



TUESDAY

01 Beverly Hills Single Family

2300 KIMRIDGE RD	Open 11-2	NEW
\$9,995,000	6+9	
RARE PINNACLE PROPERTY W/ 360 DEGREE VIEWS		
 <p>Villa Cielo was perfectly positioned on this rare pinnacle property by renowned architect William Hefner to capitalize on the 360 degree views while creating mesmerizing indoor/outdoor living space. This estate has 6 bedrooms and 9 baths, including a separate guest house. Features include a lavish interior, a media room, wine cellar, formal dining area, fireplaces, and gourmet kitchen with top of the line appliances, beamed ceilings, center island and French doors opening to a manicured yard.</p>		
Josh & Matt Altman HILTON & HYLAND	323-791-9398	

1130 SUMMIT DR	Refresh. 11-2 592D6	rev
\$6,300,000	6+8	FRENCH
SEE FULL PAGE AD - REFRESHMENTS SERVED!!		
 <p>Prime location north of Sunset Blvd. Superb French estate built in 2002 with amazing attention to detail and quality. Set behind gates with motorcourt parking. Wood carved double doors open into a dramatic two story entry. Features include high ceilings, crown moldings, custom antique finished cabinetry, beautiful wood, travertine marble floors thru-out. The grounds are beautifully and meticulously landscaped and offer a fabulous outdoor living room, grassy yard, rose garden and city views.</p>		
MLS#12-639479	Joseph Babajian RODEO REALTY	310-623-8800
www.1130summitdr.com		

1060 WOODLAND DR	Open 11-2 592E6	NEW
\$7,495,000	4+4.5	2sty-ARCHITECTURAL
Architectural in prime Beverly Hills includes long gated drive, exotic woods & glass openings for in/outdoor flow. Gaggenau kitchen, Lutron lighting & Nuvo audio systems, glass media loft. Pool/Spa.		
MLS#13-671335	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	THE AGENCY
Jay Harris	310-849-9312	


01 Beverly Hills Condo / Co-op

324 N PALM DR #201	Open 11-2 632H1	NEW
\$779,000	2+2	ARCHITECTURAL
BRIGHT, BEAUTIFUL LARGE CONDO 2+2 IN BEVERLY HILLS!		
 <p>Bright, Beautiful large Condo 2BR + 2BA in The heart of Beverly Hills north of Burton Way. Prime location with Best Beverly Hills School system. Unit has large Master Bedroom, Bar, Breakfast area with unit size of 1701 sq ft. Tandem parking, storage, washer, dryer, refrigerator. Building has manned security guard, 2 modernized elevator, New gym, recently remodeled hallway. Close to B.H., & Robertson shopping area & elegant restaurants. No lockbox or Supra, Agent to accompany for Showing.</p>		
MLS#13-670867	Sam Solaimani COLDWELL BANKER-BH N	310-422-6026
Dshwshr,Dryer,Elvtr,Wshr		

1060 WOODLAND DR	Open 11-2 592E6	NEW
\$7,495,000	4+4.5	2sty-ARCHITECTURAL
BEVERLY HILLS ARCHITECTURAL		
 <p>Architectural, newly and completely remodeled in 2009, located at end of a long, gated drive. Porcelain tile and Brazilian walnut floors lead to spacious living room with fireplace and bar of Walnut Burl. Pocketed Fleetwood doors create an in/outdoor flow, opening up to a fabulous lpe Brazilian entertainment deck. House boasts Lutron system and Nuvo audio system. Main level features master, additional bedroom, and kitchen. 2 guest rooms, plus media loft/office upstairs. Pool/spa out back.</p>		
MLS#13-671335	Jay Harris	310-849-9312
THE AGENCY	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	

01 Beverly Hills Income

9528 W OLYMPIC	Open 11-2 632G3	NEW
\$2,350,000		TRADITIONAL
FABULOUS TRADITIONAL FOUR PLEX IN PRIME LOCATION		
 <p>Location! Location! Beautiful traditional 4 unit bldg on prestigious Rodeo Dr., just W. of Beverly Dr. Large, spacious and bright units, all w/high ceilings, moldings, hardwood floors, laundry hook-ups & amenities too numerous to mention. 2 of the large 2 bdrm units are twnhse style. 2 of the units have been restored to perfection with upgrades that include custom kitchens & baths, designer tiles, custom closets, new floors, new plumbing and electrical, double and triple paned windows.</p>		
MLS#13-670315	Carolyn Schneider MILLER & DESATNIK	310-202-9166
CIng Fan,Dshwshr,Grbg Disp,Hood Fan,Ovn		

606 N ROXBURY DR	Open 11-2 632E1	NEW
\$6,895,000	5+6.5	CONTEMP MED
FABULOUS CONTEMPORARY MEDITERRANEAN ESTATE		
 <p>Contemporary Mediterranean Estate located on one of the best streets in the prime Beverly Hills Flats. Impeccably maintained with hardwood floors, paneling, coffered ceilings, & custom built-ins. Formal entry, living room, FDR, family room with built-in bar, & large kitchen w/butler's pantry & breakfast rm. Guest suite, library, powder & laundry rms. Upstairs 4 en-suite bdrms including huge master suite w/fp, sitting area, private patio, dual walk-in closets, sauna, & his & her bths. Pool & spa.</p>		
Jade Mills/Lilly Shayan COLDWELL BANKER & KW	310-285-7508	Refrigerator, Dishwasher, Range/Oven

01 Beverly Hills Lease

333 S ROXBURY DR	Open 11-2 632F3	NEW
\$10,500	4+3	2sty-MEDITERRANEAN
Property is also listed for sale at \$2,695,000. SEE FULL PAGE AND SHOWCASE ADS.		
MLS#13-671253	WWW.333Roxbury.com	
Nancy Ross/ Laura Barton	310-500-3983	PARTNERS TRUST BH

333 S ROXBURY DR	Open 11-2 632F3	NEW
\$2,695,000	4+3	2sty-MEDITERRANEAN
SOUTHWEST BEVERLY HILLS LOCATION AND LIFESTYLE		
 <p>Remodeled Med w/ 4 bed, 3 ba, GH, pool/spa. Authentic 2-story entry, lrg liv rm w/ wood beamed ceiling, frplc & Fr drs to bckyd. Lrg formal din rm w/ front facing window, remodeled chef's kit w/ Viking app, island & generous brkfst area w/ Fr drs to bckyd. 1 bdrm suite completes the downstairs. Upstairs includes lrg mstr suite w/ sitting area, remodeled ba & deck and 2 add' l bdrms & ba. Lrg lushly landscaped priv bckyd w/ spacious wood deck, built-in BBQ & newer Pebble Tec pool/spa & GH.</p>		
MLS#13-671181	Nancy Ross/ Laura Barton PT BEVERLY HILLS	310.500.3983
www.333Roxbury.com		

02 Beverly Hills Post Office Single Family

13964 AUBREY RD	Open 11-2 562B6	NEW
\$13,400,000	7+9.5	MEDITERRANEAN
 <p>Guard gated Mulholland Estates a community of private homes with sidewalks and a "sports center" available for residents. This 2 year old newer Mediterranean totals approx.. 16,000sf of living space. Huge fam rm, game rm with wet bar, major chefs kit. 5 bds all en suite upstairs. Huge mstr with fplc, dual luxury baths. There is a gorgeous infinity pool and a fire pit, and an outdoor kit and barbecue. There is a 2000sf full one bdrm guest house which was previously staged as the screening rm.</p>		
MLS#13-671075	Valerie Fitzgerald COLDWELL BANKER-BH N	310-285--7515
Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other		


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

X 1320 BEVERLY GROVE PL	Lunch 11-2 5925	NEW
\$6,450,000	5+6 2sty-ARCHITECTURAL	




RUSTIC EUROPEAN FARMHOUSE - GATED WITH POOL & PRIVACY

This stunning rustic style European Farmhouse is poised at the end of a private knoll up behind the Beverly Hills Hotel. Definitive & creative use of lodge pole lumber, wide plank wood floors, epic vaulted ceilings & several large lounging areas w/ wall space for gallery sized art collections. Enormous master bdrm suite. Heated saltwater pool, sauna, maid's qtrs, steam shower & 2 bed guest house. Lush gardens, delightful outdoor patios & pool make this an exquisite & private residential retreat.

