HYLAND</p>		
<p>High End Stainless Steel Appliances</p>		

<b>2019 SUNSET PLAZA DR</b>	Lunch 11-2 592/J4	<b>NEW</b>
<b>\$2,100,000</b>	3+2.5 2sty-CONTEMP MED	
<b>BEAUTIFULLY MAINTAINED CONTEMPORARY MEDITERRANEAN WITH VIEWS</b>		
<p>Move right in to this meticulously maintained Contemporary Mediterranean on famed Sunset Plaza Drive w/ canyon &amp; city views! The formal dining room &amp; spacious living room are open to one another creating a perfect entertaining space. The kitchen has stainless steel appliances &amp; a breakfast room. The master bedroom suite is equipped with a custom walk in closet, master bath with dual sinks &amp; spa tub. There are two more bedrooms &amp; various viewing decks off most rooms. Comfortable and charming!</p>		
		
<p>Perry/Helbling 323-397-6948                  BERKSHIRE HATHAWAY</p>		
<p>www.TheArtOfListing.com</p>		

<b>1523 N DOHENY DR</b>	Open 11-2 592H4	<b>NEW</b>
<b>\$1,998,000</b>	3+3 MODERN	
<b>DESIGNER DONE MODERN HOME</b>		
<p>A secluded/ designer done modern home on prime N. Doheny Dr. Features hardwood floors, walls of glass, French doors leading to lush landscaped private pool &amp; spa, kitchen with state of the art appliances, open media room and family room with spectacular canyon views create a true entertainment gem. Complete quality and taste throughout.</p>		
		
<p>MLS#14-758143                  Brick Williams 310.691.5935                  HILTON &amp; HYLAND</p>		
<p>Bff-Ins, Cing Fan, Dshwshr, Dryer, Grbg Disp</p>		

<b>1670 SUNSET PLAZA DR</b>	Refresh. 11-2 592J4	<b>NEW</b>
<b>\$1,995,000</b>	3+4 ARCHITECTURAL	
<b>RARE STREAMLINE MODERN W/ LARGE POOL AND VIEWS</b>		
<p>A rare offering from Robert Stacy-Judd, the Stoeffen residence, circa 1937, is a synthesis of style fusing Mayan and Aztec architecture, and Art Deco precedents as influences. This architectural gem features period Art Deco moldings, lines, and curves both inside and out. Mayan hieroglyphs adorn the exterior facade as an tribute to Frank Lloyd Wright. Modern comforts include an expansive backyard with NEW large pool and spa.</p>		
		
<p>MLS#14-753481                  Shawn S. Kormondy 323-638-7567                  KELLER WILLIAMS HOLL</p>		
<p>Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr</p>		

TUESDAY



TUESDAY

<b>1430 MILLER DR</b>	Open	11-2	592J5	<b>NEW</b>
<b>\$1,695,000</b>	2+3	CONTEMPORARY		



**AMAZING VIEWS ABOVE THE SUNSET STRIP**

Super cool & hip Hollywood view home. This stunning property feels like a fabulous loft with views from the upper and lower decks to the city. The open plan living room to kitchen makes it perfect for entertaining. Features two spacious bedrooms, two and a half bathrooms, screening room/gym, and decks with views of the city. Terraced gardens down and private pedestrian gated entry up. Superb location. Perfect home for the most stylish buyer.

MLS#14-759173  
 Juliette Hohnen 323.422.7147  
 HILTON & HYLAND  
 Dshwshr,Rng/Ovn,Fridg

<b>8369 YUCCA TRL</b>	Open	11-2	593A4	<b>NEW</b>
<b>\$1,065,000</b>	3+3.5	3sty-CONTEMPORARY		



Designer done, this hillside home provides a private sanctuary & lovely canyon view with the easy access of lower Laurel Canyon. The kitchen has stainless steel appliances, granite counters & maple cabinets. Updated bathrooms. Downstairs, the roomy dual masters include walk in closets. Parking for 4 cars. Built-in BBQ on balcony. An additional mother-in-law quarters is accessed by an exterior stairway and has its own kitchen & full bath. Must see!

MLS#14-754393  
 Dena Luciano 310-600-3848  
 KELLER WILLIAMS HH  
 Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

<b>8819 LOOKOUT MOUNTAIN AVE</b>	Open	11-2	592H3	<b>NEW</b>
<b>\$1,595,000</b>	3+3.5	2sty-TRADITIONAL		



**WARM AND REMODELED COUNTRY TRADITIONAL!**

Wonderfully updated and remodeled, set on a large corner lot with beautiful grounds, pool and spa. Totally private from the street, vaulted ceiling, fireplace, custom built ins, wood floors & surround sound. Granite eat-in kitchen with center island and Viking stove, stainless appliances, huge pantry and slate floor. 2 Master suites + additional third bedroom suite. Luxurious custom baths, pine floor in master. Large terraces for entertaining, huge closets, direct entry. Wonderland School.

MLS#14-733759  
 Niki Rosenfeld 310 968 3644  
 RODEO REALTY BH

<b>1385 MILLER PL</b>	Refresh.	11-2	592J5	<b>red</b>
<b>\$2,795,000</b>	287-5000	3+4	TRADITIONAL	




**REMODELED WITH QUALITY! BIG CITY VIEW ON QUIET CUL DE SAC**

Dazzling city views Completely remodeled and published in Elle Decor with many former celebrity occupants. Private gated entry to courtyard with fountain and formal entryway Living room with beamed ceilings, wood-burning fireplace and city views.Marble kitchen with great appliances and heated floors. Upstairs master with cathedral ceilings and wood-burning fireplace . Large master bath Two-car garage with direct entry. Sunny pool with city views set in lush exotic gardens.

MLS#14-733759  
 Richard Klug 310-991-1333  
 SOTHEBY'S INTERNATIO  
 Absolute Move in Condition!

<b>6676 EMMET TER</b>	Open	11-2	593/E3	<b>NEW</b>
<b>\$1,579,000</b>	4+3	CONTEMPORARY		




**REMARKABLE HOLLYWOOD HILLS CONTEMPORARY WITH POOL, SOME VIEW**

Hollywood Hills Contemporary with pool, flat landscaped yard, some city views, and seamless indoor/outdoor flow. In the hills yet walkable to Hollywood theaters, restaurants, and clubs. The master suite has some city views, wood-beamed ceiling, tasteful bath with oversized shower, and huge walk-in closet. The split-level floor plan is open with terrific volume and natural sunlight. The home feels like a unique cross between a Post and Beam Contemporary and Modern Loft. Designer done.

MLS#14-747693  
 Tom Sardo 818-929-1575  
 JOHN AAROE GROUP

<b>9219 FLICKER WAY</b>	Open	11-2	592H5	<b>rev</b>
<b>\$5,750,000</b>	5+7	SPANISH		



**THE BEST DEAL IN THE BIRD STREETS!**

This Span Villa is the prfct refuge for those seeking privacy, security & style. Apx 6K SF (buyer to verify) of living space incl a 1BD +1BA GH the hm boasts 4 BD, 4 BA, 2 half BA, & an ofc. A step-down LR features a cathedral ceiling & view of Century City. The lower level consists of a BD/OFC suite & a spacious screening/family room. Upstairs the luxurious master suite has both a bath, sauna & seating area. Outside is a central courtyard with a sheltered pool & brick patio. 9219flickerway.com

MLS#14-747693  
 David Kramer 310-691-2400  
 HILTON & HYLAND  
 Jeff Hyland 310-278-3311

<b>8591 SKYLINE DR</b>	Open	11-2	592H2	<b>NEW</b>
<b>\$1,475,000</b>	3+3	VILLA		




**EUROPEAN VILLA WITH EPIC VIEWS**

On a cul-de-sac in the most dramatic private view street in Laurel Canyon, this custom European Villa features 3 bedrooms, 2.5 baths with sweeping, jetliner views. Spacious open floor plan, cook's kitchen, formal dining area and expansive living room. Imported tilework & incredible antique architectural details throughout. Large master suite with wet bar, high ceilings & expansive deck. Very spacious 2nd bedroom with private bathroom and deck & 3rd bedroom with 10' ceilings. Wonderland School.

MLS#14-757577  
 Brian Ades 3105038080  
 SOTHEBY'S SUNSET STR  
 Blt-Ins,Dryer,Grbg Disp,Rng/Ovn,Fridg

<b>9219 FLICKER WAY</b>	Open	11-2	592H5	<b>rev</b>
<b>\$5,750,000</b>	5+7	SPANISH		



**THE BEST DEAL IN THE BIRD STREETS!**

This Span Villa is the prfct refuge for those seeking privacy, security & style. Apx 6K SF (buyer to verify) of living space incl a 1BD +1BA GH the hm boasts 4 BD, 4 BA, 2 half BA, & an ofc. A step-down LR features a cathedral ceiling & view of Century City. The lower level consists of a BD/OFC suite & a spacious screening/family room. Upstairs the luxurious master suite has both a bath, sauna & seating area. Outside is a central courtyard with a sheltered pool & brick patio. 9219flickerway.com

MLS#14-747693  
 David Kramer 310-691-2400  
 HILTON & HYLAND  
 Jeff Hyland 310-278-3311

<b>8599 WONDERLAND AVE</b>	Open	11-2		<b>NEW</b>
<b>\$1,375,000</b>	2+2	SPANISH		




**MAGICAL 1920'S SPANISH**

Tucked away in Laurel Canyon on a hard to find double corner lot, this magical 1920's Spanish will take your breath away. The home has exceptional original character but is combined with tasteful and elegant updates. Walled and gated for maximum privacy with video surveillance, the home offers 2 beds and 2 baths, newly built out master closet, fabulous indoor-outdoor setup, beautiful hardwood & Spanish tile floors, new cedar closets, and Jacuzzi tub in the master.

MLS#14-731403  
 J Smith & J. Hohnen 213.494.7736  
 HILTON & HYLAND  
 www.jackiersmith.com

<b>1271 ST IVES PL</b>	Open	11-2	592H5	<b>rev</b>
<b>\$5,495,000</b>	3+5	ARCHITECTURAL		



**JAW DROPPING CITY VIEWS**

Panoramic City to Ocean Views, Stunning Architectural, completely remodeled from head to toe. An Entertainers Paradise! Large Balconies, custom two hole putting green. Three bedroom suites! Gourmet Kitchen, designer Hardwood Floors, Professional Theater, Elegant Office, Master Suite "To Die For" with Jaw Dropping Views! Resort Style Pool and Spa with waterfall and amazing pool cabana! Secluded private view estate not far from Sunset Blvd.

MLS#14-731403  
 Joe Convery 310-806-0708  
 SIGNATURE PROPERTIES  
 Dshwshr,Grbg Disp,Rng/Ovn,Fridg,Wshr



<b>1862 LAUREL CANYON RD</b>	Open	12-2	593A3	<b>rev</b>
<b>\$3,495,000</b>	5+5.5	2sty-CONTEMPORARY		




**SPECTACULAR NEW DESIGNER SHOWCASE**  
**WWW.1862LAURELCANYON.COM**

Exceptional NEW home with over 5000 square feet features every amenity expected by today's "lifestyle buyers", five large bedrooms, and five and one-half designer baths. The entertainer's backyard features a covered living area, fireplace, fire pit, swimmer's pool, waterfall, extensive multi-level deck, spa and flat grassy yard. This is a must see property!

**MLS#14-748727**  
Rande-Todd-Ron-Moji 310.779.5348  
KW SUNSET/CB BH

[www.OmegaGroup.LA](http://www.OmegaGroup.LA)

<b>1264 N CLARK ST</b>	Open	11-2	592H5	<b>rev</b>
<b>\$1,695,000</b>	3+3.5	2sty-MODERN		




**NEW YORK LOFT-LIKE HOME JUST STEPS FROM SUNSET BOULEVARD!**

This bright and airy retreat has over 2,700 square feet including a large great room that includes a living room, formal dining room, and family room/den in an expansive open space. There are 3 bedrooms and 3.5 bathrooms including the fabulous Master Suite with gorgeous bath and walk-in closet. French doors lead to a wonderful patio and garden, perfect for indoor/outdoor living and entertaining.

**MLS#13-714541**  
Jana Jones & Fred Holley  
COLDWELL BANKER-BH S

**BBQ,Cbl,Dshwshr,Dryer,Rng/Ovn,Other**

<b>2416 APOLLO DR</b>	Refresh.	11-2	593B2	<b>rev</b>
<b>\$1,678,000</b>	3+4	CONTEMPORARY		



**SOPHISTICATED CONTEMPORARY WITH PANORAMIC VIEWS**

Panoramic Sunlit Views & Twinkling Lights at this chic trendy split-level home. Open-space Plan, simple clean lines, & a Huge Outdoor Entertaining area await. Sophisticated neutral design has stainless steel, granite, travertine, & wood accents. Center island Kitchen opens to Dining & Living Rms with Views in all directions. Upstairs has Master Suite, 2 more Bedrms & Office- All with fabulous Views! There's also a Gym, Family Rm, & Computer Workspace. Plus Oversized outdoor Deck!

**MLS#14-756797**  
Elayne Ceder 424-249-7170  
JOHN AAROE GROUP

**BBQ,Dshwshr,Dryer,Fridg,Wshr**

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

<b>1133 N CLARK ST #203</b>	Open	11-2	592H6	<b>NEW</b>
<b>\$995,000</b>	2+2	TRADITIONAL		



**GORGEOUS CONDO**

Beautifully Remodeled Condo on one of the best streets in the Sunset Strip Area just east of Doheny. This unit is a 2 bedroom with optional 3rd bedroom or Den. French doors lead out to spacious balconies with City Light Views. Kitchen was redone in the 9's with custom maple wood glazed cabinets, S/S appliances, Granite counters, travertine floors. Bathrooms remodeled, marble floors & counters. This unit has Tons and Tons of Closet Space! A must see!

**MLS#14-758429**  
Ambra Bisconti 310-498-2151  
HILTON & HYLAND

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

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

<b>1492 BLUE JAY WAY</b>	Open	11-2	592H4	<b>NEW</b>
<b>\$15,000</b>	2+3	MODERN		



**CHIC CONTEMPORARY IN THE BIRD STREETS**

This chic one-story mid-century contemporary is located in the exclusive Bird Streets sections of the Hollywood Hills. With spectacular views of Downtown Los Angeles to the ocean. Great entertainment flow and floor plan with easy indoor and outdoor living. The spacious floor plan includes a master suite plus additional bedroom and two guest baths. The kitchen opens to family room and formal dining room. The living room overlooks the pool and gorgeous view.

**MLS#14-758483**  
Joseph Babajian 310-623-8800  
RODEO REALTY - BH

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

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

<b>1984 STRADELLA RD</b>	Open	11-2	591H3	<b>NEW</b>
<b>\$5,500,000</b>	5+6	2sty-MEDITERRANEAN		



**BEL AIR MEDITERRANEAN WITH CITY AND RESERVOIR VIEWS**

Totally remodeled Mediterranean home in Bel Air overlooking the Stone Canyon Reservoir with city view. Beautifully remodeled 5 bedroom and 6 bathroom home on an acre of land. Private screening room, maids room, wine cellar, library/office, and a gourmet kitchen. Master bedroom with fireplace and luxurious bath as well as 4 additional bedroom suites. Also available for Lease.

**MLS#14-753435**  
S Frankel, B Tenerbaum 310-858-5468  
CBBHN, H & H

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

<b>10542 FONTENELLE WAY</b>	Open	11-2	592A5	<b>NEW</b>
<b>\$4,185,000</b>	5+5	ARCHITECTURAL		



**PRIME BEL-AIR ARCHITECTURAL HOME**

Located in prime Bel-Air off Stone Canyon on a quiet Cul-De-Sac, the Classic Architectural home, filled with sunlight and surrounded by lush landscaping, offers a perfect refuge. Built for the current owners the one of a kind architecture features 5 bedrooms, 4.5 baths, family room and dining room with fireplaces, dramatic two story great room, and staff quarters. The house opens up to multiple patios and a private pool. This sunny setting makes this home perfect for relaxing and entertaining.

**MLS#14-758133**  
Brenda Chandler Cooke 310-614-3434  
HILTON & HYLAND

**Blt-ins,Dshwsh,GrbgDsp,HdFan,Rng/Ovn,oth**

<b>1440 STONE CANYON RD</b>	Open	11-2	591J5	<b>NEW</b>
<b>\$3,495,000</b>	4+5	TRADITIONAL		



**STUNNING TRADITIONAL HOME IN BEL AIR**

Gorgeous home set up from Stone Canyon Road overlooking lush foliage & among the trees. This bright & spacious turnkey home w/ 4 BR/4.5 BA has been upgraded throughout w/ attention to detail. LR w/bird's eye maple flrs, cntr frplc, and French drs which look onto the yard & wraparound deck. Chef's ktchn w/cntr island. Tranquil mstr ste w/ marble frplc, walk in closets, stone shower & tub. Jr. mstr w/travertine frplc, & striking bath. Additional BR plus guest house. Lush yard w/ fire pit.

**MLS#14-758549**  
Joyce Essex, Linda May 310-777-6375  
COLDWELL BANKER-BH N

[www.EssexHarvey.com](http://www.EssexHarvey.com) / [www.LindaMay.com](http://www.LindaMay.com)



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TUESDAY

<b>610 ESTRELLITA WAY</b>	Open	11-2	631H1	<b>NEW</b>
<b>\$2,895,000</b>	3+3.5	TRADITIONAL		




**BEAUTIFUL BEL AIR TRADITIONAL**

Picturesque Traditional home on a quiet cul-de-sac in lower Bel Air. Immaculately remodeled with meticulous detail & craftsmanship & featuring panoramic city & ocean views. Spacious living rm & dining rm. Family rm & kitchen combine to create a great room that opens onto private patio. Gorgeous master suite & 2 add'l bdrm suites. Backyard is a dream w/BBQ, outdoor kitchen, gated salt water pool & spa, lush hillside, dining tent, outdoor fireplace, & meditation area, all overlooking views.

Jade Mills 310-285-7508  
COLDWELL BANKER-BH S

**Alarm, BBQ, Built-Ins, Refrigerator**

<b>2256 ROSCOMARE RD</b>	Refresh.	11-2	591H3	<b>NEW</b>
<b>\$1,600,000</b>	3+2	1sty-MID-CENTURY		



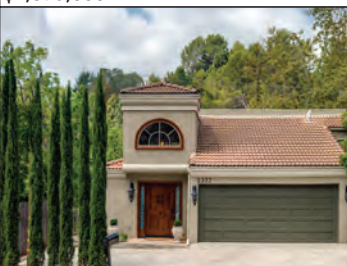
**EDWARD FICKETT, POST-AND-BEAM IS REBORN AS A MODERN GEM.**

Upper Bel Air. Vaulted ceilings, skylights, open floor plan are hallmarks of the architect's design and seamless transition between the indoor and outdoor spaces. Living room overlooks the patio for entertaining with custom fire pit, grassy yard and features soaring ceilings with central fireplace. Dining area features a dramatic custom dining table that flows into the updated gourmet kitchen accented by handsome stone countertops. Walking distance to Roscomare Elementary School, Bel Air foods.

MLS#14-758963  
David Pinkham 310 435-8616  
JN SAAD REALTY

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

<b>2337 N BEVERLY GLEN BLV</b>	Open	11-2	592/A3	<b>NEW</b>
<b>\$1,075,000</b>	2+2.5	3sty-CONTEMP MED		



**DESIGNER DONE CANYON HOME WITH 2 BDRMS + DEN**

Elegant & inviting contemporary Mediterranean w/ distressed hardwood flooring, custom window treatments, newer windows & doors. Soaring ceilings & fabulous natural light throughout all entertaining rooms. Spacious upstairs loft/ den could easily be a 3rd bdrm. Sprawling master suite w/ gas fireplace, walk-in closet, & sumptuous bath. Quiet & private guest bdrm w/ en suite bath. Outdoor deck overlooking the trees and canyon. 2-car garage w/ loop driveway for easy exiting. Minutes to BH & Valley.