MLS#13-670449
 Brian Ades 310-503-8080
 SOTHEBY'S - SUNSET

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

9820 YOAKUM DR	Open 11-2 592	NEW
\$775,000	3+2.5	



PEACEFUL CANYON HOME

Charming 2 story 3 BD/2.5 BA canyon home. Bright open floor plan, vaulted ceilings, natural light. French doors and skylights. Refinished hardwood floor and gas fireplace. Private patio off the master with views of the surrounding hillsides. Updated kitchen has new cabinets, countertops. Stainless appliances and newer tankless water heater. Separate entrance downstairs has 2 bedrooms, full bath and large laundry room. 3 car parking. This peaceful canyon home is the perfect getaway.

Keith Sorem 888-284-2056
 KELLER WILLIAMS RLTY

www.9820YoakumDr.com

2578 HUTTON DR	Open 11-2	NEW
\$5,370,000	6+7	



ELEGANT EAST COAST TRADITIONAL

Elegant East Coast Traditional in completely private setting on approx. half an acre of lush grounds. Walled and gated with large Motor Court & parking for multiple cars. Features include gourmet kitchen opening to family room, formal living/dining rooms, wood floors & French doors. Upstairs are 5 bedroom suites including a lavish master with oversized veranda overlooking grounds. Maids suite down with bonus room (yoga/meditation room/office off the garden).

Zach Goldsmith 310.908.6860
 HILTON & HYLAND

10048 CIELO DR	Refresh. 11-2 592C5	red
\$5,995,000	6500000 6+5	




SEE FULL PAGE AD - REFRESHMENTS SERVED!!

This majestic Mediterranean Villa is just moments from BH Hotel. Rare, gated 300 ft long drive. Designed by famed architect Gus Duffy & completed in 2003. 1-of-a-kind sculptured rock retaining wall, lrg motor court perched on over an acre of picturesque grounds. Full Crestron smart home automation system, whole house sound system. Fabulous backyard is an entertainer's paradise w/ large flat grass areas, pebble bottom pool, hot tub, & cabana area above a beautiful waterfall. City Views!

MLS#13-648013
 J. Babajian/S. Bijan 310-623-8800
 RODEO REALTY

www.cielodriveestate.com

1316 BEVERLY GROVE PL	Refresh. 11-2 592D5	NEW
\$3,900,000	4+6	



GATED MEDITERRANEAN CITY VIEW ESTATE!!

This magnificent Mediterranean estate is situated at the end of a private road behind gates and a long driveway. A dramatic courtyard entry w/ fountain leads to the impressive interiors that feature hi ceilings & beautiful hardwood floors. Large covered & beautifully furnished terraces can also be found throughout extending many of the interiors to the outdoors. The resort-like feel of this home extends to the fantastic pool area that features a fabulous bar, lanai and city views.

MLS#13-661417
 Joseph Babajian 310-623-8800
 RODEO REALTY

www.beverlygroveplace.com

9567 GLOAMING DR	Open 11-2 592F2	rev
\$2,199,000	5+3.5	



BHPO TRADITIONAL ON ENORMOUS LOT

5 bed, 3.5 bath, 3000+ sf traditional on HUGE mostly flat 31,000+ sf lot. Expansive park-like grounds - lushly landscaped & beautifully manicured. 360-degree privacy. Backyard opens up to gorgeous pool & spa, priv hiking trail & immense stretch of grassy lawn. lg country kitch, grand LR, formal DR, 2 FP, hardwd flrs, lg pane Fr drs, hi ceilings & numerous skylights. True entertainer's paradise! Incredible expansion opportunity to develop dream estate or enjoy "as is". Amazing value for BHPO!!

MLS#13-670245
 Michael Carter 310-508-4528
 KELLER WILLIAMS BH

www.9567gloaming.com

03 Sunset Strip - Hollywood Hills West Single Family

2220 BOWMONT DR	Open 11-2 592G3	NEW
\$2,995,000	5+6	



STUNNING TRADITIONAL WITH CELEB PEDIGREE.

Boasting a grand entry on first floor, open entertaining rooms with high ceilings, gracious dining room with wood beamed vaulted ceiling and an elegant living room that opens to private serene pool with a vine covered pergola. Superb family/screening room, 4 bedrooms and office/den, plus one office with private entrance. Master has secluded roof terrace and fabulous walk in closet with enormous modern redone bath.

MLS#13-671019
 Juliette Hohnen 323-422-7147
 TELES PROPERTIES, IN

www.2220Bowmont.com

2826 LAS ALTURAS ST	Refresh. 11-2 593	NEW
\$4,998,600	5+5.5	




AN ENTERTAINER'S DREAM COME TRUE
 WWW.2826LASALTURAS.COM

Spectacular modern home w/ panoramic city views, nearly 6,000 square feet of luxury living, featuring every amenity expected by today's lifestyle buyer. Magnificent master bedroom suite w/ dual baths, explosive city views. An expansive home theater, infinity edge pool, volume ceilings, walls of glass, wine cellar, bar, separate maid's quarters, two-car garage and off-street parking for up to nine cars. State-of-the-art electronics, designer wood & tile finishes throughout.

Omega Group-Rande & Ari 310.614.2839
 KELLER WILLIAMS

www.OmegaGroup.LA

1712 BENEDICT CANYON DR	Open 11-2	NEW
\$1,099,000	2+2	



CHARMING TRADITIONAL IN WOODED BENEDICT CANYON

Located in the lushly wooded Benedict Canyon, this charming Traditional is just minutes from Beverly Hills, West Hollywood, UCLA, Century City and Westwood. Above the street level with a detached two-car garage, the home has an open floor plan. There is a large living room area with wonderful fireplace that opens through French doors onto a private patio. The kitchen has been updated as well as the two bathrooms for each of the bedrooms. There are gleaming wood floors throughout.

Larry Young 310.777.2879
 PRUDENTIAL BH

www.LarryYoungWestside.com

2608 CARMAN CREST DR	Open 11-2	NEW
\$2,195,000	4+2.5	



SOPHISTICATED 4-BED HOME TRANSFORMED FOR TRUE SOCIAL LIVING

Sliding glass & folding doors open to house-length decking w/ tempered glass railings, beautiful view & 360 infinity edge pool w/ hot tub. Gourmet kitchen w/ large gathering area, high-end appliances, marble backsplash, quartz counter tops & porcelain floor tiles. Spacious dining area & step-down living room w/ large FP. Upstairs are 4 beds, 3 w/ upper deck access including large master overlooking Griffith Obs, 6' Kohler whirlpool soaking tub in master bath & his/her walk-in closets.

Tony Papillo (310) 497-4117
 SUNSET STRIP

TUESDAY

7334 WOODROW WILSON DR	Open	11-2	NEW
\$1,749,000	4+3.5	1sty-MID-CENTURY	



MAGNIFICENT MID-CENTURY MODERN

PRIVATE and gated, perfect for celebrity type. Feels like a retreat. Hip, Cool and Colorful describes this wonderful 4 bedroom, 3.5 bath house with pool and inviting grounds. Great indoor /outdoor vibe with fantastic flow for entertaining.

Lovely living room with walls of glass. Large kitchen, sexy master and large master bath, hip den/office. Lushly landscaped. 2 car garage plus great off street parking. Up private drive. Extraordinary! Show and sell.

Sharona Alperin 310.888.3708
SOTHEBY'S INTERNATIO

2131 KEW DR	Open	11-2	592J3	red
\$1,995,000	3+2.5	CONTEMP MED		



PRIVATE GATED HOLLYWOOD HILLS VIEW ESTATE-REDUCED OVER 150K

Stunning Hollywood Hills Estate -private and gated- with large adjacent flat pad lot and unobstructed city and canyon views. Lot offers limitless potential for pool, guesthouse, 2nd home, etc. Long gated driveway has space for 6 cars & a 2 car garage. Formal entry with dramatic 24'ceilings and skylights. Lg family rm off an open gourmet kitchen dining and living rm. All rooms open to private view decks. 3 fireplaces. Lg. basement. Wonderland School district!

MLS#13-658551
Chris Bregman 310-613-0134
RODEO REALTY INC. www.2131kew.com

9025 BURROUGHS RD	Open	11-2	592/G2	NEW
\$1,599,000	5+3	2sty-TRADITIONAL		



TRADITIONAL HOME IN LAUREL CANYON PERCHED OFF WONDERLAND PRK

Escape to the Hills. This Laurel Canyon home perched nicely up above a secluded street is just off Wonderland Park. Enjoy private and peaceful afternoons in this idyllic canyon view setting while lounging by the sparkling pool. This home features hardwood floors, natural wood ceilings and indoor & outdoor fireplaces. Just bring your hammock. In addition, this home is located in the Wonderland School District (Buyer to verify).

Brian Courville 310-622-0312
JOHN AAROE GROUP Sparkling pool, hrdwd Floors, Fireplaces

1430 MILLER DR	Open	11-2	592J5	red
\$1,749,000	2+2.5	CONTEMPORARY		



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#13-656565
Juliette Hohnen 424-202-3283
TELES PROPERTIES www.1430millerdr.com

9033 HOLLYWOOD HILLS RD	Lunch	11-2	NEW
\$1,295,000	2+2.5	3sty-SPANISH	




NEWLY REMODELED SPANISH IN LAUREL CANYON WITH SWEEPING VIEWS

Great for entertaining, offers an open kitchen and dining area with french doors off both the dining and living room that lead to multiple levels of spacious decks. The master bedroom and bathroom together bring comfort and style for spa like relaxation. Outside accessible finished bonus rooms can create whatever space you or your client can imagine from a media room/bar, gym, children's playroom or artist's studio. Prepare your guest list or keep it cozy, this home is ready to enjoy.

Ian Rhodes 310.623.1312
KELLER WILLIAMS

1641 VIEWMONT DR	Refresh.	11-2	592J4	rev
\$1,999,000	3+3.5	CONTEMPORARY		



SUNSET STRIP CONTEMPORARY VIEW ESTATE!!

Situated on a cul-de-sac among multi-million properties. Massive volumes of space with 2 story high ceiling art walls. Currently 3 bdrms & 3.5 bathrooms. Master suite sits on top level w/ deck looking out at dramatic city to beach views. Center level features an eat-in kitchen, dining room, and living room with a deck looking at incredible views. The bottom level includes an awesome studio space. Create the loft home of your dreams within these walls. Incredible city views & an excellent value!

MLS#13-657637
J. Babajian/J. O'Reilly 310-623-8800
R. REALTY/THE AGENCY

8121 CORNETT DR	Open	11-2	592J2	NEW
\$995,000	3+2	TRADITIONAL		



HIDDEN GEM IN THE HILLS

Stylistic home on private street in coveted area. Modern elements, open airy floor plan & featured on 'Flip that House'. Updated baths & kitch. Bosch appl, raised ceiling, recessed lighting. Den, 2 fire plc., laundry rm. Lush terraced courtyard, French doors open onto add'l grassy garden. Hardwood, travertine & tumbled tile are used to introduce natural materials thru-out. Garage converted to a soundproof recording studio/home ofc. Roof 2007, copper plumbing, updated electrical & more.

MLS#13-669987
Lori Doherty 310-613-7765
HILTON & HYLAND Cbl,Dshwshr,Grbg Disp,Rng/Ovn

8522 EDWIN DR	Open	11-2	592H2	rev
\$1,995,000	3+3	MODERN		



THE ANGELINO LIFESTYLE ABOVE THE SUNSET STRIP

A Sunset Strip Mid-Century on a quiet corner-lot, showcases a modern+spacious floor plan which seamlessly weaves indoor/outdoor spaces As you approach through the dramatic entry, the inviting foyer naturally flows into the over-sized LR w/ fireplace. 3 BRs are configured in a smart floorplan, with the Master providing ample walk-in closets, continuing w/ a Carrera-clad bath/shower - and views of the pool.

MLS#13-654639
Eric Lavey 310.908.6800
TELES PROPERTIES www.8522edwin.com

03 Sunset Strip - Hollywood Hills West Income

9016 HOPEN PL	Refresh.	11-2	592H4	NEW
\$28,000	3+3.5	1sty-ARCHITECTURAL		



OPEN TUES 11-2 & TWILIGHT 6-8PM \$8,495,000 OR \$28,000/MO

Ultimate Bird Streets View Home. Gated courtyard entry leads over Koi pond through double door entry. A see-through central hearth expertly melds the formal living room with casual entertaining spaces and circular bar. Amenities include a Chef's kitchen with butler's pantry and breakfast area, formal dining room, Over-sized master suite, guest bedrooms, pool & spa, outdoor kitchen, cabana, fire pit, views from downtown LA to the ocean. Private and secure for your most discerning clientele.

MLS#13-648377
Joshua Gaunya 3102752223
DEASY/PENNER Chef's kitchen / Outdoor kitchen

2164 ROCKLEDGE RD	Open	11-2	593E3	red
\$1,695,000				



A RARE OFFERING IN HISTORIC HOLLYWOOD

1923 Italianate Villa with Unobstructed Vistas of the Hollywood Hills and Twinkling City Lights. Original Details Abound in this Rare Triplex. 2164 Rockledge has 3 BDs+2 BAs, Formal D/R, L/R w/ FPL, Updated Kit; 2166 Rockledge has 3 BDs+2 BAs; New Kit, Formal D/R, L/R + Bonus.2166 1/2 Rockledge has 1 BD+1BA; Central A/C & Heat & Hardwood Floors; Laundry, Private Meditation/Yoga Room. Lushly Landscaped Grounds w/ Meandering Paths and Vintage Concrete Work. 2-Car Garage. A Truly Unique Property!