Frieden/ Kaptain 310.887.0226  
CB SUNSET/ KWBH

**designer finishes throughout, green view**

<b>1121 STONE CANYON RD</b>	Open	11-2	592A5	<b>rev</b>
<b>\$14,800,000</b>	5+5	SOUTHERN COLONIAL		



**MAGICAL STONE CANYON ESTATE**

One of the most beautiful settings in prime lower Bel Air. Nearly 1.5 acres (58,966 sq. ft.) of magical grounds. Perfectly sited with a creek running in the front yard under two romantic bridges that lead to the main residence, the picturesque house is set back far from the street. The park-like backyard features a rolling lawn, an abundance of mature sycamore trees, pool, spa and large guest house. The main residence has four bedrooms and four baths, with stately public rooms

MLS#14-748147  
D. Fenton S. Frankel 310.858.5474  
HILTON & HYLAND

**Rng/Ovn,Fridg**

**04 Bel Air - Holmby Hills** Lease

<b>1984 STRADELLA RD</b>	Open	11-2	591H3	<b>NEW</b>
<b>\$19,000</b>	5+6	2sty-MEDITERRANEAN		



**BEL AIR MEDITERRANEAN WITH CITY AND RESERVOIR VIEWS**

Totally remodeled Mediterranean home in Bel Air overlooking the Stone Canyon Reservoir with city view. Beautifully remodeled 5 bedroom and 6 bathroom home on an acre of land. Private screening room, maids room, wine cellar, library/office, and a gourmet kitchen. Master bedroom with fireplace and luxurious bath as well as 4 additional bedroom suites.

MLS#14-753985  
S Frankel, B Tenenbaum 310-858-5468  
CBBHN, H & H

**www.stevfrankel.com**

**05 Westwood - Century City** Single Family

<b>468 LORING AVE</b>	Open	11-2	632	<b>NEW</b>
<b>\$6,150,000</b>	5+5	2sty-TRADITIONAL		



**LIVE YOUR LUXURY IN LITTLE HOLMBY**

1st SHOWING TUES 5/13 Private, gated & stylish, 5 bd/5 ba 4400sf Trad home on a 18,600sf lot. Glossy white hardwood/stone floors thruout. A chef's kitchen w/ vaulted ceilings flows into family rm/breakfast nook. The master suite features: outside views, a sumptuous bathrm, sitting area & lrg walk-in closet. 3 addtl bdrms complete upstairs. Also includes: 1 bd/bath guest house, outdoor loggia, den/office, 2 car garage/motor court. This designers dream will satisfy even the most discerning tastes.

Linda May 310.777.6247  
COLDWELL BANKER, BH

<b>11117 OPHIR DR</b>	Lunch	11-2	631/J2	<b>NEW</b>
<b>\$3,195,000</b>	5+4.5	2sty-CONTEMPORARY		




**COMPLETELY RENOVATED!**

Exquisitely remodeled home on a tranquil street in Westwood Hills. Completely renovated, the home has 5 BD, 4.5 BA, 2 bonus rooms (office/gym) and open living spaces. Featuring brilliant contemporary architecture and design, the living, dining, kitchen and family rooms are permeated with natural light and superior, warm finishes. The gourmet kitchen is highlighted with a fabulous breakfast bar/island, superior appliances, a wine fridge, skylights and a walk-in pantry.

Marco Rufo 310.488.6914  
BERKSHIRE HATHAWAY

**Warner Elementary School District**

<b>211 BRONWOOD AVE</b>	Refresh.	11-2	631-H1	<b>NEW</b>
<b>\$2,795,000</b>	4+5	TRADITIONAL		



**OPEN TUESDAY!**

Elegant traditional remodeled home by famous architect, William Baker in the Warner school district. Extensive remodel including insulation, new plumbing, HAVOC-split systems, new electrical, all new windows & exterior doors with insulated double-paned glass. All new cooks kitchen w/ 6-burner Wolf range, Farmhouse sink, granite counters w/ prep sink & large backyard w/rm 4 pool. 4 bed + 3 baths and (2 half baths)

MLS#14-758459  
Judi Hannes 310-614-2362  
COLDWELL BANKER - BW

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

<b>11228 CASHMERE ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,299,000</b>	4+3.5	2sty-MONTEREY COLONIAL	




**EXCEPTIONAL MONTEREY COLONIAL IN WONDERFUL WESTWOOD HILLS**

Exceptional 4 bedroom, 3½ half bath Monterey Colonial. Classic central hall floor plan. It is updated throughout w/ fine use of materials & finishes complementing the intact original architectural details. Formal Living Room w/ stone-carved fireplace. Family Room. Formal Dining. Fabulous Gourmet Cook's Kitchen w/ multiple culinary workspaces, large center island & Breakfast Area. Powder Room. All 4 bedrooms upstairs including Master. Private backyard. Pool deck w/ lounging & dining area. Pool.

Larry Young 310.777.2879  
BERKSHIRE HATHAWAY

**www.11228Cashmere.com**

<b>850 THAYER AVE</b>	Open	11-2	632/C2	<b>NEW</b>
<b>\$2,299,000</b>	4+4	2sty-TRADITIONAL		



**STYLISH REMODELED TRADITIONAL**

Stylishly remodeled, this Little Holmby Traditional is perfect for casual entertaining with an open floor plan leading through French doors to an expansive deck with treetop and city views. The cozy eat-in kitchen has stone counter tops, custom cabinetry and new stainless appliances. Upstairs are four spacious family bedrooms including a gracious master suite. There also is a lower finished basement with ¾ bath, perfect for gym or screening room, opening to covered play area and grassy yard

Jim Bremner/Larry Young 310-622-7445  
GIBSON INTL./BHHS




TUESDAY


<b>2170 LINNINGTON AVE</b>	Open	11-2	632D4	<b>NEW</b>
<b>\$995,000</b>	3+2	TRADITIONAL		
	<b>BEAUTIFULLY REMODELED IN PRIME WESTWOOD LOCATION!</b>			
Beautifully remodeled 3BR/ 2BA in Prime Westwood, just minutes from local shopping and dining. Beautifully updated interiors w/ new floors, stainless steel appliances, designer-done bathrooms & modern finishes throughout. Double-paned windows and additional insulation in certain street-facing walls allow for added soundproofing. Brick patio and new landscaping in backyard creates a great outdoor space perfect for grilling and entertaining. All of this in the Westwood Charter school district!				
MLS#14-759077				
Dana Cataldi		310-804-9207		
PARTNERS TRUST BW		www.2170linnington.com		

<b>1224 THAYER AVE, UNIT 101</b>	Open	11-2	632C3	<b>NEW</b>
<b>\$1,195,000</b>	3+3	1sty-CONTEMPORARY		
	<b>FOCUS ON LIVING IN THIS MODERN 5 UNIT 3 LEVEL TIERED BLDG!</b>			
Contemporary flair is emphasized in this 2,045 sq.ft. home! Double door entry opens to this artful 3+3 w/tray ceilings, extensive crown moldings, plantation shutters, decorative wood doors & recessed lights throughout. High end hardwood floors & wood cabinetry enhance the all Viking SS kit, w/granite counters & plenty of storage. Open plan living & dining w/stone fireplace. Private & spacious succulent garden patio. Large master suite w/ 2 closets+1 walk-in & storage cupboard. White Marble master bath, 2nd bedroom w/ensuite & built-in storage.				
MLS#14-759111				
Mark & Lynn Mirisch Rogo		310-777-6213		
COLDWELL BANKER BHN		Washer/Dryer, Refrigerator, Gas Fplc		

<b>1044 MANNING AVE</b>	Open	11-2	632B3	<b>red</b>
<b>\$2,999,999</b>	4+4	CONTEMPORARY		
	<b>GORGEOUS CONTEMPORARY HOME- INCREDIBLE PRICE!</b>			
Desirable Little Holmby! Airy & bright, w/ numerous skylights. Inviting open floor plan features 4BD+3.5BA. Spacious living room w/ fireplace + step down family room/den. Updated chef's kitchen w/island + open dining area. Wall of doors opens to seamlessly incorporate indoor/outdoor living. Master suite w/ large walk-in closet + spa-like bath. Private backyard: pool/spa, grassy yard, BBQ, sports court, & more. Laundry & craft room, security system & 2-car garage. Prime location - Warner Elem. School!				
MLS#14-752501				
Sally FJ/ Dana Cataldi		310-691-7888		
JOHN AAROE GROUP		www.1044manning.com		


<b>10445 WILSHIRE BLVD #1602</b>	Open	11-2	632C2	<b>NEW</b>
<b>\$1,185,000</b>	2+2	CONTEMPORARY		
	<b>WILSHIRE CORRIDOR</b>			
Almost 2,000 feet in a prestigious full service building with first class amenities. Dramatic city and mountain views from this unique 16th floor unit. There are only a handful of units in the building with TWO large balconies and both Northern and Southern exposure. Open floor plan with two spacious suites on opposite ends of the unit. High ceilings, hardwood floors and remodeled kitchen, and baths. Tenant occupied until mid July 2014.				
MLS#14-759111				
Amy Hollingsworth		310.230.2483		
COLDWELL BANKER-PAC.		Dshwshr, Dryer, Elvtr, Frzr, Grbg Disp		

<b>259 TILDEN AVE</b>	Open	11-2	631J1	<b>red</b>
<b>\$2,995,000</b>	5+4	TRADITIONAL		
	<b>SERENE &amp; ELEGANT HOME</b>			
This elegant home is located in Westwood Hills. Gracious entryway w/circular staircase. Spacious formal living room w/ fireplace & views of the lushly landscaped yard. Ample formal dining room, and charming breakfast nook with large windows & doors that open to the outside. Butler's pantry as well as maid's room complete with service entrance. The study w/hardwood floors, fireplace, and built-ins. Upstairs 3BR+sunroom relaxing patio w/amazing views. This home is the height of style, quiet comfort and is not to be missed.				
MLS#14-751547				
Joyce Essex Harvey		310-777-6375		
COLDWELL BANKER-BH N		www.EssexHarvey.com		


<b>10404 ILONA AVE, UNIT 6</b>	Open	11-2	632/E5	<b>NEW</b>
<b>\$799,000</b>	3+3	2sty-TRADITIONAL		
	<b>THE EPITOMY OF CHARM W/ TODAY'S MODERN AMENITIES!</b>			
This is it when it comes to charm coupled with the modern amenities we have all grown so accustomed too! Gorgeous layout with hardwood floors throughout. Separate & private chic dining room entered through an arched doorway. Off the dining room & living room is the spacious chef's kitchen with tons of cabinet space tailored off with Quartz countertops & fantastic breakfast bar. Kitchen also includes TOL SS appliances. Continue thru spacious retreat to find all 3 bedrooms have been completely updated. Master suite is the wow factor!				
eric hass				
PARTNERS TRUST BW		310.597.2131		
		dw,fridge,washer/dryer,range,hood		

<b>733 MALCOLM AVE</b>	Open	11-2	632B2	<b>rev</b>
<b>\$3,450,000</b>	5+5.5	CONTEMPORARY		
	<b>LITTLE HOLMBY ENTERTAINERS PARADISE</b>			
Beautifully redone, modern and contemporary home. Warner School District. No expense spared, with guest house and pool in the back. Great open floor plan, perfect for entertaining and guests. All bedrooms have their own bathroom. Remodeled by famous Warren Wagner. 5 bedrooms and 5.5 bathrooms, plus bonus area. Two car parking garage.				
MLS#14-757295				
Oron Maher		310-281-3917		
COLDWELL BANKER-BH S		Cbl,Dshwshr,Dryer,Ntwrk Wire,		

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

<b>10112 EMPYREAN WAY #101</b>	Open	11-2	632F4	<b>NEW</b>
<b>\$2,195,000</b>	2+4	FRENCH		
	<b>AIRY ELEGANCE</b>			
Understated sophistication coupled with generous spaces put this unit in high demand. Generous dining and living room w fireplace lead to spacious terrace w views that meld into the lush verdant gardens and ponds. Gourmet kitchen boasts granite counters, stainless appliances, and eating area. Beautiful master bedroom with his/hers spa-like baths and double walk-in closets. Second guest bedroom suite is currently an office, plus an exquisite den.				
MLS#14-759025				
Sally Aminoff		310 409 8900		
COLDWELL BANKER-BH N		Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan		

<b>1920 PANDORA AVE, UNIT 3</b>	Open	11-2	632D4	<b>NEW</b>
<b>\$785,000</b>	2+2.5	MEDITERRANEAN		
	<b>WESTWOOD TOWNHOUSE - NEAT AS A PIN</b>			
Great location facing a quiet residential street. Split level townhome with 2 bedrooms and 2.5 bathrooms. Over 1,500 square feet. Updated kitchen and remodeled baths. Huge private patio plus balcony. Lots of storage space.				
Dannie Cavanaugh				
CAVANAUGH REALTORS		310-837-7161		
		Garbage disposal, Range/Oven		

<b>440 N VETERAN AVE #104</b>	Open	11-2	631J2	<b>NEW</b>
<b>\$635,000</b>	2+1	CONTEMP MED		
	<b>COMPLETELY UPGRADED CONDO NEAR UCLA</b>			
Spacious 2 bedroom condo moments from UCLA & Westwood Village. Completely upgraded. Amazing private outdoor patio/yard with sun filled grassy area. Large Living Room with built in cabinets and wet bar. Open Kitchen & Dining Room with beautiful granite counter tops and breakfast bar. Oversize bathroom with double sinks, separate custom tumbled travertine shower. In unit washer/dryer. Secure building with subterranean parking. Fantastic location. Great value.				
MLS#14-745539				
Justin Mandile		424.230.7807		
THE AGENCY		NEW ON MARKET		



TUESDAY

<b>10550 WILSHIRE BLVD #302</b>		Open	11-2	632C3	<b>red</b>
<b>\$1,249,000</b>	2+3	CONTEMPORARY			




**COME SEE THIS ELEGANT TOWNHOUSE STYLE CONDO! REDUCED!**

Prestigious full service Wilshire Thayer. Fine custom detailing, decorative moldings & hwdw floors throughout. The foyer is highlighted by an impressive spiral staircase & opens to a spacious great room w/ open dining area & living rm. Abundant natural light from floor to ceiling windows + pvt. balcony w/ corridor views. There are 2 bdrm suites + den/office. The generous master suite features walk-in closet, additional closet, & sumptuous master bath. A fantastic Wilshire Corridor location!

MLS#13-722565  
Sally Forster Jones 310-691-7888  
JOHN AAROE GROUP

[www.wilshirethayer302.com](http://www.wilshirethayer302.com)

<b>10345 WILKINS AVE #101</b>		Open	11-2	632D3	<b>red</b>
<b>\$995,000</b>	2+3	MEDITERRANEAN			




**MAJOR PRICE REDUCTION! AMAZING VALUE FOR STUNNING CONDO!**

One of the most gorgeous units in Westwood! This Luxurious 2bd+2.5ba condo in newer contemporary Mediterranean 16 unit Building (completed in 2012). Perfect for entertaining, this private Gorgeous sunlit (southern & western exposures) unit has an open living & dining area, w/ high ceilings, fireplace, custom built-in entertainment center, & hardwood flrs, that open outdoors thru tall wood French doors & windows to an extremely rare huge private wraparound landscaped terrace.

MLS#14-734703  
St. James + Canler 310-291-1029  
BERKSHIRE HATHAWAY

[www.10345Wilkins.com](http://www.10345Wilkins.com)

<b>1520 S BEVERLY GLEN #205</b>		Open	10-2	632D3	<b>red</b>
<b>\$899,000</b>	939000 2+3	2sty-CONTEMPORARY			



**NEWLY STAGED AND STUNNING!**

If you saw it before, you will not recognize it now! Townhouse style condominium with appx 2200 sq ft. Double wide front doors open to dramatic 2 story entry. Gorgeous and tranquil rear facing unit with architectural ceilings and fireplace in the living room, looking out to 25 ft private, landscaped patio and just steps to the pool. Beautifully maintained with upgrades throughout. Granite eat in kitchen, updated baths. Large romantic master suite, with 2 huge closets. Walk to Century City!

MLS#14-746411  
Niki Rosenfeld 310-968-3644  
RODEO REALTY - BEVER

Blf-Ins,Dshwshr,Dryer,Elvtr,Intrcm,Other

<b>2132 CENTURY PARK LN #216</b>		Open	11-2	632E3	<b>rev</b>
<b>\$1,750,000</b>	2+3	CONTEMP MED			



**MAGNIFICENT PARK PLACE CONDO**

Magnificent Park Place condo designed by Kym Rodger Design with largest floor plan available make this a great and private home with exquisite finishes and detail throughout. Approx. 2,422 sq.ft. with 2 bedrooms, 3 bathrooms plus den. Eat-in Kitchen with custom wood cabinetry and stainless steel appliances w/ double Viking ovens and Caesar stone counters w/ glass back splash. This designer perfect home is completed with luxurious details fitting for warm living and opulent entertaining.

MLS#14-756147  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

Broker ID Required For Entry

<b>10590 WILSHIRE #804</b>		Open	11-2	632C3	<b>rev</b>
<b>\$579,000</b>	2+2	CONTEMPORARY			




**NEW PRICE. 2+2 PRIME WW LOCATION. NEAR UCLA**

Designer's own. Beautiful one level 2 Bedrooms, 2 Baths Plus Office space. Open floor plan concept. Ideal floor plan, Bedrooms are on each side of the unit. Parquet floors in entry, LR, Dinig area. Granite kitchen counters with wood cabinetry, Stainless sink/faucets. New shower doors. Washer/D ryer inside. Large balcony overlooks a Courtyard. NEWLY REMODELED LOBBY IN THE BUILDING ( Marble floors ). AND GORGEOUS ROOF TOP FOR ENTERTAINING. All amenity building

MLS#14-733249  
Martha Freeman 310-963-4006  
KELLER WILLIAMS BEVE

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

<b>05 Westwood - Century City</b>		<i>Lease</i>			
<b>10450 WILSHIRE #8H</b>		Open	11-2	632C2	<b>NEW</b>
<b>\$4,500</b>	2+2	CONTEMPORARY			




**LUXIOUS LEASE ON WILSHIRE**

TOTALLY RENOVATED WITH AMAZING VIEWS- PATIO HUGE SPANS THE FULL LENGTH OF LIVINGROOM- RECENTLY STAINED DARK HARDWOOD FLOORS - NEW KITCHEN - NEW BATHROOMS - NEW PAINT- MOLDINGS - GORGEOUS - BRIGHT AND CHARMING - DOORMAN 24/7 - VALET FRONT DESK- GYM - NEWLY CONSTRUCTED POOL AREA-UTILITIES PAID FOR BY HOA INCLUDING BASIC CABLE AND ELECTRIC-MAY LEASE FURNISHED WITH EVERYTHING INCLUDED

MLS#14-757765  
Madeleine Schulsinger 3109900002  
RODEO REALTY - BEVER

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

<b>06 Brentwood</b>		<i>Single Family</i>			
<b>254 N BRISTOL AVE</b>		Open	11-2	631E3	<b>NEW</b>
<b>\$7,950,000</b>	6+7	MEDITERRANEAN			



**IMPRESSIVE GATED BRENTWOOD PARK MEDITERRANEAN**

With lovely courtyard fountain offering 5 Bedrooms, Maids and 7 Baths. Two story entry, open floor plan with spacious entertainment rooms, 30 ft ceilings, built-in bar and approx 7,960 sq/ft of custom designed living space. Open gourmet kitchen with center Island, Butler's pantry and light filled breakfast area opens to sparkling pool, BBQ and large outdoor patio on park-like grounds. Large master suite with dual closets and dual baths opens to large

MLS#14-756015  
Myra N/ Lobat G 310.888.3333  
NORMAND&ASSOCIATES

[www.254NorthBristol.com](http://www.254NorthBristol.com)

<b>1034 S GRETNA GREEN WAY</b>		Open	11-2	631H5	<b>NEW</b>
<b>\$4,195,000</b>	5+5.5	2sty-TRADITIONAL			



**PREMIER LOCATION NEAR PARKS, SHOPPING, HIKING AND BEACHES**

Thoughtfully crafted in 2010, this traditional home has plenty of character, quality and provides the perfect place for a wonderful lifestyle. Two stories of artfully built and finished spaces, generous scale and light all in a logical and comfortable floor plan. 4 bedrooms up, including a truly luxuriant master suite. 5th bedroom down plus family room and office. Interior designs by noted firm of Chic Living LA. Close to so many great elements of Brentwood, Santa Monica and the west side.

Richard Stearns 310-850-9284  
PARTNERS TRUST BW

<b>235 S WESTGATE AVE</b>		Open	11-2	631G3	<b>NEW</b>
<b>\$3,495,000</b>	4+4.5	2sty-SPANISH			



**CLASSIC SPANISH IN THE HEART OF BRENTWOOD**

Handsome early California Courtyard Span set behind gates on lg, pvt lot (12,850 sq ft per assessor's map). Grt st presence, wful charm, sun-filled spaces & beau detailing thru-out. Formal LR w/ vaulted beamed ceiling & FP, sunny kitchen w/ breakfast area & cozy den all open thru French drs to brick courtyard w/ wrap-around porch & fountain, pl, & lg pvt grassy yd. Inviting, step-down FDR w/ wood-paneled ceiling. Detached, pool-side cottage. Fab master w/ FP, lavish BA & dual walk-in closets.

MLS#14-759273  
David Offer 310-820-9341  
BERKSHIRE HATHAWAY

[www.235westgate.com](http://www.235westgate.com)

## REMINDER

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

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



TUESDAY

<b>3227 ELVIDO DR</b> Refresh. 11-2 561E7 <b>\$1,998,000</b> 4+4 TRADITIONAL	<b>NEW</b>
<b>AMAZING HOME</b>	
This bright and exceptional home lends itself to any buyer! Open kitchen to great room leads to spacious living room. Fireplace open to both great room and formal living room. Formal dining room has gorgeous glass for an open and bright experience. Generous closet space though out. Bright master suite features a large master bathroom and french doors leading to patio and pool area. High ceilings and natural light throughout the home. Extra pool room in rear of back yard. This bonus room features	
MLS#14-758273 Carrie Ann Rollings 3106503075 GIBSON INTERNATIONAL	
<a href="http://www.3227Elvido.com">www.3227Elvido.com</a>	

<b>925 N NORMAN PL</b> Refresh. 11-2 631G1 <b>\$4,395,000</b> 4+5.5 3sty-CONTEMPORARY	<b>rev</b>
<b>SPECTACULAR GATED TENNIS COURT ESTATE ON A PRIVATE DRIVE</b>	
Breathtaking two story entry & living room with sweeping treetop and Getty views. Remodeled chef's kitchen with top-of-the-line finishes leading to a family room and breakfast area w/fireplace. Upstairs master suite w/two bathrooms, fireplace, library and ocean views. Lower level w/two additional bedrooms & family/game room opening to an expansive deck overlooking the black bottom pool, spa & N/S tennis court. Maids room converted into the perfect home office. An incredible compound.	
MLS#14-727455 Emory Donelson 310-801-4023 RE/MAX ESTATE PROP.	
<a href="http://www.925NormanPlace.com">www.925NormanPlace.com</a>	

<b>11318 FARLIN ST</b> Open 11-2 631-H2 <b>\$1,349,000</b> 3+3 1sty-CONTEMPORARY	<b>NEW</b>
<b>CONTEMPORARY &amp; STYLISH, BRIGHT, REDONE HOME!</b>	
Open, inviting floor plan with great indoor/outdoor flow includes large lush yard with fountain & outdoor shower. Dining area has wall of windows, skylights & access to the yard. Granite and stainless steel appliances in kitchen. Peaceful, large Master Suite with lots of closets and a granite bathroom. Additional bedroom suite has skylights. 3rd bedroom/den/office has French doors and faces the garden. Refinished hardwood floors, architectural details, Central A/C, skylights, attached garage...	
MLS#14-748537 Lisa Mansfield 310 481 4313 SOTHEY'S BRENTWOOD	
<b>3 BD+3 BA+LARGE,GRASSY YARD</b>	

<b>197 BELOIT AVE</b> Open 11-2 631H2 <b>\$2,167,000</b> 4+3 TRADITIONAL	<b>rev</b>
Fantastic Northern Californian Custom home built in 2006 from the ground up. Located on the west side of The Brentwood Glen. This two story home is wonderful for entertaining inside and out. Includes a formal living room and dining room, chef's kitchen opening to the family room with fireplace. One en-suite bedroom is located on the first floor with the remaining three bedrooms on the second. The fourth bedroom could be an office with a private entrance. The back yard includes a bbq and spa	
MLS#14-748537 Diane Forbes Halliburton 3103396486 GIBSON INTERNATIONAL	
<b>dishwasher,fridge,BBQ,spa</b>	

<b>11333 GLADWIN ST</b> Lunch 11-2 <b>\$1,299,000</b> 3+1.75 TRADITIONAL	<b>NEW</b>
<b>PRISTINE &amp; CHARMING UPDATED TRADITIONAL IN BRENTWOOD GLEN</b>	
Updated Brentwood Glen 3 bedroom, 1 1/4 bath Traditional. Pristine and charming with traditional details gleaming throughout. Spacious Living Room with corner fireplace opens to backyard patio. Kitchen with stainless steel appliances, granite counters, subway tile backsplash & office nook. Bonus Room with vaulted ceiling. Laundry Area. Two bedrooms share a full Hall Bathroom in one wing. Wood floors. Private backyard. Brick patio.	
MLS#14-746859 Larry Young 310.777.2879 BERKSHIRE HATHAWAY	
<a href="http://www.LarryYoungWestside.com">www.LarryYoungWestside.com</a>	

**06 Brentwood** Condo / Co-op

<b>11921 DOROTHY ST #PH3</b> Open 11-2 631H4 <b>\$1,099,000</b> 3+2.5 4sty-CONTEMP MED	<b>NEW</b>
GORGEOUS CRNER PENTHS IN THE HEART OF BRENTWOOD.LOTS OF NATURAL LIGHT. OPEN FLR-PLAN, HI-CILINGS, PLANT-SHUTTERS, RECESSED LIGHTS & FP IN LIV-ROOM, BALCONY. LAUNDRY HK-UP, XTRA STORAGE,EQ INSURANCE.	
MLS#14-746859 Afa Kamran 310-284-9001 Blt-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other NELSON SHELTON	

<b>11954 MAYFIELD AVE #6</b> Open 11-2 631H5 <b>\$749,000</b> 2+3 TRADITIONAL	<b>NEW</b>
<b>WONDERFUL BRENTWOOD TOWNHOME!</b>	
Gorgeous Brentwood Townhome in impeccable, move-in condition. Beautifully remodeled end unit with 2 Bedrooms, 2 Bathrooms plus a Powder Room & Formal Dining Room. Fireplaces & high Ceilings in both the Living Room & Master Bedroom. Wonderful Eat in Kitchen with Granite counters & Stainless Steel Appliances. Tons of Windows and Sliding Doors flood the home. Side by Side Laundry & new Air Conditioning & Heating System. Extraordinary patio & outdoor space plus a 2 car Private Garage.	
MLS#14-753041 Nili Hudson (310) 622-7422 GIBSON INTERNATIONAL	
<a href="http://www.11954Mayfield.com">www.11954Mayfield.com</a>	

<b>229 OCEANO DR</b> Open 11-2 631G3 <b>\$5,075,000</b> 5525000 5+4.5 2sty-TRADITIONAL	<b>red</b>
<b>\$450K PRICE REDUCTION! CLASSIC TRADITIONAL IN HEART OF BW</b>	
Beautifully designed New England Trad by architect Lise Matthews on one of BW's very finest sts. A welcoming lg covered front porch leads to gracious, sun filled spaces. Sensational "Great Room" w/ FP & bar all open thru French drs to generous heated rear porch, pvt grassy yd, sparkling pl & patio w/ outdr FP. Sumptuous master suite w/ sitting rm, FP, pvt terrace, lovely stone bath & 2 lg fitted closets. Situated on a qt cul de sac st w/in close proximity of the shops/restaurants on San Vicente.	
MLS#14-742295 David Offer 310-820-9341 BERKSHIRE HATHAWAY	
<a href="http://www.229oceano.com">www.229oceano.com</a>	

<b>530 S BARRINGTON AVE, UNIT 206</b> Open 11-2 <b>\$569,000</b> 1+1.75 TRADITIONAL	<b>NEW</b>
<b>BEAUTIFULLY REDONE DESIGNER CONDO IN PRIME BRENTWOOD</b>	
Extra large & beautifully redone 1 bdrm, 1.75 bath condo + large den in a fantastic Brentwood location. Newly done kitchen with caesarstone counters & stainless steel appliances. Updated baths, quality materials, & lots of closet space. Hdwd floors & new carpet. Quiet unit does not face Barrington. Enjoy greenery/treetop views from the private balcony. Secure building with assigned garage parking & pool. An excellent location close to restaurants, shops, parks and Barrington Recreation Center.	
MLS#14-753041 Sally Forster Jones 310.691.7888 JOHN AAROE GROUP	
<a href="http://www.530barrington206.com">www.530barrington206.com</a>	

<b>107 N CLIFFWOOD AVE</b> Open 11-2 631F3 <b>\$4,625,000</b> 4+4 OTHER	<b>rev</b>
<b>BRENTWOOD PARK DREAM HOME SITE</b>	
Once you enter the gates and see this amazing 20,000+ square foot lot, you will be excited about the possibilities. All the land you need to fashion a wonderful 'forever' home for your dynasty. Imagine the house of your dreams with every amenity at a cost much less than expected. Take advantage of this opening into the fabled Brentwood Park lifestyle. Be in the best company with the other magnificent homes recently built on the street.	
MLS#14-746561 Mary Lu Tuthill 310-979-3990 COLDWELL BANKER-BREN	
<b>None</b>	

**OPEN HOUSE STATUS LEGEND**

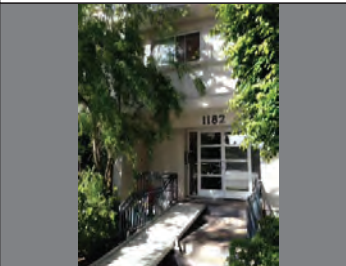
<p><b>NEW</b> - new (Automatic Status)</p> <p><b>NEW*</b> - new not yet listed</p> <p><b>red</b> - reduced</p>	<p><b>rev</b> - review (Automatic Status)</p> <p><b>bom</b> - back on market</p>
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(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)



TUESDAY

<b>1182 WELLESLEY AVE #202</b>	Open	11-2	631H5	<b>red</b>
<b>\$729,000</b>	2+2	CONTEMPORARY		



**JUST REDUCED AT A GREAT VALUE !!**

Newer built (1991) secured building. Single-level living. 1,447 sq. ft. w/ a wonderful floor plan & 10 ft. ceilings. Lt & brt LR w/ mood setting fp, recessed lighting & sliding glass doors opening to balcony. Formal dining area is spacious & has sliding glass doors to its own balcony. Kitchen has granite counters & breakfast area. Generous size mstr bdrm w/ sizable mstr bath & ample closet space. The property includes kitchen appliances, W/D, central AC, security system & an extra storage room.

MLS#14-745003  
 robbie sikora 310.710.5214  
 GIBSON INTERNATIONAL  
[www.1182WellesleyAve.com](http://www.1182WellesleyAve.com)

<b>1722 BROCKTON AVE, UNIT 8</b>	Refresh.	11-2	<b>NEW</b>
<b>\$419,000</b>	2+1	CONTEMPORARY	



**ADORABLE 2BR/1BA CONDO - BEST VALUE IN WEST LA**

Charming 2BR/1BA apartment in West LA with a picturesque view of a beautiful courtyard. Gleaming hardwood and tile floors and upgrades throughout including a newer kitchen and bath. Includes 2 covered tandem parking spaces and community laundry. Walking distance to Stoner Park, restaurants, shops, the new Expo line to Santa Monica, and major freeways and excellent schools. This is the best value in West LA right now!

The Kostrey Collection 310-621-4341  
 KELLER WILLIAMS RLTY  
 Fridge,Dishwasher,Range/Oven

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

<b>11979 WALNUT LN</b>	Open	11-2	631J6	<b>NEW</b>
<b>\$949,000</b>	2+1	CALIFORNIA BUNGALOW		




**ATTN DEVELOPERS: 2BED/1BATH ON PRIME R3 LOT W/ ALLEY ACCESS!**

Stylish home on R3 lot. Move in now and/or develop. High privacy hedge & spacious grassy yard. Living rm w/ hardwd flrs & recessed lighting. Corner kitchen & hip bathroom remodel. Large den w/ exposed beam ceiling. Landscaped backyard w/ fire pit, bench seating, refurbished church pavers, whimsical string lighting. Finished garage is exceptional bonus space. Desirable Westside locale, close to Expo Line, Stoner Park, trendy Sawtelle dining. Excellent investment opportunity w/ upside potential!

MLS#14-759131  
 Pete Castro 310-482-2100  
 KELLER WILLIAMS  
[www.11979walnut.com](http://www.11979walnut.com)

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

<b>3155 SHELBY DR</b>	Open	11-2	632/G6	<b>NEW</b>
<b>\$1,599,000</b>	3+4	2sty-MID-CENTURY		




**SWANKY, STYLISH SIXTIES HOME**

Terrazzo floors & warm-hued wood walls, open floor plan. Living rm fp segues into a stone wet-bar in den. Well maintained home, French doors to private, resort-like yard that incl: pool, pergola & lush landscape. Kitchen w/ separate breakfast rm, lots of storage & pantry spaces. FDR, laundry rm, powder rm & master BD suite, incl a master BA offering 4 shower-heads, spa tub, dble vanity & Travertine tile. 2nd story w/ 2 add'l, lg BDs w/ attached BAs & spacious closets. Easy to build onto.

Benjamin S. Lee 310-858-5489  
 COLDWELL BANKER-BH N  
 Refrigerator, Range/Oven, Dshwsher, W/D

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

<b>1820 BUTLER AVE, UNIT 8</b>	Open	11-2	632/A5	<b>NEW</b>
<b>\$729,000</b>	3+2.5			



**UPGRADED CORNER UNIT WITH PRIVATE 4 CAR GARAGE**

SPACIOUS 3BR + 2.5BA TOWNHOME WITH A PRIVATE 4 CAR OVERSIZED GARAGE IN A SMALL 8-UNIT COMPLEX. BRIGHT CORNER UNIT. REMODELED WITH CONTEMPORARY STYLE AND TASTE. BEAUTIFUL DARK HARDWOOD FLOORS CONTRAST THIS LIGHT FILLED LIVING RM W/FPLC & PATIO. KITCHEN W/BREAKFAST BAR/ WHITE CAESARSTONE COUNTERS THROUGH OUT, ALL NEW APPLIANCES. LOW HOA, CENTRAL A/C, HEAT. THIS IS A TURN KEY UNIT ...PLENTY OF STORAGE FOR WINTER AND SUMMER SPORTS! DEFINITELY THE BEST VALUE IN WEST LA.

Diane Dorin 310-466-1619  
 TELES PROPERTIES

**10388 ROSSBURY PL** Refresh. 11-2 632E6 **NEW**

<b>\$1,495,000</b>	2+2	1sty-SPANISH
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**ONE OF A KIND GEM IN CHEVIOT HILLS**

Entertain in style, indoors & outdoors in this Charming Spanish Colonial with many original features including Malibu tile, hardwood floors, original glass, coved ceilings, many period style accents throughout the home. Landscaping & rear patio designed for privacy and entertaining. Cook friendly kitchen, spacious Master Suite including dressing room. "California" basement & garage with epoxy floors. Beautiful street with a "small town" feel but close to freeway access, shopping & dining.

MLS#14-758007  
 Kristen Novoa 310-318-5954  
 HOM SOTHEBY'S REALTY

**2045 BELOIT AVE, UNIT 206** Open 11-2 **NEW**

<b>\$555,000</b>	2+2	ARCHITECTURAL
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**REMODELED ,SPACIOUS CONDO**

Short Walk to Shops and Restaurants in Trendy Sawtelle Blvd. Open Living Room & Dining Room. Travertine Tiles Floors throughout. High Ceilings, Fireplace, Balcony, Custom Built Closets. Spacious Interior .Large Euro Style Gourmet Kitchen with Italian Cabinets & Granite Counters. Wet Bar . Washer /Dryer in the Unit. Extra Storage. Central A/C & Heat .2 Tandem Parking Spaces in the gated Garage.4 Guest parking. Minutes to the Beach , Century city Mall , Rodeo Drive ,UCLA, ...

Mitra Yaghoobian 30-422-2777  
 WESTSIDE INVESTMENT  
 Washer,Dryer,Stove, Micro, Refrigerator

**09 Beverlywood Vicinity** *Single Family*

<b>1110 S SWALL DR</b>	Lunch	1-2	632H3	<b>NEW</b>
<b>\$1,500,000</b>	3+3	1sty-CONTEMPORARY		



**OPEN 11:00 -2:00 PM WITH LUNCH EUROPEAN CONTEMPORARY HOME**

FABULOUS FLOOR PLAN FOR THIS CONTEMPORARY FAMILY HOME WITH A HUGE LIVING ROOM AND FORMAL DINING ROOM WITH HEIGHT VAULTED CEILINGS. THREE BEDROOMS PLUS A GUESTHOUSE WITH PERMIT AND A HUGE BACKYARD. PERFECT FOR A DEVELOPER, FAMILY, OR REMODEL. WONDERFUL NORTH OF PICO LOCATION, WALK TO TEMPLES AND SHOPPING. CENTRAL AIR AND HEAT, HARDWOOD FLOORS AND A HUGE DECK OFF KITCHEN AND DINING ROOM WITH FRENCH DOORS.

MLS#14-752485  
 Sandi Lewis 310-770-4111  
 COLDWELL BANKER-BH S  
 Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

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TUESDAY

<b>1515 S DOHENY DR</b>	Open	11-2	632H4	<b>NEW</b>
<b>\$1,249,000</b>	2+2	TRADITIONAL		



**CHARMING TRADITIONAL**

Charming traditional two story home located in a quiet cul-de-sac only streets away from the desirable Beverlywood neighborhood. Warm & inviting with hardwood floors, fireplace in living room, crown moldings, beautiful wood staircase, eat-in kitchen and formal dining room. The third bedroom was converted into a den. Backyard features fountain, large grass area and wood deck. Walking distance to Pico. Bedroom chandeliers excluded.

MLS#14-757917

Amy Pell  
COLDWELL BANKER-BH N

Open Tuesday from 11:00 to 2:00

<b>1529 S DURANGO AVE</b>	Open	11-2	632H4	<b>NEW</b>
<b>\$1,249,000</b>	4+3	SPANISH		



**REMODELED 4BR SPANISH IN DESIRABLE BEVERLYWOOD AREA**

Beautifully remodeled in 2009, this 4BR + 3BA single-story Spanish is lovingly maintained and move-in ready. Open layout featuring living rm w/coved ceilings, formal dining area, gourmet granite kitchen w/SS appliances and eat-in area. Light and bright w/custom detailing including gleaming hardwood floors and plantation shutters thruout. Upgraded systems, newer roof and large grassy backyard, perfect for entertaining. Close to BH, Century City and Pico/Robertson shops.

MLS#14-758791

Jeremy Ives  
TELES PROPERTIES 310-858-1902

www.1529SouthDurangoAvenue.com

<b>1421 ROXBURY DR</b>	Open	11-2	632F4	<b>rev</b>
<b>\$1,075,000</b>	3+1	TRADITIONAL		



**HUGE POTENTIAL!!! SELLER MOTIVATED!!!**

Great opportunity in fabulous location. Original Beverlywood traditional home with 3 bedrooms and 1 bath. Charming living room with fireplace. Large backyard. Walking distance to temples, markets, restaurants and parks. Home has not been remodeled in years so bring your imagination. Vacant and easy to show. Huge potential!!!