MLS#13-662069
John Steiner/JoanYarfitz 310-666-1454
KELLER WILLIAMS BH Cbl

TUESDAY

04 Bel Air - Holmby Hills Single Family

107 N DELFERN DR Open 11-2 592C7 \$24,950,000 6+11 OTHER	NEW ROARING 20'S ART DECO STYLE HOME Holmby Hills home with extensive remodel and addition, roaring 20's Art Deco style home fit for a 21st century Howard Hughes , 2 lush and layered acres with the most seductive single story home featuring over 10,000 sq feet, 6 bedrooms, 11 baths, 5 fireplaces, cobblestone drive, pool, spa, theater, 14' ceilings and much more. "The Reserve" is your answer to a lifestyle few can attain, until now...Shown to pre-qualified Clients Only.
MLS#13-644881 Williams & Romito 310.691.5935 HILTON & HYLAND	Blt-Ins,Cbl,Cent Vac,Frzr,Grbg Disp

X 1145 STRADELLA RD Lunch 11-2 \$7,550,000 5+5.5 2sty-SEE REMARKS	NEW THE HAMPTONS IN LOWER BEL AIR Sensitive-crafted, professionally-designed gated East Coast Hampton's-style home w/ sweeping canyon, city lights & ocean views. 5 bedrooms, 5½ baths. Sited on 1.14 acres (per assr).70' infinity pool & waterfall. This home has wonderful indoor/outdoor flow w/ rooms opening to either a vintage-inspired screened in porch & an expansive 2,100 sq. ft. (approx.)jetliner view deck. The quality building materials/ accents are evident at every turn. Attached 3-car garage w/ gym. Expansive motor court.
Larry Young 310.777.2879 PRUDENTIAL BH	www.LarryYoungWestside.com

595 N BEVERLY GLEN BLVD Open 11-2 592B6 \$2,995,000 4+4 TRADITIONAL	NEW REMODO. GRACIOUS BEL AIR GATED TRADITIONAL W/ POOL & YARD East Coast ambiance hidden behind gates. Designed by an architect for his own home, it has a true center hall floor plan incl gracious LR & Den that open to covered patio, prof landscaped yard w/ flowering gardens & pool. Chef's eat-in kit & Formal DR overlook front gardens & specimen trees. 3 bdrms incl Master w/ enormous walk-in closet (once a bedroom) upstairs & maid's rm down currently used as office/gym. HW, moldings, leaded windows, 3 FP's are a few of the many quality features.
Michele Hall 310-850-1357 COLDWELL BANKER-BW	BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

15142 MULHOLLAND DR Open 11-2 561H7 \$1,650,000 2+2 MID-CENTURY	NEW Rodney Walker designed mid-century located within prestigious Bel Air. This renovated and updated architectural gem is set atop a private drive and boasts panoramic glass wall views of rolling hills, valley, and city lights from every location of its open floor plan. Skylights mixed with elements of glass, steel, concrete, and wood contrasted with the scenery give this home the outdoor feeling sought after by this masterful architect.
Bryant Scofield 310-670-073 GIBSON INTERNATIONAL	

2781 WOODWARDIA DR Open 11-2 592A1 \$1,035,000 5+3 CONTEMPORARY	red COME SEE THIS WONDERFUL BEL AIR GLEN HOME! Fabulous 5 BR home in Bel Air Glen! Largest floor plan, tastefully remodeled with granite eat-in kitchen and baths, oak hardwood floors, stunning new redwood wrap-around deck and fencing. Upgrades feature two-zone heat/air, new copper plumbing, new chimney, add'l wall of windows in the large family room with bar and more!
Marci Holliday 310.418.3179 TELES PROPERTIES	www.2781woodwardiadrive.com

430 AMAPOLA LN Open 11-2 592B7 \$17,450,000 6+6.5 HACIENDA	rev PRIME BEL AIR EAST GATE - SERENE MEDITERRANEAN SETTING Prime East Gate Lower Bel Air! An Elite Location! Traditional old world charm envelopes this hacienda style set on a private & gated 1 acre knoll. Hardwood flrs & vaulted wood beam ceilings surround this romantic enclave. 6 beds & 6.5 baths overlooking private courtyard, pool, & loggia. Spiral staircase leads to guest quarters w/ full bath & fully equipped gym w/ floor to ceiling windows to lush garden. Terraced greenery & quiet walkways encircle this gated & secluded setting.
Mandile & Rey 310.786.1803 SOTHEBY'S INT'L	Romantic Enclave

3051 ANTELO VIEW DR Refresh. 11-2 591H1 \$5,950,000 4+5 MEDITERRANEAN	rev SEE FULL PAGE AD!!! Just reduced \$1,000,000!!! Owner purchased property last year for \$6,275,000. This is the steal of a century. One of Bel Air's legendary homes, The Merv Griffin gated estate is now available again for you! Set on over 2 acres and with more than 1.25 acres flat, this majestic estate features a giant motor court, swimming pool, lush trees and a championship tennis court. The layout of the house is superb and the 20 foot ceilings only add to the grandeur of this magnificent home.
Josh Flagg 310-720-3524 RODEO REALTY BH	

05 Westwood - Century City Single Family

430 DALEHURST AVE Open 11-2 632/B1 \$3,559,000 4+4 2sty-CAPE COD	NEW LITTLE HOLMBY HILLS - CAPE COD - AAA+ LOCATION - CORNER LOT * Tastefully remodeled, 3,569 sq/ft home on a 13,399 sq/ft flat corner lot * Gourmet kitchen, Viking 6-burner/Char-broiler/DbI-oven, Sub-Zero's, 10' Granite Island/Counters, SieMatic Cabinets, Warmer, Ice Maker, Instant-Hot water w/ purifier * Expansive Brick Patio, Pool, Lawns, Gardens, Palm Trees, PrivateYard * 2-3 blocks to UCLA, Warner Elementary, Holmby Park, Westwood Village * Dalehurst is known for less traffic, highly sought after location, close to Beverly Hills, Century City, Westwood
Mark Tuccinardi 310-376-1177 SHOREWOOD REALTORS	ALARM, POOL, VIKING, SUB-ZERO, GRANITE

10715 LE CONTE AVE Open 11-2 \$2,895,000 5+4 2sty-COUNTRY ENGLISH	NEW OPEN TUESDAY 11 AM TO 2 PM Charming and sophisticated Country English home in Little Homby. 5 bed 4 bathrooms, 3 up and 2 down. This home features high vaulted ceilings, oak floors, formal dining room, and an entertainers open kitchen and family room, with access to an expansive backyard with plenty of space to play and entertain. Newly constructed garage has been converted to a playroom and has direct access to the kitchen, very large space with extra storage but, not included in square footage of home.
Jill Epstein 310-888-3355 NOURMAND&ASSOCIATES	Cable,Dryer,Range/Oven,Refrigerator,Wash

310 S THURSTON AVE Open 11-2 \$1,369,000 3+2 MID-CENTURY	NEW SUNNY MID-CENTURY IN WESTWOOD HILLS Sunny & updated Mid-Century w/ great floor plan & seamless indoor/outdoor flow. Expansive central foyer w/ banks of French doors leading to a patio, grassy areas & pool beyond. Living room w/ high ceilings, tall windows & another bank of French doors leading to the patio. Formal dining area. Kitchen designed w/ clean, curving lines, center island & walk-in pantry. Master w/ French doors opening to backyard. Master bath has a separate shower & tub room & walk-in closet. Private backyard. Pool.
Larry Young 310.777.2879 PRUDENTIAL BH	www.LarryYoungWestside.com

TUESDAY

2256 PELHAM AVE	Open	11-2	632D5	NEW
\$1,295,000	3+2.5	CRAFTSMAN		



BEAUTIFULLY REMODELED AND EXPANDED CRAFTSMAN

Beautifully remodeled and expanded 3 + 2.5, 1923 sun filled Craftsman with absolute attention to detail. Gorgeous newly added master suite and bath, central heating and A/C & beautiful maple hardwood floors throughout. Upgraded plumbing (C 2), electric (200 amp), windows & whole house water filtration. Fabulous private yard w permitted 475 sq. ft.(2008) studio has 1/2 bath & hardwood floors. 75 ft. of gated driveway/play area. Close to Century City & Fox Studios. Westwood Charter School.