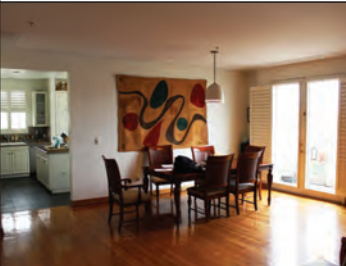
MLS#14-754979

Lori Hashman Berris  
SOTHEBYS INT REALTY 3108803061

Grbg Disp,Rng/Ovn

**09 Beverlywood Vicinity** Condo / Co-op

<b>1100 SOUTH CLARK DRIVE #401</b>	Open	11-2		<b>NEW</b>
<b>\$895,000</b>	2+3			



**PENTHOUSE CONDO 2BR/2.5BA W/ MILLION DOLLAR VIEWS**

Penthouse w/Million \$\$\$ Views from 4 balconies & windows. 1757 sq ft, 2Br 2.5BA in immaculate move-in condition. Living room has hardwood floors, fireplace & open to dining area. Eat-in kitchen w/granite countertops, new appliances, space for ofc/den. Luxurious master w/huge walk-in closet. Master bath has separate tub & shower. 2nd bedroom is roomy w/nice sized closet & bath. Plantation Shutters, Central Heat & A/C, laundry, 1 car private garage & community garage space. HOA Dues only \$386.00.

MLS#SR14033600CN

Barry Sylvan  
BARRY SYLVAN COMPANY 310-488-6140

Also Open Sun. May 18 from 1pm to 4pm

**10 West Hollywood Vicinity** Single Family

<b>8835 BETTY WAY</b>	Open	11-1	592H6	<b>red</b>
<b>\$1,149,000</b>	+350000	3+3	2sty-CALIFORNIA BUNGALOW	



**HUGE 200K REDUCTION. 3 BR/3BA NEW SFR (2012) IN A+ LOCATION**

Perfect pied-a-terre or condo alt. in prime WeHo location! Exceptionally built 2012 ground-up construction. Entry level feat. two bdrms, both en suite, as well as living, dining & gourmet kit. w/exceptional appliances & stylish, designer finishes. Off the dining area is a cozy outdoor seating area/patio w/retractable awning. A custom spiral staircase to the large lower level w/ an additional bdrm, bath & den. All newer systems inc. a 20 seer 4 zone AC/Heat & 3/4" oak hwd floors thruout.

MLS#14-744307

Michael Collins  
COLDWELL BANKER-BH N 310-281-3915

WHollywoodHomes.com

<b>701 WESTBOURNE DR</b>	Open	11-2	592J7	<b>rev</b>
<b>\$3,195,000</b>	3+4.5	2sty-CONTEMPORARY		



**SPECTACULAR NEW CONSTRUCTION**  
**WWW.701WESTBOURNE.COM**

Exceptional new designer showcase home. Open plan features over 3600 sq ft of living space, 3 BDR's, 4.5 baths, bedroom balconies. Designer showcase including: Poggenpohl kitchen; Miele appliances; Porcelanosa tiles in bathrooms; top designer fixtures; deck and cabana tiles from Country Floors; and a Crestron home automation technology system. Entertainer's backyard, with huge deck, covered cabana outdoor living area, pool bath, salt water pool, spa & grassy yard. This is a must see property!

MLS#14-737469

Rande-Todd-Ron  
KELLER WILLIAMS 310.429.8191

www.OmegaGroup.LA

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

<b>1100 ALTA LOMA RD #505</b>	Open	11-2	592J6	<b>NEW</b>
<b>\$2,395,000</b>	2+3	1sty-CONTEMPORARY		



**THE MOST EXQUISITE CONDO AT THE EMPIRE WEST**

CALL LISTING AGENT DIRECT TO SEE THE MOST EXQUISITE CONTEMPORARY CONDO WITH CITY LIGHTS VIEWS AT THE FULL SERVICE EMPIRE WEST. THE OPEN FLOOR PLAN HAS A CUSTOM EUROPEAN KITCHEN WITH GAGGENEAU APPLIANCES, A NOVU REMOTE SOUND SYSTEM, A MEDIA ROOM WITH 120" PROJECTION SCREEN & BAR, REMOTE CONTROL WINDOW TREATMENTS & LIGHTING, DARK HWD. FLRS., MASTER BDRM. WITH HUGE WALK-IN CLOSET & SPA LIKE BATH, 2ND. BDRM. JUST AS NICE, POOL, TENNIS CT., GYM, 24HR. SECURITY/ CONCIERGE/GUEST & RESIDENT VALET PKG.

MLS#14-750963

Guy Fedele  
GOLD STAR REALTY 310-770-4444

BBQ,Blf-Ins,Cbl,Dshwshr,Frzr,Other

<b>1100 ALTA LOMA RD #1201</b>	Open	11-2	592J6	<b>NEW</b>
<b>\$2,195,000</b>	2+3	CONTEMPORARY		



**ALSO AVAILABLE FOR LEASE FOR \$10,500. FURNISHED OR UNFURNISH**

THIS CONTEMPORARY REMODELED CONDO WITH A LIVING RM, DINING & DEN OPEN TO A LARGE TERRACE WITH SOUTHWEST VIEWS. TOP OF THE LINE AUDIO AND VIDEO EQUIPMENT INSTALLED WITH LIGHTING SYSTEM. BOFFI KITCHEN,TELESCOPIC FLEETWOOD WINDOWS, DARK HARDWOOD FLOORS, TWO SPA LIKE BATHS WITH STEAM SHOWERS. NEW 2 ZONE HVAC SYSTEMS AND MORE. 24HR FULL SERVICE RESIDENT & GUEST PKG., SWITCHBOARD, GYM, DOG RUN, TENNIS CT. & ROOFTOP POOL & BANQUET ROOM WITH 360 DEGREE VIEWS. MINUTES TO THE SUNSET STRIP & BEVERLY HILLS.

MLS#14-736727

Guy Fedele  
GOLD STAR REALTY 310-770-4444

Blf-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other




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More Offers & More Money

**FOR SALE**  
THE MLS .COM



TUESDAY

<b>1100 ALTA LOMA RD #608</b>	Open	11-2	592J6	<b>NEW</b>
<b>\$1,695,000</b>	2+3	CONTEMPORARY		
	BEST PRICED IN THE BLDG. SOUTH FACING CITY LIGHTS VIEW CONDO AT THE FULL SERVICE EMPIRE WEST. REMODELED KITCHEN WITH STAINLESS APPLIANCES & REMODELED MASTER BATH, NEW WOOD FLOORS, NEW TELESCOPIC FLOOR TO CEILING WINDOWS. LARGE TERRACE WITH SOUTH CITY LIGHTS VIEW. THIS CONDO IS THE BEST PRICED UNIT IN THE BUILDING. 24HR. FULL SERVICE RESIDENT & GUEST VALET PKG., SWITCHBOARD, GYM, DOG RUN, TENNIS CT. & ROOFTOP POOL & BANQUET ROOM WITH 360 DEGREE VIEWS. MINUTES TO THE SUNSET STRIP & BEVERLY HILLS.			
MLS#14-736977				
Guy Fedele	310-770-4444	Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other		
GOLD STAR REALTY				

<b>8490 FOUNTAIN AVE #304</b>	Open	11-2	592J5	<b>NEW</b>
<b>\$670,000</b>	2+2	TRADITIONAL		
	<b>SLEEK, OPEN, WEST HOLLYWOOD CONDO</b>			
Situated on Fountain at La Cienega, this West Hollywood condo is far enough away to escape the noise and bustle of Sunset Strip and Santa Monica Blvd while being just a short walk away from the action. A sleek, open kitchen, dining area & living room space filled with natural light & hardwood floors offers fabulous views of the city and Downtown L.A. throughout. A large master bedroom w/ ample closet space and a second large bedroom that can double as a studio or office also feature city views.				
MLS#14-755207				
Branden & Rayni Williams	310.691.5935	Cbl,Grbg Disp,Micro,Rng/Ovn		
HILTON & HYLAND				

<b>962 N DOHENY DR, UNIT 301</b>	Open	12-2	592/H6	<b>NEW</b>
<b>\$1,099,000</b>	2+2.5	4sty-MEDITERRANEAN		
	<b>CHIC AND SOPHISTICATED LIVING!</b>			
This newly remodeled 2 bedroom/2.5 bathroom luxurious condominium home is the representation of a perfect blend of chic and sophisticated city living. With incredible views, the residence is located in the best part of West Hollywood, 1 block away from Beverly Hills, convenient to the restaurants and shops of Sunset Plaza, SoHo House and more. Featuring custom ebonized walnut cabinetry, the new gourmet kitchen has 2" thick Cesarstone countertops and backsplash, a 4-burner Bertazzoni range...				
Aourí Makhlof		31092171046		
COLDWELL BANKER BHS		Built-Ins,Dishwasher,Elevator,Garbage D		

<b>1014 N DOHENY DR #7</b>	Open	11-2	592H6	<b>NEW</b>
<b>\$649,000</b>	1+2	FRENCH NORMANDY		
	<b>CLASSIC FRENCH REGENCY CONDO IN WEHO</b>			
Charmingly chic, newly renovated West Hollywood "pied a terre". 1 bedroom 1.5 bath apt. in a classic French Regency building. Old world charm with high ceilings, crown moldings, beautiful hardwood floors, wood burning fireplace, granite kitchen tops, new top of the line appliances, ample walk-in closet. Outdoor patio w/balcony that overlooks a peaceful green courtyard. Close to Sunset Strip, Santa Monica Blvd. & Robertson Blvd. Restaurant, shops and nightlife.				
MLS#14-752079				
Paul Steinbaum	310-913-0544	Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other		
COLDWELL BANKER-BH N				

<b>1331 N SYCAMORE AVE, UNIT 6</b>	Open	11-2	593	<b>NEW</b>
<b>\$1,099,000</b>	4+3.5	SPANISH		
	<b>ALL THE FEEL &amp; FEATURES OF A SINGLE FAMILY RESIDENCE</b>			
Best unit in newer Spanish Revival complex. Located in rear corner w/ large yard surrounded in mature bamboo. Private 2-car garage & workshop w/direct access. Spacious LR w/ beamed ceilings, gas fireplace & hardwood floors. Cook's kitchen w/ Viking & Bosch appliances & breakfast bar. 3rd level has expansive master & rooftop terrace w/ great views. AV/smart home system. Impeccable finishes & quality. Trendy & convenient area. 8-star rated elementary & great Montessori school nearby.				
Corey Nelson		310.927.0095		
SOTHEBY'S - SUNSET				

<b>949 N KINGS RD #105</b>	Open	11-2	593A6	<b>NEW</b>
<b>\$599,000</b>	2+2	CONTEMPORARY		
	<b>WEST HOLLYWOOD WALK STREET! TWILIGHT OPEN 5PM. TO 7 PM</b>			
Open floor plan...living room features a fireplace, plantation shutters and sliding glass doors that lead out to a balcony with greenery views. The master suite has a luxurious bath with double sinks and a large walk-in closet. The guest bedroom also has a walk-in closet and the second bath has a spa tub. Walk to trendy boutiques, restaurants, theaters and night life! The building has recently remodeled common areas, a sun-drenched pool and a sauna. A great value in a great location!!!				
MLS#14-755555				
Andrea Ferretti	310-281-3932	Blt-Ins,Dshwshr,Rng/Ovn		
COLDWELL BANKER-BH S				

<b>1123 N FLORES ST #19</b>	Refresh.	11-2	593A5	<b>NEW</b>
<b>\$775,000</b>	2+2	2sty-SPANISH		
	<b>RARE WEST HOLLYWOOD OFFERING</b>			
Prime West Hollywood location. Spanish Mediterranean architecture. Twenty-foot ceilings, French doors and windows, bring natural light into the space continuously highlighting the textured walls, arched passageways, spiral stairs, and tiled, wood burning, gas starting fireplace. The master and guest bedroom with en-suite bathrooms and skylights. Up the wide spiral stairs leads you to the open loft/office/media room with two separate rooftop patios ideal for entertaining. Side-by-side parking.				
MLS#14-758269				
Ian Rhodes	310-623-1312	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp		
KELLER WILLIAMS HH				


<b>1121 N OLIVE DR, UNIT 104</b>	Lunch	11-2	<b>NEW</b>
<b>\$599,000</b>	2+2		
	<b>HUGE CONDO IN PRIME WEHO SERVING LUNCH</b>		
Masterfully updated 2 bed 2 bath condo in prime West Hollywood location. Gleaming hardwood floors, updated kitchen and bathrooms, large walk-in closet in master, newer HVAC system, private patio, side by side parking, walking to shops and restaurants. Not to be missed!			
Schwartz, Nash & Sklar		310.383.5949	
HILTON & HYLAND		www.socalluxuryestates.com	


<b>9000 CYNTHIA ST, UNIT 304</b>	Lunch	11-2	592 H6	<b>NEW</b>
<b>\$735,000</b>	2+2	1sty-CONTEMPORARY		
	<b>REDONE 2+2 WEHO ***SEE B/W AD AREA #10 FOR DETAILS</b>			
Loc'd in Prime West Hollywood...steps to everywhere. Redone & beautiful, 1570 + sqft front unit features; 2 en suite bdrms & 2 updated bthrms & a cooks kit w/ granite, custom cabinets, 6 burners & 2 ovens. Add'l features incld; lge lvrn w/ fp, din rm opens to balcony, hi coffered ceiling w/ rec lites, inside w/d & 2 Sxs pkg. Lobby, hallways & pool-spa area have been tastefully redone, building just painted & new landscaping planted. ***SEE FULL PAGE B/W AS IN AREA #10 FOR DETAILS!				
KEN SHIELDS		310.270.5152		
JOHN AAROE GROUP		www.9000Cynthia304.com		

<b>8401 FOUNTAIN AVENUE #9</b>	Refresh.	11-2	593A5	<b>NEW</b>
<b>\$529,000</b>	1+2	MID-CENTURY		
	<b>MINIMALIST CHIC CONDO IN DESIRABLE MID CENTURY BUILDING</b>			
Enter this spacious rear corner unit thru a double door entry into a large living room with concrete flooring and a dramatic fireplace. Cool architectural details include an exposed brick wall and pocket doors. Master suite with custom open closets. Master bath has walk-in shower and separate tub. Washer & Dryer in unit. Balcony off living room. Tiled kitchen has stainless appliances and good cabinet space. Prime West Hollywood location.				
MLS#14-758835				
Victoria Silver	310-435-7114	Washer & Dryer, Central Heat & AC,		
KELLER WILLIAMS				




TUESDAY

<b>1112 N OLIVE DR, UNIT 1</b>	Open	11-2	<b>NEW</b>
<b>\$425,000</b>	2+2	1sty-SPANISH	
	<b>PRIME LOCATION IN ONE OF THE MOST SOUGHT-AFTER NEIGHBORHOODS</b>		
<p>Prime location in one of the most sought-after neighborhoods of West Hollywood. This upgraded 2 bed 2 bath front-facing unit brings in lots of natural light with an open floor plan. Great space to entertain with a bright kitchen that includes newer appliances, granite counter tops, and tile flooring. Attention to detail continues with crown molding and laminate floors throughout the unit. Walk to world-famous shops, restaurants, and night life on Sunset Blvd, Santa Monica Blvd, and Melrose Ave.</p>			
Raini Casados/Nima Sajad THE AGENCY	310-995-6968	Stove, Microwave, Refrigerator, Dishwasher	

<b>1075 PALMS</b>	Refresh.	11-2	671J4	<b>NEW</b>
<b>\$1,295,000</b>	3+2	ARCHITECTURAL		
	<b>COOL VENICE COMPOUND -WITH BUILD POTENTIAL !!!</b>			
<p>Cool Coastal Modern Venice compound: 2 homes on a large flat lot. Architectural main 2 BR w/appealing open plan warmed by wood floors, skylights &amp; large Fleetwood Windows that offer garden vistas, abundant light &amp; fresh air. Back 1 BR + Den home has large living area, superb light, wood floors &amp; its own beautiful garden. Great owner/user opportunity if you want to live in one house, and use the back house as a studio/office or guesthouse. Moments from Abbot Kinney, Rose &amp; Venice Beach.</p>				
Jerry Jaffe TELES	310.403.4925	Guesthouse		

**10 West Hollywood Vicinity** Income

<b>714 N HARPER AVE</b>	Open	11-1	593A6	<b>rev</b>
<b>\$1,799,999</b>	MEDITERRANEAN			
	<b>CUSTOM LUXURY DUPLEX</b>			
<p>Exclusive Mediterranean West Hollywood custom luxury duplex. Each unit consists of 3 BR w/ 2 BA, both units boast open living areas w/ a fireplace. Custom wood work and built ins w/ center island in the kitchen that include stainless steel appliances &amp; granite counter tops. Wood and slate floors throughout. Plenty of closet and storage space. Each unit has laundry, HVAC &amp; its own 2 car garage. Lush landscaping with tranquil patios &amp; backyard space. A very special property that is priced to sell!</p>				
Rosa A. Garcia DIVISION ONE INVST.	877-633-6927	Lunch Provided		

<b>806 APPLEBY ST</b>	Lunch	11-2	671-J4	<b>NEW</b>
<b>\$975,000</b>	3+1.5	1sty-TRADITIONAL		
	<b>SUNNY VENICE HOME</b>			
<p>Lovely, sunny Venice traditional on a great size lot in prime neighborhood. This 3 BR, 1.5 BA home has updated kitchen with bamboo flooring and a sun drenched living room/dining room with 5' french windows overlooking the spacious, lovingly planted backyard. Bedrooms are spacious with lots of closet space. The two car detached garage has plenty of storage, or use as additional home office/rec room space. The front lawn is landscaped with drought tolerant plants with a covered porch - charming!</p>				
Tiffany Rochelle PARDEE PROPERTIES	310-210-2213	Refrigerator, Oven/Range, Dishwasher		


**11 Venice** Single Family

<b>816 VENEZIA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,800,000</b>	3+2		
	<b>VENICE CHARMER – PRIME LOCATION</b>		
<p>This re-imagined 2-story bungalow defines Venice curb appeal and is move-in ready. Located on one of the premier tree-lined streets in Venice &amp; only a short stroll to Abbot Kinney. Warm &amp; inviting living room with coved ceiling, fireplace &amp; hardwood floors. Upstairs master with balcony overlooking the private Zen-like entertaining area. 2nd bedroom has large deck facing west with sunset views. A family room + den/office. Lots of natural light. Direct access through an over-sized garage.</p>			
Richard Ehrlich WEA	310-860-8885		

<b>639 SANTA CLARA AVE</b>	Refresh.	11-2	671H5	<b>red</b>
<b>\$1,850,000</b>	2+2	CRAFTSMAN		
	<b>REDUCED-CHARMING BUNGALOW SECONDS TO AK</b>			
<p>Original details in abundance in this 2Bdrm/2Bath craftsman that exudes charm &amp; is located on one of the best blocks in Venice! Situated on an expansive 5,000+ sq. ft. lot, this 1,183 sq.ft. home, zoned LAR1.5 is a gem you shouldn't miss. The spacious back yard has a large sun deck w/built in hot tub. Mature plantings &amp; trees across the property, there's even a detached bonus room - perfect for home office or expansive storage. Sellers are firm at this price.</p>				
Tamra Pardee PARDEE PROPERTIES	310-907-6517	Dryer, Rng/Ovn, Fridg, Wshr		

<b>238 DIMMICK AVE</b>	Lunch	11-2	671G4	<b>NEW</b>
<b>\$1,695,000</b>	3+2	SPANISH		
	<b>SPANISH STYLE HOME IN THE HEART OF THE ROSE AVE. CORRIDOR!</b>			
<p>Beautiful Spanish home, blocks from Whole Foods, beach, steps from hip/trendy Rose Ave. Large living room, den, laundry room and eat-in stainless kitchen. Full of sunlight and ocean breezes. Back yard is fully fenced, front yard has wonderful curb appeal. Both bathrooms beautifully remodeled with permits. 2 car garage plus carport and driveway parking. Patio has a natural gas grill and sink. Washer and dryer. Rare opportunity to purchase in these highly desired streets off of Rose Ave.</p>				
Vanessa Schreiber ABBOT KINNEY REAL ES	310-435-9354	BBQ, CIng Fan, Dshwshr, Dryer, Grbg Disp		

<b>2420 GRAND CANAL</b>	Open	11-2	671H6	<b>rev</b>
<b>\$3,895,000</b>	3+2.5	ARCHITECTURAL		
	<b>GRAND CANAL ARCHITECTURAL STUNNER...</b>			
<p>Dazzling 3 story custom, waterfront home designed by acclaimed architect, Stephen Ehrlich, located on coveted SW corner of Grand and Howland canals. This home is designed for indoor/outdoor living with walls of triple sliding doors opening to garden, fire pit &amp; canals. Cooks kitchen with open dining area &amp; patio access. Master suite with water views occupies 3rd level &amp; includes 2 viewing decks. 2nd level has 2 guest rooms, full BA, utility area &amp; loft doubles as office/den/FR.</p>				
Susan Stark GIBSON INTERNATIONAL	310-345-7450	GrandCanalVenice.com		



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**11 Venice** Income


<b>1073 PALMS BLV</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,295,000</b>	MODERN		
	<b>ARCHITECTURAL VENICE DUPLEX</b>		
<p>This light &amp; airy coastal modern duplex is on a large flat lot in one of Venice's hottest neighborhoods. Front house is a 2 + 1 / Back house is a 1 + 1 with den. Both homes feature simple, clean &amp; beautiful designer finishes and they have their own gardens and separate entrances. Featured on the Venice Garden Tour.</p>			
Jerry Jaffe TELES	310.403.4925		



TUESDAY

**12 Marina Del Rey** Single Family

<b>679 WASHINGTON BLV</b>	Refresh. 11-2	<b>NEW</b>
\$1,799,000	3+4 3sty-CONTEMPORARY	




**IMPECCABLE MODERN HOME IN THE HOT VENMAR COORIDOR**

Impeccably renovated modern style home in the highly sought after VenMar corridor; just blocks away from Abbott Kinney, The Marina, The Canals, & the Beach. This spacious 2869 sq. ft. four-level home features 3 large bedrooms, 4 bathrooms, a wonderful open floor plan, an modern Italian-style Kitchen, high-end appliances & finish details, a spacious patio, & an amazing roof -top deck. At \$627 a square foot this is an amazing price for a newly redone modern home. Don't miss the opportunity.

Ren Smith & Alison Betts TELES PROPERTIES	310-567-5704
JustHitTheMarket.com	

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

<b>4711 LA VILLA MARINA #H</b>	Open 11:30-2 672B7	<b>NEW</b>
\$785,000	3+3 CONTEMPORARY	



**BEAUTIFULLY REMODELED 3 BEDROOM TOWNHOME**

Stunning, light 3 bedroom townhome remodeled to perfection. Oak hardwood flrs. Recessed lighting, vinyl double pane glass windows & sliding doors, tankless water heater. Gourmet kitchen w/family rm features birchwood cabinets, under cabinet lighting, granite counter tops, glass tile back splash & SS appls. Two masters suites w/gorgeous remodeled baths, unique in their own exquisite design. 3rd bd perfect for nursery/office. Private garage w/storage. Resort style complex w/pool, spa.

Susan Williams GIBSON INTERNATIONAL	310 990 5686
Cent Vac, Dshwshr, Dryer, Hood Fan	

<b>4601 ALLA RD #3</b>	Open 11-2 672C6	<b>NEW</b>
\$779,000	2+3 3sty-CONTEMPORARY	



**WARM INVITING EXTENSIVELY REMODELED C-PLAN IN VILLA VALLARTA**

Vaulted ceilings & fireplace in living rm, opens to large patio. Remodeled kit & family rm connects to dining rm. Huge master w/custom closets, remodeled bath & large sun deck w/mountain views only available w/this floor plan. 2nd BD w/en suite remodeled bath. Custom touches include hardwood floors, plantation shutters, smooth ceilings & recessed lighting thruout. Separate laundry. 2 car garage. Lushly landscaped, gated community w/4 pools, 4 spas & guest parking. Near shops, restaurants & more!

Keller Williams Realty JESSEWEINBERG.COM	800-804-9132
Jesse Weinberg & Associates	

**13 Palms - Mar Vista** Single Family

<b>12105 DEWEY ST</b>	Open 11-2 672B2	<b>NEW</b>
\$2,595,000	4+5 CONTEMPORARY	



**BEAUTIFUL NEW CONTEMPORARY HOME WITH AMAZING VIEWS~**

4 Bedrooms, 5 Baths in 3,366 square feet, including family room and great room. Designed as a "Smart Home," this new home comes complete with a Control 4 Smart Home System, built-in audio speakers, in-wall iPad. The modern kitchen is complete with high-end Thermador appliances. Three fireplaces, new central air conditioning, and wood decking outside. Amazing, French Oak, Hardwood Floors, Wenge Kitchen Cabinetry, Teak wood bathroom cabinets, and Designer tile.

Ron Wynn COLDWELL BANKER-MONT	310-963-9944
Dshwshr, Dryer, Frzr, Grbg Disp, Micro, Other	

<b>12420 WOODBINE ST</b>	Lunch 11-2 672-B3	<b>NEW</b>
\$2,250,000	5+3.5 CONTEMPORARY	



**REMODELED HOME ON CORNER LOT**

Beautiful, modern, extensive remodel on a corner lot in a lovely MarVista neighborhood. Enter into a spacious open floor plan w/sleek hardwood floors, high ceilings w/windows strategically placed to allow copious light while maintaining privacy. Master suite which has a closet to dream about, a luxurious designer bathroom, and opens to the private grassy yard w/raised garden beds. Yard has separate areas that allow for entertaining or spending time outside. Address changed to 3423 Colonial.

Tami Pardee PARDEE PROPERTIES	310-907-6517
Built ins, Dishwasher, Range/Oven, Fridg	

<b>12492 GREENE AVE</b>	Open 11-2	<b>NEW</b>
\$1,750,000	4+3 2sty-ARCHITECTURAL	




**IMPRESSIVE CUSTOM BUILT ARCHITECTURAL HOME W/ STUDIO/OFFICE**

Two Story Architectural home with Soaring ceilings complemented by high end finishes. The impressive use of natural wood finishes in combination with the artistry of contemporary architecture provide this home with warmth and space. Light filled Open floor plan with modern chef's kitchen and warm finishes including Walnut flooring and custom wood cabinetry. Separate two story 840 sf garage/studio with bathroom. Convenient Westside location near New Marina del Rey theaters, restaurants & shopping.

Joseph Treves PARTNERS TRUST OP	310 500-3017
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<b>13056 ROSE AVE</b>	Refresh. 11-2 672	<b>NEW</b>
\$1,650,000	3+3 2sty-ARCHITECTURAL	



**MAR VISTA HOME WITH VIEWS**

Expanded with an artist's eye, this mid-century with views features an elegant living room, cook's kitchen and den with fireplace. A generous deck overlooks a beautifully landscaped terrain. A steel and plank staircase ascends to the perfect master suite offering a spacious bedroom, master bath, home office and covered balcony. The oversize lot has two levels of outdoor space accommodating a 2-car garage, workshop, gardens and spa. Lovely Mar Vista location in close proximity to lively Venice.

Ramey Ward/Michael Grady THE AGENCY	310-266-0867
--	--------------

<b>3306 COLBERT AVE</b>	Open 11-2 672C2	<b>NEW</b>
\$1,485,000	3+2 TRADITIONAL	




**SPACIOUS WESTDALE/TROUSDALE PROPERTY IN MOVE-IN CONDITION**

The bedrooms have been enlarged and there are many added features and upgrades. 3 Bedrooms, including a Master Suite, 2 baths in the main house and another 3/4 bath in the basement. Family room, beautiful, enlarged kitchen with sub-zero refrigerator and a Wolfe range, plus laundry room. Forced air heating system, air conditioning, recessed lighting, hardwood floors. The backyard is very private. One side yard has a running stream; very picturesque and tranquil.

Ron Wynn COLDWELL BANKER-MONT	310-963-9944
Blf-Ins, Dshwshr, Dryer, Grbg Disp, Micro	

<b>3206 PURDUE AVE</b>	Open 11-2 672C1	<b>NEW</b>
\$1,339,000	3+2 TRADITIONAL	



**WWW.3206PURDUEAVE.COM**

This enchanting Westdale /Trousdale home, with three bedrooms, a den and two bathrooms, has been nicely updated. You'll be impressed by the amazing backyard, which has an abundance of flowers and fruit trees. If you are looking for a home that is in move in condition and located in the award winning Mar Vista Elementary School District, then look no further. There are hardwood floors, a fireplace with Carrara marble, newer stainless steel appliances and roof.

Sherri Noel KELLER WILLIAMS-SM	310-994-8721
Fridge, Stove, Dshwr, Micro	

## 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.



<b>4273 MCCONNELL BLV</b>	Open 11-2 672C5	<b>NEW</b>
\$929,000	3+2 TRADITIONAL	
	<b>WWW.4273CCONNELL.COM</b>	
This is a great opportunity to enjoy a remodeled low maintenance home with high ceilings, newer kitchen and baths, new windows and a spacious master suite. The minute you enter you will appreciate how this home has been upgraded and expanded. The kitchen, with designer backsplash and granite counters, has a lovely garden window and opens to the dining. The master suite offers a wood-burning fireplace to keep things cozy as the ocean breeze rolls in from the Marina.		
Sheri Noel KELLER WILLIAMS-SM	310-994-8721	Dshwshr,Dryer,Wshr,Fridge,Stove


<b>3636 MCLAUGHLIN AVE</b>	Open 11-2 672 D3	<b>NEW</b>
\$799,000	3+2 TRADITIONAL	
	<b>MAR VISTA TRADITIONAL</b>	
Highly sought after Mar Vista neighborhood. This well maintained Traditional 3 bedroom 1.5 bath home features a spacious living room with Fireplace, Dining Area with lots of natural light, upgraded Kitchen with Caesar stone counter tops & stainless steel appliances, recently remodeled bath with soaking tub and separate shower. Large yard with patio perfect for entertaining. Other features include hardwood floors, newer roof & gutters and detached 2 car garage.		
Nancy Sanborn BERKSHIRE HATHAWAY	310-777-2858	


<b>3515 KELTON AVE</b>	Lunch 11-2 672-E1	<b>NEW</b>
\$749,000	3+2 TRADITIONAL	
	<b>CHARMING TRADITIONAL WESTSIDE VILLAGE HOME</b>	
Bright and Enchanting Traditional family hm located in South Westside Village. Features 3 bd & 2 baths, bright and comfortable living room is connected to the dining area and separate step down sitting room. Enter the kitchen and notice the cozy breakfast area. This home takes advantage of outdoor living with one of the bigger lots in the area. Professionally landscaped front and backyard. Invite your friends over for a backyard BBQ or read a book out in park like setting.		
Andrew Sacks COLDWELL BANKER - BW	310-926-9844	

<b>3719 TILDEN AVE</b>	Open 11-2 672E2	<b>NEW</b>
\$725,000	2+1 1sty-TRADITIONAL	
	<b>CHARMING TRADITIONAL IN WEST LA ON ENORMOUS LOT!</b>	
Perfect for expansion/development opportunities or move in as-is. LR with adj dining area, kit overlooking back yard w/ washer & dryer area, 2 bdrm & 1 Ba w/ marble cntr. Backyard has covered patio area for entertaining & loads of potential. Add'l features include central heat, character wood floors throughout, updated windows/plumbing/water heater, and attached one car garage w/ blt in shelves & storage and Home security Video System.		
James Hancock COLDWELL BANKER-BH N	310-777-6351	Bring or Send Clients!

<b>3741 WADE ST</b>	Open 11:30-1:30 672B4	<b>rev</b>
\$1,425,000	4+3 CONTEMPORARY	
	<b>BEAUTIFUL STREET IN VERY DESIRABLE AREA OF MAR VISTA</b>	
Beautiful street in very desirable area of Mar Vista. Warm inviting home with living room, dining area, separate family room with gorgeous fireplace. Family room opens to large, wonderful yard with extra room attached to garage for office/work-out/or play. Redone sunny kitchen. Three bedrooms downstairs and master suite up with huge closet, luxurious bath, fireplace and balcony. Two miles from the beach and close to shopping and cafes. Co-listed with Jackie Cohenca		
Rona Kaufman TELES PROPERTIES, IN	310-962-8797	Cing Fan,Dshwshr,Dryer,Grbg Disp

<b>13 Palms - Mar Vista</b>	Refresh. 11-2 672C1	<b>NEW</b>
Condo / Co-op	2+2.5 CONTEMPORARY	
	<b>WESTDALE/TROUSDALE TOWNHOME</b>	
Located in Mar Vista Elementary School District. Small 6 unit complex, 2-car private garage w/side by side parking, a private rooftop deck, a bonus/office/play room, a wine storage area, a loft office space and many other areas of storage. Custom designed features: built-in closet w/sliding mirrored door in master bedrm, built in bookcase in 2nd bdrm,storage shelves in laundry closet, & a shoe closet. Near trendy dining on Sawtelle Ave, walk to Whole Foods/ Starbucks/Crossfit gym & other shops.		
Lily Laykin THE REALESTATE GROUP	310.266.9086	BBQ gas hookup on roofdeck & VIEWS!

<b>9823 REGENT ST #C</b>	Open 11-2 672G1	<b>NEW</b>
\$439,000	2+1.5 2sty-TRADITIONAL	
	<b>PALMS TURNKEY TOWNHOUSE</b>	
Turnkey townhouse in newer 4-unit building in Palms. Constructed in 2008, this 2-level unit offers 2 bedrooms w/ private balcony access & full bathroom upstairs. An additional powder room is provided on the lower level. Open living room/dining area & spacious kitchen w/ stainless steel appliances, granite countertops & separate pantry for storage. A laundry room & assigned 2-car tandem parking under the building w/ gated entrance are also included. Located just steps from downtown Culver City.		
Nina Chea & JR Davidson KW LARCHMONT	310.846.8050	RedXRealEstate.com/9823RegentC

<b>14 Santa Monica</b>	Open 11-2 631-C7	<b>NEW</b>
Single Family	4+5 2sty-ARCHITECTURAL	
	<b>MASTERWORK NEW CONSTRUCTION RAY KAPPE, FAIA, ARCHITECTURAL</b>	
Masterwork, brand new construction Ray Kappe, FAIA, Living Homes architectural. Soaring sun-drenched two-story foyer and towering walls of glass leads to open, flowing living room, dining, and shimmering pool with spectacular ocean, mountain and canyon views. Arc Linea commercial grade chef's kitchen. Romantic ocean view master. Solar water heating and sustainable materials throughout. A perfected example of American Modernist architecture on a cherished Santa Monica Canyon cul-de-sac.		
Todd Baker/Johnny Schell COLDWELL BANKER	310-801-1475	www.721AdelaidePlace.com

<b>521 ENTRADA DR</b>	Open 11-2 631B7	<b>NEW</b>
\$3,895,000	4+4 ARCHITECTURAL	
	<b>SOHO MEETS THE CANYON!</b>	
Chic re-crafted home & detached office designed by acclaimed architect, Scott Prentice, belies its unassuming street view. The house reflects the artistic & architectural collaboration between great design and good taste. 3bdrm down, mstr suite w/sitting rm, frpl & balcony up. Open beam ceilings & stone flrs bring a richness to the spacious living area. Stainless steel kit w/dark wood cabinets. Detached space w/pool is perfect for an office or gym. Private, quiet outdoor area w/patio area.		
Isabelle Mizrahi BERKSHIRE HATHAWAY H	310.230.3720	





TUESDAY

<b>121 ESPARTA WAY</b>	Open	11-2	631C6	<b>NEW</b>
<b>\$3,795,000</b>	3+2	1sty-RANCH		



**LARGE FLAT LOT IN A CUL-DE-SAC**

This is an opportunity to live on a lge flat lot in a choice cul-de-sac N. of San Vicente. A charming one story ranch home could have a wonderful view w/a 2nd story. The entry foyer leads to a spac living rm & dining rm which opens to a patio, pool, grassy yard & mature gardens. A remodeled kitchen w/carrera marble & SS appls & breakfast area. The bdrm wing has a spacious master w/fpl & French drs to patio & a remodeled bath w/carrera marble plus a walk-in closet. 2 other bds w/an updated bath.

MLS#14-759175  
Mary Beth Woods 310-571-1358  
COLDWELL BANKER

[www.121esparta.com](http://www.121esparta.com)

<b>1045 23RD ST</b>	Refresh.	11-2	631F6	<b>rev</b>
<b>\$3,500,000</b>	4+5	ARCHITECTURAL		



**STUNNING ARCHITECTURAL IN SANTA MONICA**

Stunning Santa Monica Architectural designed by DUB Studios - seconds from Montana! Indoor/Outdoor living at its finest, this new construction home has over 3300 sq ft with attention paid to every detail. Gorgeously xeriscaped exterior provides separate outdoor rooms, perfect for entertaining. Enter into a spacious open floor plan with warm African Mahogany floors throughout. Mitered glass floor-to-ceiling windows and Fleetwood doors open to an outdoor area with lpe wood deck.

MLS#14-755697  
Tamra Pardee 310-907-6517  
PARDEE PROPERTIES

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

<b>143 FOXTAIL DR</b>	Open	11-2	631C6	<b>NEW</b>
<b>\$3,095,000</b>	4+3.5	CONTEMPORARY		



**STUNNING CONTEMPORARY NORTH OF SAN VICENTE BLVD.**


Stunning Contemporary 4bd 3.5ba on premier cul-de-sac, North of San Vicente. Exceptional open floor plan- true indoor/outdoor flow with sliding glass doors opening to large private wrap-around yard & patios in nearly every room! Light & bright with gorgeous dark hardwood floors & skylights thru-out. Private, secure access entry through front courtyard with fountain. Romantic, resort-like master suite. Very rare opportunity to buy on coveted Foxtail Drive. Updated and Move-in Ready!

Loraine Silver 310-458-4024  
PARTNERS TRUST- SM

Built-ins

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

<b>1007 6TH STREET #104</b>	Open	11-2	671D1	<b>NEW</b>
<b>\$1,440,000</b>	3+2.5	4sty-CONTEMP MED		




**BEAUTIFUL MOVE-IN READY TOWNHOME NORTH OF WILSHIRE**

Move-in ready twnhme No. of Wilshire. Light living/dining w/plantation shutters & Italian porcelain flrs. Open patio off lvng rm. Breakfast bar overlooks ktchn w/Viking appliances, contemp. Cabinetry.Winding strcuse to 3rd lvl w/2 bdrms, full ba & mstr suite. Mstr suite has frplce, walk-in closet & balcony. Mstr ba. has marble counters & separate tub/shower. Top lvl has loft area w/French doors leading to terrace. 2-car garage w/drct access to unit. Bottom lvl has wshr/dryr & storage.