MLS#13-670929
David Elston 310-704-3451
TELES PROPERTIES, IN

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

1403 GREENFIELD AVE, UNIT 203	Open	11-2		NEW
\$749,000	2+2	TRADITIONAL		



BEAUTIFUL CONDO IN PHENOMENAL WESTWOOD LOCATION!

Fantastic 2BD+ 2BA condo at the end of a quiet cul-de-sac & just a stone's throw to Westwood Blvd., UCLA, shopping, & restaurants. A spacious living & dining area are flooded w/light & open to a large covered balcony overlooking greenery & lovely corridor views. The generous floor plan allows a kitchen w/eat-in area & a 2nd balcony. 2 huge en suite bdrms incl. an enormous master, boasting extra large walk-in closets. Great master bath w/dual sinks, soaking tub, & separate shower.

Sally FJ/ Lisa Sockolov 310-281-3999
COLDWELL BANKER BHS

www.1403greenfield203.com

2163 BALSAM AVE	Open	11-2	632D4	NEW
\$989,000	3+1.75	TRADITIONAL		

3 + 1.75, 6,760 sqft lot,remodeled,living rm w/fp, frml dining rm, kit w/ granite cntr tps &brkfst rm,hrwd flrs, copper plumbing, 2 bonus rooms in the back,large grassy yard,Westwood Charter school.

MLS#13-671155
Faye Sarafian 310-386-2497

Dshwshr,Dryer,Grbg Disp,Micro, range
NELSON SHELTON

2015 S BEVERLY GLEN BLV, UNIT 302	Refresh.	11-2	632	NEW
\$699,000	2+2.5	1sty-MEDITERRANEAN		



STUNNING LIGHT & BRIGHT CORNER UNIT W/CENTURY CITY VIEWS!

Stunning Move-In ready Corner Unit with dramatic Century City Skyline Views offering lux formal entry, high ceilings with crown moldings, lots of light bright open space, 2 balconies, open kitchen bar area, kitchen eating area, powder room, guest bedroom and bath, big master with spa-like bathroom, storage area, controlled access and walking distance to Movies and fine dining in Century City! Great location to get to any LA destination - A must see!

Jeffrey Hobgood 310-305-7653
SOTHEBY'S BEV HILLS

Washer & Dryer inside, Fireplace, Strge

1540 S BENTLEY AVE, UNIT 401	Open	11-2		NEW
\$889,000	2+2.5	MEDITERRANEAN		



LUXURIOUS MEDITERRANEAN-STYLE PENTHOUSE

Luxurious, light-filled Mediterranean-style penthouse w/ an open floor plan, marble & wood floors, the finest of finishes, soaring ceilings & walls of French doors opening to the outdoors; two verandas, one w/ fountain, treetop views & feel of privacy. No shared walls. Spacious "great rm" area w/ several sitting areas & corner fireplace. Well-appointed Cook's Kitchen w/ granite counters, custom cabinetry & stainless steel appliances. Nice Master. Located on a quieter residential street.

Larry Young 310.777.2879
PRUDENTIAL BH

www.LarryYoungWestside.com

05 Westwood - Century City Condo / Co-op

10124 EMPYREAN WAY #101	Open	11-2	632F4	NEW
\$1,995,000	2+2.5	FRENCH		

Turn-key Traditional at Le Parc. One of the most gracious, inviting spaces available today. Seamless flow for entertaining with all rooms opening to large terrace overlooking ponds and waterfall.

MLS#13-670503
Sally Aminoff 310 409 8900

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other
COLDWELL BANKER-BH N

10535 WILSHIRE BLV, UNIT 604	Open	11-2		NEW
\$549,000	2+1.75	CONTEMPORARY		



UPDATED SLEEK & DESIRABLE NORTH-FACING WILSH CORRIDOR CONDO!

Updated sleek & desirable North-facing condo. Crown molding & rich hardwood floors throughout. Bathrooms boast high-end tile, marble & granite accents, as well as contemporary fixtures & cabinets. Granite kitchen countertops & stainless steel appliances. Master suite with walk-in closet & multi-paned windows. Balcony overlooking pool area offers views into the trees beyond. Building amenities include pool, spa, tennis courts, gym, rec room, & 24-hr concierge & parking attendant. Laundry in unit.

Janine Gershon & Tory He 310-804-4607
COLDWELL BANKER

630 KELTON AVE #302	Open	11-2	632A2	NEW
\$1,100,000	4+4	OTHER		



Stunning Penthouse Condo in Westwood with a high ceiling living room, open floor plan, beautiful skylights, hardwood floors and breathtaking views! This home is located on a 2 unit penthouse 3rd floor and has 4 bedrooms and 4 bathrooms. With plantation shutters covering every window and a patio ideal for barbecuing or unwinding, this home is nothing short of sensational!

MLS#13-670303
Liffa Glinert 213-595-2455
COLDWELL BANKER-BH N

Dishwasher, Refridgerator & Washer/Dryer

10776 WILSHIRE #704	Open	11-2	632B3	rev
\$3,795,000	3+4.5	CONTEMPORARY		



BRAND NEW DESIGNER MODEL AT CARLYLE WITH 3,500 SQ FT

BRAND NEW DESIGNER DONE MODEL AT THE CARLYLE. Sleek contemporary design with multiple custom upgrades. 3 bedroom & 4.5 bath home with over 3,500 square feet and private elevator entrance. Unobstructed views to ocean from floor to ceiling glass windows. 11 foot ceilings throughout, living room with fireplace and balcony, and top-of-the-line kitchen. Gorgeous master suite with his & hers baths, dual walk-in closets, balcony, and soaking tub to view. 5-star amenities and service.

MLS#13-662451
Erin O'Connor 310 209 0000
DOMA PROPERTIES, INC

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

10375 WILSHIRE BLVD #12B	Open	11-2	632C2	NEW
\$1,099,000	2+2.5	OTHER		



CITY/OCN VUS + LG TERR - MAID'S COULD BE PURCHASED SEP

Enter off of Beverly Glen: Welcome Home to this beautiful sophisticated updated 2 + 2 w/ FDR & huge entertaining terr. The vistas from this 12th floor apartmt are to the West w/ city & ocean views. Bright expansive floor plan with stone entry, large LR plus game table area, updated eat-in center island kitchen & plentiful storage throughout. Master, LR and DR open to the terrace. Beautifully maintained and ready to move-in. Mds for sale sep. Full Serv. All Cash & Board approval.

MLS#13-670771
Michele Hall 310-850-1357
COLDWELL BANKER - BW

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

10776 WILSHIRE #801	Open	11-2	632B3	rev
\$2,995,000	2+2.5	CONTEMPORARY		



BRAND NEW DESIGNER MODEL AT CARLYLE WITH 2 BEDS PLUS DEN

BRAND NEW DESIGNER MODEL AT THE CARLYLE. Custom upgrades throughout, including built-ins, electric shades, upgraded master closet, custom paint & wallcoverings. Stunning 2 bedroom + den with over 2,800 square feet & private foyer elevator entrance. 11 foot ceilings with expansive views to the north & floor to ceiling glass. Living room with fireplace and balcony, state-of-the-art kitchen, master suite with oversized walk-in closet, marble baths & jetted soaking tub. 5 star amenities & service

MLS#13-662475
Erin O'Connor 310 209 0000
DOMA PROPERTIES, INC

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

TUESDAY

10122 EMPYREAN WAY #202	Open	11-2	632F4	rev
\$2,300,000	2+2.5	FRENCH		

Inspired Contemporary, Masterfully Accomplished !! Gracious public spaces with high ceilings, tall doorways, stone/wood floors, and exceptional built-ins, all open to romantic patios w tranquil views.

MLS#13-664405	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp
Sally Aminoff	310-777-6280

COLDWELL BANKER-BH N

875 COMSTOCK AVE #4D	Open	11-2	632D2	rev
\$1,100,000	3+3	CONTEMPORARY		



FABULOUS AND COMPLETELY REMODELED UNIT

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

MLS#13-662211	CIngFan,Dshwshr,Dryr,GrbgDisp,Micro,Othr
LaMontagna & Werthman	310-691-5939

HILTON & HYLAND

05 Westwood - Century City Lease

1430 BEVERLY GLEN #302	Open	11-2	632D3	NEW
\$3,500	2+2.5	ARCHITECTURAL		



PRIVATE LUXURY CONDO FOR LEASE

Private, spacious unit w.formal entry, wood floors, high ceilings in a newer luxury building. Grt. floor plan w/2 private balconies. Open kitchen, cesar stone counters, glass back splash, ss appliances, & refrigerator. Master suite w/custom walk-in closet and full bathroom w/ separate tub & lg frame less shower door. 2nd bedroom with full bathroom. Central air & heat. Recessed lighting. Laundry in unit. Power room. 2 car parking w/storage. Great location close to Century City & Beverly Hills.

MLS#13-671045	CIng Fan,Dshwshr
Andrea Pilot	

COLDWELL BANKER-MONT

06 Brentwood Single Family

311 N ROCKINGHAM AVE	Open	11-2	631E3	NEW
\$13,995,000	7+11.5	2sty-SPANISH		



SPANISH COLONIAL ESTATE IN BRENTWOOD PARK

One of the most extraordinary homes ever built on the Westside! Tom Callaway Spanish Colonial on over 34k sq ft lot on coveted rim side of N. Rockingham. Expansive grounds, breathtaking vistas, every imaginable space, amenity & comfort & true resort-like feel. No detail overlooked or expense spared. 7 BR, 11.5 BA, sumptuous master w/ sep sit rm & lg veranda, fab kit/fam rm, library, game rm, gym & det gst hse. Hdwd flrs, stenciled beams, hand painted tiles &extensive blt ins. Exquisite!

MLS#13-671389	www.311Rockingham.com
David Offer	310-820-9341

PRU CA REALTY- BW

13023 W SUNSET BLV	Open	11-2		NEW
\$12,390,000	5+9	3sty-MEDITERRANEAN		



BRAND NEW MAGNIFICENT MEDITERRANEAN ESTATE

Private & gated brand new construction. 3 level estate features 5 bds,9 bths.Main level offers living rm, family rm, dining rm & office. Separate guest suite w/ attached bonus rm.Chef's kitchen w/ top-of-the-line appliances & butler's pantry. Top level has 4 luxurious bdrm suites w/ sumptuous baths.Bottom level has huge entertaining/game rm w/ wet bar, state-of-the-art home theater, wine cellar w/ tasting rm.Elevator, dumb waiter & security system.Huge grassy backyard w/ pool,spa & outdr kitchen

Santiago Arana	310-500-3937
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PARTNERS TRUST

1810 MANGO WAY	Open	11-2	631E2	NEW
\$4,250,000	4+4.5	2sty-ARCHITECTURAL		



ASPEN IN L.A. SPECTACULAR PANORAMIC CITY & OCEAN VIEWS

Prime lower Westridge promontory. Wood and glass modern featuring: A magnificent great room with dry stacked stone fireplace, deluxe chef's gourmet kitchen, step down living room with fireplace and window walls, private master suite opens to rooftop observation deck with fireplace and hot tub - dramatic repeated windows embrace the outdoors. Stunning steel staircase, rich earth tone wood and stone finishes. 2 car garage with broad off-street parking.

MLS#13-669397	www.1810Mango.com
Joan Caplis/Susan Stark	3107482208

CB BW / GIBSON INTL.

109 S CARMELINA AVE	Open	11-2	6313	NEW
\$2,849,000	3+2.75	1sty-TRADITIONAL		



BEAUTIFUL SINGLE STORY HOME IN BRENTWOOD ON LARGE FLAT LOT

Stunning Traditional Single Story home on one of the largest flat lots in the neighborhood. Absolutely gorgeous grounds. A private retreat behind electric gates with the best quality details and upgrades. Gorgeous master suite with study area and private patio. Master bath has dual separate sinks, jet tub and separate huge steam shower. High end shutters cover the dual pane windows. Most rooms open to patio with outdoor fireplace. Really a MUST see.

MLS#13-663835	Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other
Christina Diamond	310-251-9722

PRUDENTIAL CA - SANT

1436 ALLENFORD AVE	Open	11-2	631E4	NEW
\$1,800,000	4+2.75	ARCHITECTURAL		




ADRIAN WILSON, A.I.A. POPULAR MECHANICS MAGAZINE IDEA HOUSE!

POPULAR MECHANICS ANSWER TO JOHN ENTENZA'S CASE STUDY PROGRAM. COME EXPERIENCE A GREAT IDEA IN RESIDENTIAL BUILDING CONSTRUCTED IN STEEL, CONCRETE, AND GLASS.

MLS#13-670763	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
Deborah Glusker	310 383 8021

CROSBY DOE ASSOCIATE

300 N BOWLING GREEN WAY	Open	11-2	631/G3	NEW
\$1,499,000	2+2	2sty-TRADITIONAL		



CHARMING UPDATED TRADITIONAL


A beautiful traditional home, located two blocks north of Sunset, evokes the good life. The updated amenities and the beautiful details blend seamlessly. It has a large living room with a fireplace and a bay window which is totally open to the dining and kitchen areas. The kitchen, totally updated with its french doors open up to the yard. Master suite and second room on first floor. Bonus room on the second floor can be used either as a bedroom, gym or den. Greatest value in Brentwood area.

Flora Aston	310.480.3585
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COLDWELL BANKER SM

alarm, dishwasher, wash/dryer, other

12719 SAN VICENTE	Open	11-2	631F4	rev
\$13,500,000	6+8	MODERN		



MODERN LIVING IN BRENTWOOD PARK

Modern Living in Brentwood Park. Newly built and outfitted with the finest finishes and amenities. Light streams in through the double-height entry. Fleetwood doors open onto an expansive lawn and pool w/ pool house. 5 bedrooms up and 1 down, with 7 bathrooms and 2 powder rooms. Lush, serene and private on approx 3/4 acre, but walking distance to the heart of Brentwood. Experience modern family living re-defined.