MLS#14-757513  
Kate Bransfield 310-395-1133  
COLDWELL BANKER-MONT

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

<b>2406 21ST ST</b>	Open	11-2	671H2	<b>NEW</b>
<b>\$1,450,000</b>	3+2	SPANISH		




**CHARMING SUNSET PARK SPANISH**

Classic Spanish in desirable Grant elementary school district. Gourmet kitchen w/granite counters, Viking stove & stainless appliances. Hardwood floors, Living room w/barreled ceiling beautiful fireplace w/ Batcheldor tiles & surround & large picture window. Dining room has large picture window with lots of natural light streaming in. Master bedroom en-suite with French doors to wood deck & hot tub.2 additional bedrooms one currently being used as a home office. Closed in sun room at back of ho

MLS#14-751307  
Deborah Silverstein 310 395 0113  
MONTANA AVE REALTY

Dshwshr,Rng/Ovn,Fridg

<b>822 19TH ST, UNIT B</b>	Open	11-2	631	<b>NEW</b>
<b>\$1,049,000</b>	2+2.5	TRADITIONAL		



**PRIME SANTA MONICA LOCATION IN FRANKLIN SCHOOL DISTRICT**

Fantastic townhome in the highly sought after Franklin School District. 1/2 block to Montana Avenue. Features high ceils, 2 br & 2.5 ba. An abundance of light floods each room. Additional features include plantation shutters, LR w fireplace, laundry, kitchen with bar & den. Master bedroom suite features hardwood flrs, vaulted ceils, dual cedar-lined closets & double sink vanity. Direct access "2.5 car" private garage w ample storage. Small, 5-unit complex. HOA dues inc EQ ins

Molly Betuel 310.625.6494  
COLDWELL BANKER-MONT

<b>724 SAN VICENTE BLVD</b>	Open	11-2	631C7	<b>red</b>
<b>\$2,195,000</b>	4+4	TRADITIONAL		




**A WONDERFUL OPPORTUNITY TO OWN A CHARMING 4 BEDROOM + 3.5 BATH TRADITIONAL IN SANTA MONICA. THE HOME FEATURES A FIREPLACE IN THE LIVING ROOM AND LARGE PICTURE WINDOWS. THE FORMAL DINING ROOM OVERLOOKS THE FRONT YARD, AND OPENS TO A DEN AREA. THERE IS AN EAT-IN KITCHEN. THE MASTER BEDROOM HAS ITS OWN BATHROOM. CLOSE PROXIMITY TO THE BEACH AND MONTANA AVE. ENJOY ALL THAT SANTA MONICA HAS TO OFFER - BUILD NEW OR MODERNIZE THE EXISTING HOME.**

MLS#14-745313  
Jody Fine  
BERKSHIRE HATHAWAY H

Blt-Ins,Rng/Ovn,Fridg

<b>707 GRANT ST, UNIT 18</b>	Open	11-2	<b>NEW</b>
<b>\$825,000</b>	3+2.5	2sty-CONTEMP MED	



**PRIME LOCATION**

Wonderfully spacious front-facing townhome in a smaller, security building. Nicely done 3 bedroom unit on two levels. Enter into an open living/dining off updated kitchen - all opening to a private patio. Three generous upstairs bedrooms + 2.5 baths. Good light, freshly painted & mostly hardwood floors. Two parking spots w/electric charging station! Building offers many amenities including fitness room, spa, sport court & extra storage. Near Main Street, Abbot Kinney and 3rd Street Promenade.

Michael Edlen 310-230-7373  
CB - PAC PAL

EV charging station, dishwasher, TV

<b>941 25TH ST</b>	Open	11-2	631F6	<b>rev</b>
<b>\$4,300,000</b>	5+8	MEDITERRANEAN		




**TIMELESS MEDITERRANEAN MASTERPIECE BY JOHN ANDREWS**

This timeless Mediterranean masterpiece designed by John Andrews spares no expense to detail and amenities. Everyone can call this their home. Upon entering there is a 24 foot high ceiling with a retractable skylight. The walls are finished with Venetian plaster, there are soaring arched ceilings, gorgeous doors and windows, and wide-planked wood floors throughout. There are four bedroom suites upstairs, the master with a balcony and a fireplace.

MLS#14-748743  
Ellen Conrad 424-202-3288  
TELES PROPERTIES, IN

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

<b>833 21ST ST #4</b>	Open	11-2	631F6	<b>NEW</b>
<b>\$699,000</b>	2+2	1sty-CONTEMPORARY		



**CHARMING 2BR/2BA END UNIT CONDO OFF MONTANA AVENUE**

Location, Location, just 1/2 block to "The Farms" marketplace & walking distance to all the shops, restaurants, cafes, Whole Foods & more. This back end unit is extremely quiet & private. It features a modern kitchen with granite counter tops & high-end fixtures. Bedrooms & bathrooms are properly situated away from main living area making the unit open for entertaining. Great natural light & breeze. Do not miss.

MLS#14-759081  
Brian Maser 310-795-8010  
MASER CONDO SALES

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



TUESDAY

<b>844 7TH ST #2</b>	Open 11-2 671D1	<b>NEW</b>
\$645,000	2+2 MEDITERRANEAN	
	Exquisite Santa Monica Condo. Ideally located, this unit is half a block to the shops and restaurants on Montana. The interior was recently remodeled and is located inside an elegant Mediterranean style, 2-story building. The revamped interior features an open and spacious floor plan. The beautiful kitchen, equipped with Granite counter tops and stainless steel appliances opens to a living room with Pergo floors and a patio. The bedrooms are well proportioned and offer good closet space.	
MLS#14-758805		
Matthew O'Keefe 310-622-7447		
GIBSON INTERNATIONAL		Blt-Ins,Cbl,Dshwshr,Grbg Disp,Fridg

<b>365 MOUNT HOLYOKE AVE</b>	Open 11-2 631A6	<b>NEW</b>
\$3,100,000	3+2.5 2sty-TRADITIONAL	
	<b>CHARMING VIA BLUFFS HOME WITH SPECTACULAR VIEW</b>	
	Highly desirable Via Bluffs neighborhood of Pac. Palisades. 3 beds 2 1/2 ba charming home w expansive views of beaches, the Santa Monica Mountains & the Malibu coastline. Views from family rm, dining rm, living rm & master. Updated kitchen w Viking range, marble counters, farm sink, opens to light bright family rm- ideal for entertaining. The master bedrm w updated bath, & both secondary bedrms w shared bath are well situated on the second floor. Quiet street close to the Village.	
MLS#14-758597		
Hugh Evans 310.5001331		
PARTNERS TRUST BW		Blt-Ins,Frzr,Rng/Ovn,Fridg


<b>2002 4TH ST #210</b>	Open 11-2 671F3	<b>NEW</b>
\$439,000	0+1 1sty-CONTEMPORARY	
Bright and breezy studio space with full kitchen, full bath and walk in closet. Custom built ins including Murphy Bed and bookcases.Sunset and city views from your living and kitchen. Steps to Main.		
MLS#14-759113		Dshwshr
Peter Mullins	310-600-6976	PETER MULLINS REAL E

**15 Pacific Palisades** Single Family


<b>16722 MONTE ALTO PL</b>	Open 11-2 630G1	<b>NEW</b>
\$4,500,000	5+5 2sty-CONTEMPORARY	
	<b>ARCHITECTURAL CONTEMPORARY WITH OCEAN &amp; MOUNTAIN VIEWS</b>	
	Unobstructed panoramic ocean and mountain views. High ceilings provide lots of volume with over sized windows making the interiors very light and bright. Spacious living room and formal dining room overlook the sparkling pool and spa. Family room with large windows with views. Well sized kitchen with granite counter tops, center island and Viking stove connects to breakfast room. Master suite has large exterior deck great for outdoor living space, master bath has spa tub & steam shower.	
MLS#14-759195		
Ali Rassekhi 310.359.5695		
COLDWELL BANKER-PAC.		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

<b>931 ILIFF ST</b>	Open 11-2	<b>NEW</b>
\$2,995,000	4+4.5 2sty-CRAFTSMAN	
	<b>GREAT AMERICAN CRAFTSMAN HOME</b>	
	Located on one of the best streets in the alphabet streets, this wonderful Craftsman built in 2008 boasts exceptional design elements with great modern touches. The soaring ceilings, lovely wood and stone finishes help the natural light flood throughout the house and open spaces. The state of the art kitchen, with ample storage and high-end appliances. Altogether, the accommodating 4 bedrooms include a spectacular master suite with a double steam shower, spa tub, & 2 walk in closets.	
Richard Stearns 310-850-9284		
PARTNERS TRUST BW		

<b>815 ALMA REAL DR</b>	Open 11-2 631A5	<b>NEW</b>
\$2,698,000	4+3 1sty-TRADITIONAL	
	<b>HUNTINGTON PALISADES TRADITIONAL</b>	
	Charming Traditional behind white picket fence in Huntington Palisades. Has been recently updated - new kitchen and new bathrooms, bright spacious rooms. Private master in rear opens to private yard. Close to all Palisades Village offers, park, library, restaurants, schools, banks and Sunday Farmers' Market.	
MLS#14-758689		
Holly Davis 310.230.7377		
COLDWELL BANKER-PAC.		Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan

<b>921 RIVAS CYN RD</b>	Lunch 11-2 631C5	<b>NEW</b>
\$3,695,000	5+6 MODERN	
	<b>STOP BY AND ENJOY THE WORLD FAMOUS FRUIT CART!</b>	
	Attention Investors, Builders, owner/user! Here is an opportunity to build an entertainer's dream estate on one of the Pacific Palisades most coveted private streets. The firm of L+V Architects Inc. has envisioned a stunning modern home in this magical setting, smart floor plan that provides a phenomenal indoor-outdoor flow and an abundance of natural light. This magnificent homes holds 5 bedrooms, 6 bathrooms, an open kitchen, spacious living room w pocket doors, 3 car garage and more!	
MLS#14-751403		
Simon Beardmore 310-481-4345		
SOTHEBY'S INT. RLTY		Dshwshr,Rng/Ovn

<b>1294 CALLE DE SEVILLA</b>	Lunch 11-2 630F2	<b>NEW</b>
\$1,525,000	3+3	
	<b>CORNER LOT IN LOWER HIGHLANDS</b>	
	Located in the lower Highlands: this light and bright 3 bedroom 3 bath home is made for entertainment and relaxing. Professionally landscaped large corner lot, with private yard, fruit trees and fountains. The open family room/ kitchen and breakfast area has easy access to the side yard and barbecue. The above ground private spa is steps away from the master bedroom. The recreation center has an pool, tennis courts and more. Open 11-2, Lunch will be served.	
MLS#14-759027		
Dan Nessel 310-365-0195		
BERKSHIRE HATHAWAY		Blt-Ins,CIng Fan,Dshwshr,Grbg Disp,Micro

<b>16895 CALLE DE SARAH</b>	Open 11-2 630G1	<b>NEW</b>
\$3,395,000	5+5 CONTEMP MED	
	<b>CAPPUCCINOS ON CALLE DE SARAH!</b>	
	Enjoy complimentary gourmet coffee drinks as you tour this incredible 5 bed/4.5 bath + office custom Contemporary Mediterranean blt in 2000. 5,286sf interior filled w/ natural light & warm designer finishes, within the desired privately gated Enclave community,2-story foyer w/ wood beamed ceiling opens to LR & DR w/ sliding drs leading to beautifully landscpd tranquil bkyd w/panoramic partial ocean & mtn views, blt-in BBQ, flagstone patio & rm for pool.	
MLS#14-758233		
Patty Best / Chad Lund 310-339-8002		
TELES PROPERTIES, IN		16895calledesarah.com

<b>17840 PORTO MARINA WAY</b>	Open 11-2 630F6	<b>rev</b>
\$2,200,000	2+2.25 MID-CENTURY	
	<b>OCEAN VIEW ELEGANT TURNKEY HOME</b>	
	Whitewater Ocean views from every room. Expansive 800 sq ft wrap around deck flowing seamlessly from the living and kitchen areas. Dramatic double volume vaulted ceiling in the living room showcasing a mid-century floor to ceiling fireplace. Stunning remodel with radiant natural light and exceptional design and flow. A unique turnkey beach house only minutes from Santa Monica and walking distance to the beach. Hear the ocean, feel the breeze, welcome to the ultimate ocean view home.	
MLS#14-756737		
Sylvia Kornicki 3106223886		
BULLDOG REALTORS, IN		Dshwshr,Grbg Disp,Rng/Ovn,Fridg

**OPEN HOUSE STATUS LEGEND**

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

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

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



TUESDAY

<b>1006 MONUMENT ST</b>	Open	11-2	631A5	<b>rev</b>
<b>\$1,649,000</b>	3+2	CALIFORNIA BUNGALOW		



**REMODELED HOME IN THE HEART OF THE VILLAGE**

Sunny bungalow perched up from the street, beautifully remodeled with the finest finishes and appliances, in the heart of the Palisades Village. 3 bed (or 2 + den), 1.5 bath, on a 6,496 sq ft lot. Beautiful kitchen with marble counters and stainless steel appliances. Hardwood floors throughout. Fireplace in living room. Huge grassy backyard. Two car detached garage. Walk to shops, restaurants, park, etc.

MLS#14-757639  
Anthony Marguleas 310.293.9280  
AMALFI ESTATES

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

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

<b>1555 PALISADES DR</b>	Open	11-2	630F1	<b>NEW</b>
<b>\$899,000</b>	2+3	2sty-CONTEMP MED		



**END UNIT VILLA. EXCELLENT LOCATION. BONUS LOFT**

Spectacular end unit in the Michael Lane Villas. Highly desirable floor plan features a family room off the kitchen and very large dining and living rooms that flow into the private red-brick patio. Upstairs are two bedroom suites and a loft. The master bedroom has a fireplace, balcony, huge walk-in closet & a bath with dual sinks and separate tub & shower. The 2nd bedroom is quite spacious w/ ample closet space and a full bath. The loft is an excellent choice for home office or 3rd bedroom.

MLS#14-757485  
Nicolas Beauvy 310-573-7473  
COLDWELL BANKER-PP

End Unit with Bonus Loft

<b>1526 PALISADES DRIVE</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	2+2		



**RESORT LIVING AT ITS BEST!**

Resort living at its best! Set among trees & lush landscaping. Inside the unit w/high ceilings, dining area,living room w/ fireplace which opens to an enclosed patio, 1,630 sq ft. The kitchen is bright with natural light & features tile counters & a breakfast area. Walking up to the second floor is a little office nook. The Master suite features vaulted ceilings, walk-in closet, a balcony with views. 2-car garage w/direct entry & laundry rm HOA amenities: a Pool, Spa, Gym & Security Patrol.

MLS#BB14081918MR  
Bryan Ochse 818-845-9700  
MEDIA WEST REALTY

www.1526Palisades.com

**16 Mid Los Angeles** Single Family

<b>1543 S STANLEY AVE</b>	Open	11-2	633/B4	<b>NEW</b>
<b>\$799,000</b>	3+1.75	1sty-SPANISH		



**1543 S STANLEY PRIVATE OASIS IN THE CITY**


Relax and unwind in your private oasis within the city. Gated and extremely private Spanish property in Picfair Village. This 3 bedroom/1.75 bathroom house has wood floors throughout the formal living room, formal dining room and bedrooms. The kitchen & baths have been beautifully updated w/granite countertops newer cabinetry. The baths have dual sinks, marble counters with shower & tub in second bath. Spend relaxing hours in the private backyard that features a covered deck & koi fountain.

Jeff Lemen 310-482-2033  
KLR WMS SANTA MONICA

W/D DW REFRG STV/ RNG BUILT INS

**18 Hancock Park-Wilshire** Single Family

<b>424 S RIMPAU BLVD</b>	Refresh.	11-2	633F2	<b>NEW</b>
<b>\$8,500,000</b>	5+7	2sty-MEDITERRANEAN		




**THE PRINCE**

Truly elegant. Newer construction from the ground up in Hancock Park. This Mediterranean estate on a prime block was designed and executed to the highest levels of taste and finish. The main house has 7,800 square feet and 8 fireplaces throughout plus a beautiful pool with 2 spas and a full guest house over the garage. This home has grand proportioned rooms with an amazing floor plan, a delightful formal living room & dining room, library, office, large family room and 5 bedrooms & 7 bathrooms.

MLS#14-758421  
Betsy Malloy (323) 806-0203  
COLDWELL BANKER HPN

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

<b>126 FREMONT PL</b>	Open	11-2	633F3	<b>NEW</b>
<b>\$4,290,000</b>	5+5			



**FREMONT PLACE CLASSIC**

IMPRESSIVE GEORGIAN REVIVAL HOME IN EXCLUSIVE & PRIVATE 'FREMONT PLACE'. 4,603 SF + 1,400 SF (APPROX.) FINISHED ATTIC. 5 BEDROOMS + 4.5 BATHS, CENTER HALL FLOOR PLAN, ELEGANT LIVING & DINING ROOMS, CHARMING BREAKFAST W/ BAY WINDOWS, SUNNY & BRIGHT DEN/ENTERTAINMENT ROOM, WARM & INVITING KITCHEN W/ BUTLER'S PANTRY, PLENTY OF STORAGE SPACES IN BASEMENT & 2ND LEVEL OF EXTRA LARGE GARAGE, ENJOYABLE SWIMMING POOL & SPA, PROFESSIONALLY LANDSCAPED FRONT AND BACK YARDS, ETC.

MLS#14-758935  
June Lee 323.806.5003  
COLDWELL BANKER - HP

James Song 323.841.7773

<b>131 S WILTON PL</b>	Lunch	11-2	633/H1	<b>NEW</b>
<b>\$1,299,000</b>	4+2.5	2sty-CRAFTSMAN		




**PLENTY OF PARKING ON 1ST STREET OR WILTON DRIVE**

Captivating Craftsman with wonderful original detail. Center hall entry accesses generous living room with fireplace and lovely formal dining room with beautiful woodwork, moldings and built-ins. Den or sitting room, kitchen, sun room and powder room downstairs. Upstairs are 4 bedrooms and 2 remodeled baths. Large grassy yard great for entertaining and play. Upgrades include: solar, electrical, plumbing, HVAC and foundation. 3rd Street Elementary and blocks to Larchmont Village!

MLS#14-758935  
Loveland Carr Properties (323) 460-7606  
COLDWELL BANKER HP

131southwilton.com

<b>1212 S HIGHLAND AVE</b>	Lunch	12-2	<b>NEW</b>
<b>\$997,500</b>	0+0	SPANISH	



**TACO TUESDAY 12-2PM!**

Beautiful Spanish 3+2 home plus library has been remodeled and upgraded, while keeping true to it's classic hallmarks of Spanish architecture.Open and tranquil courtyard w/fountain and bougainvilleas, drought resistant garden,seamless indoor/outdoor entertaining,light&bright throughout,high coved liv rm ceiling, fp, built-ins and much more. Remodeled kit&baths, copper plumbing,updated electrical&surround sound media system. Inviting bktyrd deck w/spa. Don't miss this gem.

Jen Stein 323-762-2512  
KW LARCHMONT

<b>616 N HIGHLAND AVE</b>	Open	11-2	593/E7	<b>NEW</b>
<b>\$995,000</b>	3+2	TRADITIONAL		



**TRADITIONAL 3 + 2 WITH POOL**

Spacious Traditional Hancock Park 3BD, 2BA home in most desirable Melrose neighborhood, perfect for Developer or Owner/User. Close to shopping and restaurants. A stone's throw to Mozza! Original character with beautiful tile baths, large swimming pool and cabana. Fireplace in living room, wood floors, spacious dining room, wired for security. Additional 3-car parking in front circular drive of home. Private backyard with mature trees and landscaping. EXCELLENT LOCATION!

MLS#14-757387  
D. Cilento & E. Nelson 310-663-4100  
NELSON SHELTON

**NO TAX RETURN NEEDED TO QUALIFY!**



**CHRIS FURIE**  
BRE 1004991 | NMLS 357449

**DAMON GERMANIDES**  
BRE 1794261 | NMLS 317894

**310-859-0488**  
[www.insigniamortgage.com](http://www.insigniamortgage.com)

9595 Wilshire Blvd., Suite 801 Beverly Hills, CA 90212  
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TUESDAY

<b>X 943 S PLYMOUTH BLV</b>	Lunch 11-2 633F3	<b>NEW</b>
<b>\$949,000</b>	3+2 1sty-CALIFORNIA BUNGALOW	



**CHARMING BUNGALOW**

A classic California bungalow located in the Windsor Village HPOZ. Three bedrooms, two baths & formal dining room. Upgraded over the years with central heat & air, copper plumbing, electrical 240v/200 amps, hardwood floors & bolting. Original details intact. Cozy sunroom for an office or playroom. Master bedroom w/bathroom addition. Remodeled kitchen overlooks the private backyard for playing and entertaining. Large basement can be used as a gym or rec room for ping-pong playing & hanging out.