MLS#13-665287	BBQ,Blt-Ins,Dshwshr,Rng/Ovn,Fridg
Drew Fenton	310-858-5474

HILTON & HYLAND

TUESDAY

13160 BOCA DE CANON LN	Open	11-2	631D1	rev
\$11,995,000	5+5.5	RANCH		



EXTRAORDINARY CLIFF MAY ON 2.3 PRIVATE ACRES

Escape to this extraordinary Cliff May retreat renovated w/warmth & sophistication. Surrounded by old growth trees, the timeless 6000 sf home is at the end of a pvt lane off lower Mandeville Cyn on 2.3 sunny acres. This inviting home features a 3 BR family wing w/Master ste & lrg den/library, 2 addl guest BR, family/screening rm, Chef's kitchen, formal dining rm, full bar, & wine cellar. Panoramic mntn & cyn views, vineyard, organic grdn, pizza oven, dining pergola, guesthouse & pool.

MLS#13-664401
S.Newirth/H.Evans 310-500-1351
PARTNERS TRUST BRENT

BBQ,Cbl,Dshwshr,Dryer,Frzr,Other

645 S BUNDY DR	Open	11-2	631G4	rev
\$1,685,000	3+3	CAPE COD		



NEW ENGLAND CHARM

Enjoy sophisticated city living in this stylish one-story with welcoming New England charm. A flower-lined path introduces a friendly, happy tone. One can almost smell turkey roasting in the cute kitchen, and picture intimate family dinners in the pretty dining room. Located in the heart of Brentwood in a most convenient location, ideal for those who crave being near the action with the added ability to walk to schools, shopping and restaurants in minutes.

MLS#13-666505
Mary Lu Tuthill
COLDWELL BANKER-BRENT

2652 WESTRIDGE RD	Open	11-2	591C7	rev
\$4,500,000	6+7	MEDITERRANEAN		



BEST PANORAMIC VIEWS OF OCEAN, CITY LIGHTS & MOUNTAIN.

Priced w/furniture & in move-in condition. Gated & romantic. Garden w/ Koi Ponds & waterfalls. 2 formal living rooms, family, dining room, gourmet kitchen, maids, 2 laundry rooms, Gym, office, guest room. Lots of storage. Grand Master w/sitting area, his & her walk-in closets & terrace w/amazing views. Lounge by infinity pool & fireplace on heated terrace. Excellent indoor-outdoor flow. Great for entertainment. Next to hiking & biking SM trails.

MLS#13-646565
Jim Miller 1(310)779-6422
JIM MILLER

Antna,Atc Fan,Blf-Ins,Cbl,Clng Fan,Other

06 Brentwood Condo / Co-op

11838 KIOWA AVE #102	Open	11-2	631H5	NEW
\$769,000	2+2.5	MEDITERRANEAN		



FABULOUS AND STYLISH END UNIT IN SMALLER, NEWER BUILDING!

Fabulous and Stylish end unit in smaller, newer building. Fabulous open floor plan ideal for entertaining. Sunny living w/ hardwood floors, recessed lights, fireplace and French doors that open to a large patio, perfect for BBQing. Chef's kitchen w/ granite and SS appliances. Romantic master suite w/ fireplace, large organized walk-in closet & large master bath. Inside laundry, extra storage, security system. HOA includes Earthquake Ins. Great location, steps to trendy shops and restaurants.

MLS#13-671167
Elyse Arbour 310-873-4188
RODEO REALTY- BRENTW

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Intrc

11905 SALT AIR TER	Open	11-2	631G4	rev
\$3,999,000	3+3.5	2sty-CONTEMP MED		



BRENTWOOD TRANQUILITY - REMODELED TRI LEVEL

Private and serene location at the end of a quiet cul de sac. Tri-level custom home designed and built by present owners and includes three bedrooms on top floor including master suite. Main floor offers huge great room with wrap around deck, formal living room, formal dining room with built-in cabinetry, private office and custom kitchen with breakfast area. Bottom level can be used as private guest quarters or additional great/entertainment room/gym/ studio, etc. Fabulous, serene location.

MLS#13-667129
Gary Tani 323-938-5700
COLDWELL BANKER SPEC

Blf-Ins,Cent Vac,Grbg Disp,Intrcm,Rng/Ov

11706 MONTANA AVE #309	Refresh.	11-2	631H4	NEW
\$699,800	2+2	2sty-POST & BEAM		




IDEAL BRENTWOOD LOCATION! TWO BEDROOM PENTHOUSE WITH LOFT!

Tastefully updated unit, granite kitchen, walnut floors, cathedral ceilings, separate bedroom suites with private bath, inside laundry room, lovely sunny balcony! Sunny private pool area, gym, EQ insurance, security bldg, two parking spaces SxS!

MLS#13-671425
Joyce Gottlieb 310-255-3458
PRUDENTIAL CA - SANT

Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

12691 PROMONTORY RD	Open	11-2	591E4	rev
\$2,250,000	4+4.5	CONTEMP MED		



MEDITERRANEAN HOME IN MOUNTAINGATE COMMUNITY

Light and Bright Mediterranean home in Mountaingate community with high ceilings, huge picture windows throughout, walnut floors and fireplaces in the living room, family room and master bedroom. Spacious open floor plan creates perfect indoor/outdoor living space. 3 large en suite bedrooms plus master bedroom with sitting area and dual walk-in closets. Upstairs library is perfect for home office. Beautiful chef's center-island kitchen. Landscaped backyard w BBQ & entertaining area. Great Value.

MLS#13-662535
Nichelle Robinson 310-854-4130
HILTON & HYLAND

Cent Vac,Dshwshr,Rng/Ovn,Fridg

11949 GOSHEN AVE, UNIT 303	Open	11-2	631	NEW
\$649,000	2+2	1sty-ARCHITECTURAL		




BRENTWOOD PENTHOUSE NORTH OF WILSHIRE

Renovated Penthouse unit in Contemporary Brentwood Building. Kitchen has spacious breakfast bar and dining area. Step down living room leads to huge balcony with fantastic mountain top and city views. Dual large master bedroom layout. New dual-pane windows. Stainless steel appliances and hardwood floors. Building features roof top pool/ hot tub and BBQ. Additionally, the building features 12 visitor parking spots. www.MyBrentwoodCondo.com

MLS#13-671425
Jack Bitton 3109540533
KELLER WILLIAMS BRENT

2237 BANYAN DR	Open	11-2	631-D1	rev
\$1,749,000	4+2.5	CONTEMPORARY		



LOVELY CONTEMPORARY IN THE HILLS OF MANDEVILLE CANYON

Huge lot, over 25,000 sq. ft. Fab. Yd, mature trees provide excellent privacy. Pennsylvania Bluestone garden walls and built-in benches. Wonderful grassy yd. Open patio, sport crt. All newer windows and French doors. Some hrwd flrs. All bathrooms updt. Kitch/FR combo. Integrated home audio sound sys. New carpet L/R. Wooden shutters mstr. bdrm. and 2 front bdrms. Recessed lighting. Central A/C. Two car garage, plenty of storage. Immaculately maintained.