Barbara Allen COLDWELL BANKER HPN	323-610-1781	ref.rng/ovn.grdsp.alrm.other
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<b>1330 S TREMAINE AVE</b>	Refresh. 12-2 633E4	<b>rev</b>
<b>\$949,000</b>	4+2 MODERN	



Lovely modern 4 bedroom 2 bath home in highly desirable Longwood Highlands. With sunset views, this truly has the look and feel of a warm&inviting home. Beautifully renovated & sophisticated, done w/exquisite taste and style throughout including open floor plan and amazing light! Kitchen boasts quartz counter top w/stainless steel appliances complete w/farm sink. Huge master bedrm! Lovely solid oak hardwood floors. Expansive redwood deck for entertaining, and a huge backyard perfect for a pool!

Jennifer Stein KELLER WILLIAMS LARC	323-762-2512	Cing Fan,Dshwshr,Grbg Disp.,Rng/Ovn
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<b>968 S MUIRFIELD RD</b>	Open 11-2 633F3	<b>red</b>
<b>\$1,395,000</b>	4+3 2sty-TRADITIONAL	



**\$100,000 REDUCTION. MOTIVATED SELLER.**

This romantic English cottage is nestled on an enchanting lot in the heart of Brookside on a quiet street with lush views of the neighboring park. A generous living area with original cove moldings and wood-burning batchelder fireplace merges seamlessly with the formal dining room and updated kitchen. This unique home has been updated in a manner that preserves and respects its architectural heritage. Its eastern exposure optimizes plenty of sunlight and just the right amount of shade.

Max Nelson/J. Chernov THE AGENCY/BHHS	323.578.5221	www.TheAgencyRE.com
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**19 Beverly Center-Miracle Mile** Single Family

<b>X 854 S CLOVERDALE AVE</b>	Lunch 11-2 633D3	<b>NEW</b>
<b>\$1,299,000</b>	5+3 1sty-SPANISH	



**LOVELY SPANISH HOME WITH POOL!**

Renovated Spanish home with pool. Bright and airy with central hall plan. Beautiful living room with fireplace and coved ceilings. Dining room with French doors opening to private courtyard. Kitchen with stainless steel appliances and Viking cooktop. Amenities include security system, heat/air controlled by NEST plus a sparkling pool. Move right in!

Cecile Cohen COLDWELL BANKER HPN	213-810-9949	Call listing agent for info!
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<b>634 N CITRUS AVE</b>	Refresh. 11-2 593D7	<b>red</b>
<b>\$1,049,900</b>	3+2 1sty-SPANISH	



**NEW PRICE! BEAUTIFUL SPANISH VILLA WITH GUEST STUDIO**

Beautifully Restored 2 Bedroom, 1 Bathroom Main House PLUS Guest Studio with Full Bath. Centrally Located Just South Of Melrose in Hancock Park. Lush Private Courtyard, Vintage Character & Custom Features. Outdoor Garden, Jacuzzi & 3-Car Garage. Copper Plumbing, Newer Roof, Newer Electrical, Double Pane Windows, Upgraded Foundation, Wall & Ceiling Insulation, Solar Powered Attic Fan. Many More Upgrades!

Tia Hughes RODEO REALTY- BRENTW	310-720-0993	Tremendous Value. Seller Must Sale!
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<b>8260 OAKWOOD AVE</b>	Open 11-2 593A7	<b>NEW</b>
<b>\$949,000</b>	2+2 SPANISH	



**STUNNING SPANISH IN COVETED BEVERLY GROVE NEIGHBORHOOD**

Stunning Classic Spanish located in the highly coveted Beverly Grove neighborhood close to popular dining & shopping. Living room features vaulted ceilings w/ exposed wood beams, wood-burning fireplace & hardwood floors. Elegant formal dining opens to a stylishly efficient kitchen w/ stainless steel appliances & vintage details. Master w/ vaulted ceilings offers a walk-in closet & opens to a picturesque private patio. Amazing opportunity to own a beautiful home in such a sought after location.


Bruno Abisror SOTHEBY'S INT'L RLTY	818.419.1459	http://www.8260oakwood.com/
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<b>624 S ARDEN BLVD</b>	Open 11-2 633F2	<b>rev</b>
<b>\$3,375,000</b>	5+4 2sty-MEDITERRANEAN	

Stunning Med Windsor Sq Estate! 5 bd, 3.5 ba, master w/ fab closets & ba +3 rms. Downstairs has formal liv, din w/wine rm, chef's kit, fam rm, & lanai to gardens, pool, & GH! LA Lifestyle!!!

MLS#14-736459	Diana Knox	323/640-5473	PARTNERS TRUST BEVER
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<b>268 S LUCERNE BLVD</b>	Open 11-2 633F1	<b>rev</b>
<b>\$1,890,000</b>	4+3 MEDITERRANEAN	



**CHARMING MEDITERRANEAN**

WONDERFUL MEDITERRANEAN FEATURING 3 SIZABLE BEDROOMS UP W/ 2 UPDATED BATHS. MAIDS AND 1 BATH DOWN. STEP-DOWN LIVING ROOM WITH BATCHELDER FIREPLACE, STYLISH FORMAL DINING, CHARMING BREAKFAST, WARM & INVITING KITCHEN. SPACIOUS BACKYARD W/ PATIO FOR ENTERTAINING.

June Lee COLDWELL BANKER - HP	323.806.5003	James Song 323.841.7773
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<b>6301 MARYLAND DR</b>	Refresh. 11-2 633B2	<b>rev</b>
<b>\$1,975,000</b>	4+3 SPANISH	



**UNBELIEVABLE, ONE OF A KIND ARCHITECTURAL MASTERPIECE.**

Truly spectacular one of kind Character Spanish in Prime Beverly Grove Location w/ 4 bedrooms & 3 bathrooms in approximately 3,400 square foot.. Lovingly restored, this 1930 Vintage Masterpiece has incredible original details that are absolutely stunning. Dramatic living room w/ 25-foot ceilings, magnificent fireplace & Juliet balcony, formal dining room w/ vintage crystal chandelier, turret style br

Jimmy Martinez PARTNERS TRUST BH	323.377.0548	www.6301maryland.com
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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

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

<b>8611 BURTON WAY, UNIT 8</b>	Open	11-2	632/H1	<b>NEW</b>
<b>\$785,000</b>	2+3	TRADITIONAL		




**SPACIOUS 2 BD/3BA TOWNHOUSE IN PRIME LOCATION**

Walk to Robertson, the Larder, Trader Joe's and more. Beautiful 2bd/3ba townhouse with soaring ceilings and features that include an open loft/library with wood built-ins, a luxurious and generous master bedroom with balcony, updated eat-in kitchen with granite counters and stainless steel appliances. Fireplace, upstairs laundry and ample closet space. Plenty of storage and a bonus room that is perfect for an office or exercise room. 2 side by side parking spaces. Location, location, location.

Davina O'Donnell 310-702-3563  
BHHS

<b>750 S SPAULDING AVE #204</b>	Open	11-2	633C3	<b>NEW</b>
<b>\$629,000</b>	2+2	CONTEMPORARY		



**VARIOUS LIFE IN HEART OF MIRACLE MILE**

Most desired condo in Miracle Mile near Beverly Hills? Check this one. 2 large master rooms with lots of natural light. Beautiful wood floor w/ baseboard. large living room, dining, custom kitchen, breakfast nook. separated 2 master room has own new designed bathroom. custom tiles and cabinetry, bath tub and shower, organizers in closets. all new electric system, light fixtures, plumbing throughout. recessed lights, custom window shades in living room, newer air cond and heating system

MLS#14-758407  
Paul Chung 213-216-9492  
RE/MAX MEGA GROUP

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

**20 Hollywood** *Single Family*

<b>6333 LA MIRADA AVE</b>	Open	11-2	593F5	<b>NEW</b>
<b>\$599,900</b>	3+2	SPANISH		



**BEAUTIFUL SPANISH-STYLE BUNGALOW!!**

THE PERFECT ALTERNATIVE TO CONDO LIVING WITHOUT THE HOA FEES!! BUILT BACK IN 1922-IN THE DAYS OF 'OLD HOLLYWOOD' LOCATED NEAR ALL THAT HOLLYWOOD HAS TO OFFER. PROVIDING A GREAT LIVE/WORK OPPORTUNITY, THERE IS ALSO A COZY GATED PATIO AND TRANQUIL FOUNTAIN. THERE ARE 3 OFF STREET PARKING SPACES. THIS HOME FEATURES A BACK STUDIO WITH ITS OWN BATH. AN IDEAL SET-UP FOR THE CREATIVE ARTIST TYPE. VERY LOW-MAINTENANCE YARD.

MLS#14-756799  
Clyde Jenkins 323.217.6844  
COLDWELL BANKER - HP

www.clydejenkins.com

<b>1255 N CHEROKEE AVE</b>	Open	11-2	593E5	<b>rev</b>
<b>\$885,000</b>	4+3	CRAFTSMAN		



**CRAFTSMAN JEWEL ON LAR3 LOT IN HOLLYWOOD**

Gorgeous 4br+3ba gated Craftsman with charming classic front porch, on an LAR3 zoned lot. It was remodeled with attractive hardwood floors throughout and with a sleek kitchen, and it also has a fireplace in living room and 3 sets of French doors that open to an enclosed spacious yard with gardens. A bonus building in the rear is used as an office. As a turnkey home it is perfect for an owner user. Opportunity also exists for a builder to build a multi-unit complex.

MLS#14-745805  
Rosanne Howard 310-786-1815  
SOTHEBYS INT. REALTY

Blf-Ins, Cbl, Dshwshr, Dryer, Grbg Disp, Othr

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

<b>850 N HUDSON AVE, UNIT 101</b>	Open	11-2	<b>NEW</b>
<b>\$574,999</b>	2+2.5	TRADITIONAL	



**BOUTIQUE NEWER TUSCAN- STYLE BUILDING!**

Open, airy & bright unit w/ 2BD +2.5BA & almost 1,500sf of living space. Cook's kitchen w/ maple cabinets, granite counters & stainless appliances. Hdwrd floors, recessed lighting & sumptuous moldings in living areas. The building has a recently built state of the art gym. 2 subterranean parking spots. The Hancock Park adj. location can't be beat! Close to Larchmont Village, restaurants on Melrose like Osteria Mozza & Hatfields, & a stone's throw from everything Hollywood has to offer!

Sally F Jones/ Josh Smith 310.691.7888  
JOHN AAROE GROUP

www.850hudson101.com

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

<b>2731 ANGUS ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$995,000</b>	5+4	2sty-CONTEMPORARY	



**INCREDIBLE VALUE IN PRIME SILVER LAKE**


Exciting opportunity to reinvent a contemporary 1924 artist's home and enclave in Silver Lake. This large innovative home complete with its own pottery gallery and kiln sits on a magnificent oversized 10,755sf flat lot with views, fruit trees and gardens. Over 2,200sf with a 4BR/2BA front house that connects to a 1BR/1BA back house with a lower level containing a gallery space and an open air ceramic studio. Incredible value in the Ivanhoe School District.

R. Kallick / J. Thurston 323-775-6305  
SOTHEBY'S LOS FELIZ

Large lot, art studio, Ivanhoe School

**21 Silver Lake - Echo Park** *Condo / Co-op*

<b>2508 HYPERION AVE #103</b>	Open	11-2	594C3	<b>bom</b>
<b>\$750,000</b>	2+3	ARCHITECTURAL		



**INDUSTRIAL MODERN LOFT IN THE HEART OF SILVER LAKE**

Stunning modern 3-story architectural with 2 bedrooms, loft & 2.5 baths. A live/work urban living experience located in the heart of Silver Lake. Roof deck with Landmark views of the Griffith Observatory & the Hollywood Sign. Featuring soaring 17' high ceilings and walls of glass. Open living, dining and kitchen experience with top of the line Viking stainless steel appliances, strand woven bamboo floors and gallery sized wall space for artwork. Whirlpool tub, stone and granite countertops.

MLS#14-758381  
Brian Ades 310-503-8080  
SOTHEBY'S SUNSET STR

Blf-Ins, Dshwshr, Dryer, Rng/Ovn, Wshr

**22 Los Feliz** *Single Family*

<b>5682 SPREADING OAK DRIVE</b>	Open	11-2	593G2	<b>NEW</b>
<b>\$2,598,000</b>	3+2.5	CONTEMPORARY		



**LOS FELIZ OAKS MODERN CUSTOM-BUILT WITH SPECTACULAR VIEWS**

Prime LOS FELIZ OAKS. Contemporary Custom-built Masterpiece. Completely renovated and remodeled. Panoramic daytime and city light views. Views from every room. Huge deck with hot tub. Commanding views of Observatory and HOLLYWOOD sign. Vaulted ceilings. Ideal for a Entertaining. Quality of materials used is unmatched. Designer stainless steel railings and banisters. Designer Hi-End Kitchen. Interior by noted decorator. 2 car garage. Bring your Clients! The views will blow your Clients away!

MLS#TR14086965MR  
David Kaplan 310-748-3715  
RE/MAX REALTY 100

IDEAL HOME FOR ENTERTAINING! 2800+ SqFt




Most Accurate Real Estate Source




TUESDAY

<b>4969 AMBROSE AVE</b>	Open 10-12	<b>NEW</b>
\$1,495,000	3+2.5 MEDITERRANEAN	
	<b>MUST RSVP FOR ENTRY. STRICTLY ENFORCED 10-12NOON &amp; 4-6PM</b>	
Classic gated Mediterranean villa feat. formal LR w/hwd flrs, updt'd wood burning fp w/stone mantle. French wndws & drs leads to prvt frnt patio. Rmld & expanded eat-in kit w/ctr isl, Carrera marbl cntrs, SS appl & opens to grassy bckyrd w/fruit trees. Formal DR w/French drs. Lrg & bright master w/2 closets & custom bookshelves. 2 addtl BR's up w/updt'd Jack+Jill bath. One BR has prvt patio w/Observatory views. Updt'd multi-zone HVAC, alarm. Detached 2car grg w/addtl pkg in drvwy.		
Mike Nourmand/Adam Sires NOURMAND&ASSOCIATES	310.498.1024	Email asires@nourmand.com for RSVP


<b>4400 AMBROSE AVE</b>	Open 11-2 593-B3	<b>NEW</b>
\$1,048,000	3+1.75 1sty-HACIENDA	
	<b>OPEN TUESDAY, 5/13 FROM 11-2PM &amp; TWILIGHT FROM 6:00-7:30PM</b>	
Unique, trophy hacienda in the heart of Los Feliz Village with artistic details throughout. Behind privacy hedges, you'll find landscaped courtyard and front porch with metal artwork by famed sculpture Michael Amescua. Remodeled three bedroom, 2 bathroom floor plan wraps around a central outdoor living space highlighted by adobe fireplace. From center courtyard, step out to private rear yard with entertainer's patio, pool and spa. Coveted Franklin Elementary School just down the street.		
Pete Buonocore KW - LARCHMONT	323-762-2561	www.COREGROUPLA.COM

<b>5423 BLACK OAK DR</b>	Open 11-2 593H3	<b>red</b>
\$3,295,000	3+4 2sty-ARCHITECTURAL	
	<b>LLOYD WRIGHT, ARCHITECT</b>	
The Taggart House built by Lloyd Wright. Impeccably restored w/ modern conveniences. Dramatic 2-story living room w/ custom art glass windows & fireplace sits below a loft-like dining room, w/ warm wood detailing preserved throughout. 3 beds, 4 baths, Bulthaup kitchen, office/bedroom & sun room. Indoor spaces transition seamlessly w/ the tranquil pool/spa, gardens, lawn & terraces for indoor/outdoor living at its best. 1/4+ acre of land w/ incredible views. LA Historic-Cultural Monument #521.		
Nina Chea & JR Davidson KW LARCHMONT	310.846.8050	RedXRealEstate.com/TaggartHouse


**22 Los Feliz** Income

<b>1909 ROSALIA RD</b>	Open 11-2	<b>NEW</b>
\$779,000	Duplex 1sty-SPANISH	
	<b>ROMANTIC LOS FELIZ DUPLEX</b>	
1920's Spanish duplex. 2 x 2 Bed/1Ba units located 1 block from Hillhurst. Bright, spacious units offer large bedrooms, hardwood floors, washer/dryer hookups and ample closets. Each unit has its own outdoor area. Property features many upgrades.		
Geoff Clark DEASY/PENNER+PRTRNS	323-459-3845	SEE FULL PAGE AD

**28 Culver City** Single Family

<b>5969 WRIGHTCREST DR</b>	Refresh. 11-2 672-J2	<b>NEW</b>
\$1,349,000	5+3 1sty-CONTEMPORARY	
	<b>STUNNING CONTEMPORARY WITH VIEWS FOREVER</b>	
Mid-Century Hillside Home with Breathtaking Views on Private Drive! Gorgeous Pool Overlooking Stunning Views of the City. 5 Spacious Bedrooms & 3 Bathrooms Highlight this Contemporary Beauty. Desirable Blair Hills Section of Culver City. This one won't last!!		
John Duerler HANCOCK HOMES REALTY	213-924-2208	www.HancockHomes.com

<b>4909 SYCAMORE DR</b>	Open 11-2 672F4	<b>NEW</b>
\$1,149,000	4+3 MEDITERRANEAN	
	<b>GORGEOUS 4-BEDROOM MEDITERRANEAN HOME ON QUIET CUL-DE-SAC!</b>	
Gorgeous 2-story Mediterranean Home with 4Bd + 3Ba, located on a quiet cul-de-sac. Beautiful master suite with a private balcony, large walk-in closet & master bathroom. Gourmet kitchen with granite counters, wood cabinets, center island and stainless steel appliances. Dining & Family room open thru sliding glass door to the covered patio & a formal living room with wood burning fireplace. Located near The Ballona Creek bike path and not far to all the shops & restaurants in downtown Culver City		
Todd Miller KELLER WILLIAMS-SANT	310-923-5353	Dshwshr,Dryer,Micro,Rng/Ovn,Other

<b>11031 WESTWOOD BLVD</b>	Open 11-2 672G4	<b>NEW</b>
\$899,000	3+1 TRADITIONAL	
	<b>GORGEOUSLY REMODELED HOME IN LINDBERG PARK!</b>	
Beautifully Remodeled Home in Culver City's Lindberg Park! The 2Bd home has an office (small 3rd bedroom with closet) that looks out to the beautiful backyard. Gourmet Kitchen with breakfast bar, granite counters, custom cabinets and S/S appliances. Dining Room opens to the Living Room with original hardwood floors, a wood burning fireplace and a large picture window. The home has double-pane windows, a remodeled bathroom, and a gorgeous brick patio for outdoor dining with mature landscaping.		
Todd Miller KELLER WILLIAMS-SANT	310-923-5353	Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

<b>5930 BLAIRSTONE DR</b>	Refresh. 11-2 673A2	<b>NEW</b>
\$849,900	3+2 MID-CENTURY	
Mid-century in Blair Hills. 3 lrg bdrms, 1.75 lux baths, family rm & chef's kitch. High-end upgrades thruout. Spa, dual firepl, hdwd flr, HVAC, blt-ins. City views. Culver City schools & services.		
MLS#14-757879	Blt-Ins,Dshwshr,Rng/Ovn	
Michael Cohen	310-836-0440	CULVER PARK REALTY

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

<b>4140 BALDWIN AVE, UNIT D</b>	Open 11-2	<b>NEW</b>
\$589,000	3+2 2sty-TRADITIONAL	
	Second story unit in a 4 unit HOA with low monthly dues. Recently renovated and well maintained. Living room with balcony, gourmet kitchen and adjoining dining area. Three bedrooms off a private hall. Master bedroom suite features south facing windows and tons of light, master bath has spa tub. 2nd bedroom has built in loft bed and storage shelves to maximize storage and floor space. 3rd bedroom/den/office. Walkable to Downtown Culver City's thriving restaurants, retail & theater district.	
Heather Coombs Perez CAVANAUGH REALTORS	310-259-7419	

**NEW! The MLS Stats**

Get Statistics for ANY Listing Search.


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




TUESDAY

<b>4816 HOLLOW CORNER RD, UNIT 259</b> Open 11-2 672 H3 \$499,000 3+2 2sty-CONTEMPORARY	<b>NEW</b>
	<b>STUNNING 3BR + LOFT IN TARA HILL!</b> Spectacular 3 BR & 2 BA + loft redone unit in Tara Hill! Open concept flr plan w/ voluminous living rm, lrg dining area & updated kitchen w/ granite counters, custom cabinetry & stainless steel appliances. Features hrdwd flrs, spacious loft area, updated bthrms, vaulted ceilings, lrg balcony, designer touches throughout! 24 hour guard gated community that features 2 pools, spa, 2 play areas, clubhouse & a fitness center. Great C.C. location close to great shops, restaurants, parks and more!
Walker/Spanier 310-430-1513 KELLER WILLIAMS/SM	Scott Walker, Neil Spanier

<b>6149 GLEN ALDER ST</b> Open 11-2 \$795,000 2+2 2sty-SPANISH	<b>NEW</b>
	<b>CHARMING 1920'S SPANISH - BEACHWOOD CANYON</b> Original character detailing provides canyon views, warmth and light throughout. First level open floor plan features an updated kitchen with Viking appliances, limestone floors and counters, living and dining areas with hardwood floors. Second level the family room opens to large balcony. 2 beds/2bath. Additional oversized entertaining patio provides alfresco living and dining areas. Two car garage. Nearby Beachwood Village shops and the Hollywood sign.
J. Gaunya / S. Paris 310-275-2223 DEASY/PENNER	Viking Appliances

<b>5951 CANTERBURY DR, UNIT 7</b> Open 11-2 \$389,000 2+1.5 1sty-SPANISH	<b>NEW</b>
	<b>TURNKEY, BEAUTIFULLY UPDATED TOWNHOME IN CULVER CITY!</b> Feat. oversized prvt patio, perfect for grilling & entertaining. Bamboo floored living area, new carpet upstairs & new paint throughout. Updtd kitchen & bathrms, w/custom tile, designer fixtures & hardware! Wd-brng fp, 2 carpark (SxS) & extra storage. Charming Spanish-style complex w/ controlled access & low HOA's w/beautiful pool area. Close to shopping, public transp & Fox Hills Park w/trails & tennis crts. Close prox to 90W making it minutes from LAZ, Marina Del Rey. A must see!!!!
Trevor Levin 310.866.8738 NOURMAND&ASSOCIATES	Cable,Ceiling Fan,Dishwasher,Garbage Dis

<b>6354 BRYN MAWR DR</b> Refresh. 11-2 593F3 \$3,499,000 3+4 SPANISH	<b>rev</b>
	<b>STUNNING HWD HILLS ESTATE- VIEWS, PRIVACY &amp; SPLENDID DETAILS</b> Priv drive leads to estate w/ beautiful Olympic-length Pool set amid tall trees and surrounding City Views. 1st Class Amenities incl: White Oak floors, bespoke Kit w/ Island& eat-in Brkfst Rm, Lefroy Brooks ultra plumbing fixtures & Smart House technology. Huge st-to-st lot w/ professionally designed landscape,2 car-Garage + motorcourt & add'l guest parking on Ivarene. Bonus Rm serves as Theatre, Ofc or 4th BR Suite with minimal changes. There is nothing like this anywhere in the Hwd Hills !
Ernie Carswell 310.345.7500 TELES PROPERTIES	Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

**29 Westchester** Single Family

<b>5648 W 78TH ST</b> Open 11-2 702J2 \$599,000 2+1 CONTEMPORARY	<b>NEW</b>
	<b>BEAUTIFUL REMODELED OSAGE HOME IN WESTCHESTER</b> This bright and airy 2 bedroom home is on a quiet tree lined street. Incredible 6,000 (apx) square feet lot with great potential to add on. Vaulted ceilings in living area, bamboo floors. Redone kitchen with tile floors. Butcher block countertops and some stainless steel appliances. Separate laundry room. Garage provides great living quarters or art studio. Enormous back yard for entertaining.
MLS#14-758513 Gary Limjap 310.586.0339 COLDWELL BANKER - SM	Blf-Ins,Clng Fan,Dryer,Grbg Disp,Micro

<b>3140 HOLLYRIDGE DR</b> Open 11-2 593G1 \$2,300,000 3+2.5 ARCHITECTURAL	<b>rev</b>
	<b>MUST-SEE ARCHITECTURAL IN THE HOLLYWOOD HILLS</b> Welcome to The Nakahouse; a stunning abstract remodel in the Hollywood Hills with landmark views. An AIA housing award winner in 2012, this home's artfully united interior is complete with custom finishes, sliding glass panels, and white epoxy resin floors. Master suite and bedroom wing provide sweeping views and lots of natural light. The synchronized outdoor space is complete with large terraces and sun decks. A one-of-a-kind architectural tour-de-force you must experience in person.
MLS#14-755441 Bryant- Reichling- Moya 323-395-9084 SOTHEY'S INT'L RLTY	www.TheNakahouse.com

**30 Hollywood Hills East** Single Family

<b>2131 IVAR AVE</b> Lunch 11-2 593 \$889,000 2+2 2sty-MODERN	<b>NEW</b>
	<b>SHANGRI LA IN THE HOLLYWOOD DELL</b> This property is an oasis just mins to Hollywood's hottest shops and restaurants. 2bd/2ba; home office/den; 2-story light filled living room with fireplace and 27' ceilings. Eat-in kit with newer appliances. New: central heat/air; wtr heater, roof, wd flrs and carpet. Lush tropical garden setting with over 40 varieties of Palm trees from around the world. Lrg wd deck for entertaining with mtn and cyn view's. Waterfall and Koi pond + flat grassy yd with immac grdn shed/ greenhouse. Paradise!
Daniel & Judie Carson (213)507-3030 SOTHEY'S LOS FELIZ	www.2131ivar.com

**51 West Hills** Single Family

<b>7007 HELMSDALE RD</b> Open 11-2 529E5 \$575,000 4+2 RANCH	<b>NEW</b>
	<b>CHARMING VALLEY PARK HOME</b> Located in a very charming neighborhood. Clean and Freshly painted 4 bedroom 2 bath Valley Park home in West Hills has a Living room entry with a fireplace leading to the dining area and family room which over-look the bright and lush backyard. Great outdoor entertaining space with large BBQ. Hardwood floors & matching laminate in many rooms. This home is located in the area of top LAUSD schools: Pomelo, Hale and El Camino, buyer to investigate attendance possibilities. Great Value!!
MLS#14-757975 V. Risko J. Ryan 310.770.1196 HILTON & HYLAND	Ceiling Fan

<b>24124 LEMAY ST</b> Refresh. 11-2 529E6 \$599,000 629000 3+3 TRADITIONAL	<b>red</b>
	<b>PRICE REDUCED! AN AMAZING OPPORTUNITY, MOVE-IN READY!</b> Tastefully remodeled 3 bed/ 2.5 ba home in upscale area of West Hills.This beautiful home offers a gorgeous open custom kitchen with brand new Espresso Shaker cabinets, brand new stainless steel Frigidaire pro series Hood, Range and Dishwasher. White sparkle quartz counter tops. Kitchen has a dining area which leads to a spacious high beamed family room with a striking stone fireplace. The expansive master suite includes a walk-in closet and leads to the serene backyard..Great school district !
MLS#14-753917 Satish Sharma 310-384-6515 SHOREWALK PROPERTIES	Dshwshr,Grbg Disp,Rng/Ovn

**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!



**60 Tarzana** *Single Family*

<b>5350 DONNA AVE</b>	Open 11-2	560G2	<b>rev</b>
<b>\$1,495,000</b>	5+5.5	2sty-MEDITERRANEAN	



**PRIVATE GATED MEDITERRANEAN**

Located on one of Tarzana's prime streets South of The Boulevard. This estate like home is set on nearly one half acre of lush grounds and features a long private driveway and motor court. A 2-story entry opens to an expansive great room with high vaulted ceilings and French doors. The light filled formal dining room leads to a huge gourmet kitchen with an island and breakfast area. The large family room features a fireplace and full wet bar.

MLS#14-743217  
Jana Jones & Fred Holley 310-285-7535  
COLDWELL BANKER-BH S

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

**62 Encino** *Single Family*

<b>4630 ENCINO AVE</b>	Lunch 11-2		<b>NEW</b>
<b>\$5,895,000</b>	6+9	ARCHITECTURAL	



**EXPERIENCE THE ULTIMATE IN PRIVACY & STUNNING VIEWS!**

Up a long pvt. drive, behind double gates, lies this magnificent architectural gem on nearly 2 acres. 10,000+ sqft home w/ panoramic Valley views. Dramatic stairway, soaring ceilings, & natural light. Magnificent great rm, gourmet eat-in kitchen, formal dining rm, 2 offices, movie theater, & more. 6 bdms incl. spectacular master suite. Expansive patio, dining pavilion, infinity edge pool/ spa, lounge area, & enormous grassy yard. Security system, Crestron home automation, gym, & ample parking.

Sally F Jones/ Craig K. 310.691.7888  
JOHN AAROE/ AGENCY

www.4630encinoave.com

<b>4459 WHITE OAK PL</b>	Open 11-2	561A4	<b>red</b>
<b>\$1,099,000</b>	3+2.5	TRADITIONAL	



**ENTERTAINER'S DELIGHT - SOUTH OF THE BOULEVARD!**

Traditional 3 bed/2.5 bath, 2,409 sq ft home with country flare and pool! Center hall floor plan, large kitchen, and nice-sized backyard makes this a great house for entertaining! Just bring your decorator's touch!

MLS#14-756649  
Brian Selem 310-442-1644  
COLDWELL BANKER

A MUST SEE!

**72 Sherman Oaks** *Single Family*

<b>3649 CROWNRIDGE DR</b>	Open 11-2	561-G6	<b>NEW</b>
<b>\$2,495,000</b>	5+4.5	MID-CENTURY	




**STUNNING MID-CENTURY**

This is it! THE quintessential Mid-Century w/ pool & 180° jet-liner views, flawlessly designed by Benton & Park AIA & tastefully remodeled w/ style & sophistication for today's most discriminating buyer. Features include: expansive terrazzo entry; wet bar; step-down living room w/ fireplace; top-of-the-line appliances; separate maid's quarters; home office w/ beautiful built-ins; & meticulous landscaping. Behind a private, hedged & gated drive w/ convenient access to both the Valley & the City.

Marc J. Robinson 323.304.0892  
KELLER WILLIAMS BH

www.3649crownridge.com

<b>14839 ROUND VALLEY DR</b>	Open 12-2		<b>NEW</b>
<b>\$1,479,000</b>	4+6	SPANISH	



**BEAUTIFUL & PRIVATE SPANISH HOME**

Sophisticated, gated Spanish property, courtyard entry, easy access to the Westside. Treetop mountain views, open floor plan, high end finishes, wood floors. Gourmet open kitchen, impressive master with 2 walk in closets and fireplace. Three additional large bedrooms and a den/office. Also, separate office/gym space w/ private entrance. Lush and private lot with grassy back yard, custom outdoor kitchen, covered patio, spa and waterfall. Also available for lease at \$6950/month.

Elena Fullmer 310-200-4890  
GIBSON INTERNATIONAL

BBQ, Blf-Ins, Dshwshr, Dryer, Other

**73 Studio City** *Single Family*

<b>10740 WRIGHTWOOD LN</b>	Open 11-2	563A7	<b>NEW</b>
<b>\$2,350,000</b>	5+3	1sty-CONTEMP MED	



**GATED & PRIVATE 5 BEDRM W /RESORT STYLE GROUNDS POOL & VIEW**

Come home to Paradise... Gated and Private with panoramic Views, huge Pool, Spa and sprawling (15,444 sq.ft.) Resort style grounds highlight this fabulous 5 Bedroom, 3 Bath (approx. 3,524 sq.ft.) Mediterranean Estate. Amenities include: a gorgeous Updated Kitchen with granite counters and stainless steel appliances, Breakfast area, Family room, and spectacular Master Suite with 2 sitting areas and large walk-in closet... all situated in prime "Wrightwood Estates," Studio City Hills location.

MLS#14-758487  
Steven Walker 310-717-4750  
COLDWELL BANKER-STUD

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

<b>11454 DONA EVITA DR</b>	Open 11-1	562J7	<b>NEW</b>
<b>\$1,599,000</b>	4+3	2sty-CONTEMPORARY	




**OPEN 11AM-1PM ONLY!**

This spacious 2 story house located on the sought after west side of "The Donas" sits atop a crest offering multi-directional views. Enter into an open and bright living room complete with fireplace and recessed lighting throughout. The generous kitchen is equipped with built-in Sub-Zero and Miele appliances and opens up to a formal dining room. The two bathrooms located upstairs have soothing spa tubs great after a long day. The glistening pool is perfect for relaxing away a weekend.

MLS#14-756045  
Brian K. Courville (310) 622-0312  
JOHN AAROE GROUP

Blf-Ins, Rng/Ovn/Pool

<b>3022 BROOKDALE RD</b>	Open 11-2	592 G1	<b>NEW</b>
<b>\$1,125,000</b>	2+2.5	2sty-CONTEMPORARY	



**SECLUDED PIED-A-TERRE IN FRYMAN ESTATES**

Nestled in the canyon w/trees & greenery creating a private retreat. A 2 bed, 2.5 bath home with 1,897 sq.ft. Upper living area with sun filled living room featuring a fireplace with modern wood mantle, oversized skylight and built-in sofa. Light and bright kitchen w/granite counter-tops, stainless appliances & breakfast bar overlook dining area. Lower level master with fireplace, 2 walk-in closets & serene private patio. Private & tranquil patio with in-ground spa & Zen-like landscaping.

Joe Breckner 818 528 2291  
CB STUDIO CITY

<b>10943 ALTA VIEW DR</b>	Open 11-2	563A7	<b>red</b>
<b>\$2,295,000</b>	2475000 3+5	1sty-ARCHITECTURAL	



**STUNNING MID-CENTURY MODERN W/ POOL & CITY LIGHT VIEWS!**

Stunning One Level Mid-Century Modern Design by Joe Kartin with Private Pool and dazzling City Light Views in prime "Wrightwood Estates" Studio City Hills cul-de-sac location. Gated Entry Courtyard with Fountain, High Ceilings, Walls of Glass, 2 Fireplaces, Breakfast area, Formal Dining, and spacious Family Room grace this exquisitely appointed (approx. 3,086 sq. ft) 3 Bedroom, 4.5 Bath Architectural gem situated on 9,738 sq. ft. of lushly landscaped grounds. A must see!

MLS#14-754637  
Steven Walker 310-7174750  
COLDWELL BANKER-STUD

Dshwshr, Grbg Disp, Rng/Ovn, Fridg

**OPEN HOUSE STATUS LEGEND**

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


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



TUESDAY

**85 Altadena** Single Family

<b>3182 FAIR OAKS AVE</b>	Refresh.	11-2	535-H4	<b>NEW</b>
<b>\$959,000</b>	4+2.5	TUDOR		



MLS#14-755825  
Pam Lumpkin 310-993-7085  
COLDWELL BANKER - BW

OPEN TUESDAY!

An English Tudor built in 1983, beautifully landscaped with a private gated driveway. The 2285 SQ FT home sits on a 13,350 SQ FT lot nestled in the highly desirable neighborhood near the foothills. It features 4 bedrooms upstairs, 2.5 baths, a den and a breakfast nook. The sumptuous en-suite master bath has a relaxing soaking tub and separate shower. The large backyard has mature trees, flower beds bordering the covered private patio and there's still space for a pool or sports court/jungle gym.

Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan

**999 Out of Area** Single Family

<b>4603 LA CRESCENTA AVE</b>	Open	11-2	534/G1	<b>NEW</b>
<b>\$525,000</b>	2+1	CALIFORNIA BUNGALOW		



Jeffrey White 310.432.6492  
KELLER WILLIAMS BH

RARE CHARMING LA CRESCENTA TURN-KEY HOME

This charming turn-key home sits just 2 blocks N of Foothill Blvd on a lg corner lot in the heart of La Crescenta. A perfect starter home or move up from a condo w/ large fully fenced yard, detached gar & room to expand. Hwood flrs throughout, gorg new BA w/ deep soaking tub, shower, designer finishes & skylight. Updated kitch w/ granite cntps and SS appl, open LR/DR. Freshly landscaped yard w/ sep paver stone back patio perfect for outdoor dining & entertaining. Also open Friday 5/16 11-2.

jwhiteproperties.com

**1284 Highland Park** Single Family

<b>318 BRANCH ST</b>	Open	11-2	595/D1	<b>NEW</b>
<b>\$549,000</b>	3+2	2sty-CRAFTSMAN		



Ron Holliman 310-777-6216  
COLDWELL BANKER BH

NEWLY REDONE CRAFTSMAN WITH ALL THE COMFORTS OF A NEW HOME.

Move-in to this Craftsman house from a gentler time. 3 Bdrm, 2 Full Baths. Newly Redone w/ Central Heat & A/C, New baths, New Stainless Kitchen, w/ Quartz Counters, Custom Cabinets Refinished Wood Floors. Laundry Area w/ New Front-Loading W/D. FDR opens to Lg. Deck, Griffith Observatory, Hollywood & San Bernardino Mountain Views Large 6400 s.f. R2-1 Lot (40' x 160'), w/ a Huge, Private Back yd. Plans to Build a Duplex behind Main house. New Roof, Seismic Retrofit & Sec.1 Termite Work Completed.

West of Figueroa St. North of York Blvd.

WEDNESDAY

WEDNESDAY OPEN HOUSES

<b>32755 WELLBROOK DR</b>	Open	11-2	557A7	<b>rev</b>
<b>\$1,595,000</b>	5+5	2sty-SPANISH		



MLS#14-748315  
Donald Heller 424-400-5920  
THE AGENCY

THREE SPRINGS HOME

Located in the much desired Three Springs area, is this extensively renovated 5 bedroom, 4.5 bath home. Enjoy the airy, bright, open home that features a gourmet kitchen with Viking appliances which opens to a spacious family room, formal dining room, living room with vaulted ceilings, 3 fireplaces and beautiful terrace, pool and spa. Luxurious master suite with spa-like shower and tub, great closet and storage space, 3 car garage, newly landscaped and tranquil view of the rolling hills.

www.32755Wellbrook.com

**88 Agoura** Single Family

<b>5922 CAREYBROOK DR</b>	Open	11-2	557J4	<b>rev</b>
<b>\$1,999,000</b>	7+6	2sty-CONTEMPORARY		



MLS#14-735363  
Donald Heller 424-400-5920  
THE AGENCY

GREAT CUL-DE-SAC HOME

Newly renovated, light filled home, on cul-de-sac; 7BR (5 up & 2 down), 5 1/2 BA. Vaulted entry w/grand wood staircase. Large living room w/fireplace & vaulted ceilings, spacious private dining room. Inviting family room w/fireplace & French doors leading to the entertainers backyard w/pool, spa, fire pit, barbecue & grassy back yard. Gourmet kitchen w/Viking appliances, marble & granite counters, designer marble backsplash, island & large breakfast area. Hardwood floors throughout living area.

www.5922Careybrook.com

# M B ESCROW INC

THE INDEPENDENT ESCROW COMPANY WITH THE BEST SERVICE IN TOWN

We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!

9454 WILSHIRE BOULEVARD SUITE 901 | BEVERLY HILLS | 310.273.7106

## 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™).



Most Accurate Real Estate Source