MLS#13-669385
The Handlers 310-442-1337
COLDWELL BANKER - BW

Blf-Ins,Dshwshr,Grbg Disp

11723 MAYFIELD AVE #4	Open	11-2	631H4	red
\$1,299,000	4+3.5	CONTEMP MED		



LUXURY TOWNHOME WITH PRIVATE ATTACHED GARAGE AND ROOFDECK!

This lovely 4BD /3.5 BA townhome is situated in the heart of Brentwood. This home boasts abundant natural light, hardwood floors, crown moldings, dining area, and a family room with adjacent media room. A gourmet kitchen includes a Viking range, stainless steel appliances, granite counters & ample counter space. A generous master suite has a vaulted ceiling, fireplace, stone bath w/ separate shower, double vanity & large walk-in closet. Plus a private attached 2 -car garage & roofdeck!

MLS#13-662609
Tanya Memoli 310-903-7525
PARTNERS TRUST BRENT

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

TUESDAY

11628 MONTANA AVE #302	Open	11-2	631H4	bom
\$949,000	2+2.5	CONTEMPORARY		




FELL OUT AFTER CONTINGENCIES WERE REMOVED! SELLER MOTIVATED!

BOM...Stunning 2BR, 2.5BA Remodeled Penthouse! Light & bright unit w/great floor plan, high ceilings, beautiful wood floors, large dining and living room that opens to a terrace, plus a loft and sundeck. Remodeled gourmet kitchen with breakfast area and terrace. Sumptuous master suite with fireplace and balcony, plus spa bathroom with ample closets. Large second bedroom suite all on main floor, separate laundry room, and powder room. Remodeled lobby & elevator. Side/side parking. New roof.

MLS#13-647985
Susan Kastner 310-899-3413
COLDWELL BANKER-MONT

Antna,Dshwshr,Dryer,Elvtr,Rng/Ovn,Other

1216 S SALT AIR AVE #101	Open	11-2	631H5	NEW
\$549,000	3+2.5	TRADITIONAL		



BRIGHT AND SPACIOUS CONDO IN GREAT LOCATION

Bright & spacious Condo in great location near shops & restaurants w/ 3 bd/2.5ba & 1,574sqft. Enter home through foyer to powder room & gorgeous maple hardwood floors. Living Room w/ fireplace, built-in bookcases, balcony & open dining area. Bright open kitchen w/ breakfast bar. Serene master suite w/ lrg walk-in closet & newly remodeled master bath w/ double sinks. Additional bedrooms w/ ample closet space. Inside laundry room w/ washer/dryer. 2-car tandem parking & large private storage room.

MLS#13-671151
Andrea Gressinger 310.940.1024
KELLER WILLIAMS SM

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

06 Brentwood Lease

400 N BOWLING GREEN WAY	Refresh.	11-2	631G2	NEW
\$12,950	5+6	MEDITERRANEAN		



READY TO MOVE IN!!


This Mediterranean home offers an excellent floor plan for a family and entertaining. High ceilings, walls of windows & natural light. LivRm w/stone fp & SS AV system. Chef's Kit w/ SS appli, grnite ctrs, cstm cabinets. Lrg family rm opens to a beautifully landscaped bkyrd. Outdoor Kit has a built in BBQ, Stove top and fridge. Mster Bdrm w/ fp, huge walk in closet & luxurious bath. 3 bdrms w/ en suite bthrms. Extra bdrm 1st flr w/ en suite bthrm can be used for guests or as an office.

MLS#13-671237
Ally & Adam Jaret 310.562.4072
TELES PROPERTIES

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

08 Cheviot Hills - Rancho Park Single Family

2801 ANCHOR AVE	Open	11-2	632G6	NEW
\$1,649,000	5+5	1sty-MID-CENTURY		



MID-CENTURY BEAUTY IN CHEVIOT HILLS

5BD/5BA mid-century home. Situated on a 10,283 sf corner lot, features of this 3,650 sf, single story home include new HW floors, crown moldings, recessed lighting, an eat-in kitchen, array of built-ins & closet spaces, generously sized bedrooms, a formal dining rm & backyard views from virtually every room. W/ an enormous private yard featuring side yard play areas & the sparkling swimming pool, there is an easy outdoor/indoor flow to the home. With a 2 car garage, laundry/utility rm.

MLS#13-671409
Benjamin S. Lee 310-858-5489
COLDWELL BANKER-BH N

Dshwshr,Rng/Ovn,Fridg

07 West L.A. Single Family

2823 S BENTLEY AVE	Open	11-2	632C7	NEW
\$825,000	3+2	TRADITIONAL		



PERFECT WESTSIDE 3/2 FAMILY STARTER HOME!

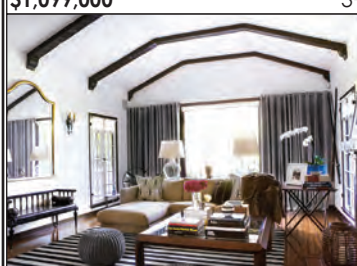
IMMACULATE 3BD/2BA WEST LA HOME WITH SPACIOUS FAMILY ROOM, BEAUTIFUL HICKORY HARDWOOD FLOORS, DUAL-PANE WINDOWS, BIG LAUNDRY ROOM AND CENTRAL A/C AND HEAT. THIS LOVELY HOUSE ALSO FEATURES AN OPEN STYLE KITCHEN, LARGE BEDROOMS AND ADT SECURITY SYS. A CUSTOM 200 SQ. FT. SUN ROOM LEADS OUT TO LARGE GRASSY YARD WITH GRAPEFRUIT, APRICOT, LEMON AND MANDARIN TREES. JUST ONE BLOCK FROM CLOVER AVE SCHOOL, SUPER MARKET AND SHOPS.

MLS#13-670823
Michael Haddad 310-430-4842
RE/MAX ESTATE PROPER

www.MichaelHaddad.com

10 West Hollywood Vicinity Single Family

755 N CRESCENT HEIGHTS BLV	Open	11-2	593/A6	NEW
\$1,099,000	3+2	1sty-SPANISH		



BEST VALUE IN THE AREA!

Mature Landscaping, Bright corner lot. Huge formal living with high ceilings, dining room, stone fireplace and gorgeous chandelier. Three bedrooms with 2 bathrooms, breakfast room. Beautiful hardwood wood floors d , Designer touch throughout the house . Excellent for entertaining. Private front and back yard, large patio, privacy room for pool/spa.

Marc Krief x44823
VIRTUAL REAL ESTATE

North of Melrose close to West Hollywood

07 West L.A. Condo / Co-op

1310 ARMACOST AVE, UNIT 404	Open	11-2	NEW
\$849,000	2+2		




SPACIOUS & BRIGHT W/ VIEWS

Bright and expansive, this 2 bed 2 bath penthouse condo features a large master suite, open living spaces and chef's kitchen with top of the line finishes throughout including granite countertops and dark hardwood floors. Large windows and high ceilings showcase the fantastic views provided to many rooms of the house. The open floor plan with the attached decks and private rooftop deck offer the best of the southern California indoor/outdoor living.

D. Cumming / D. Lavin 310.367.7533
HILTON & HYLAND

8620 RUGBY DR	Open	11-2	592/J6	NEW
\$849,000	2+1	1sty-SPANISH		



PRIME WEST HOLLYWOOD LOCATION, SEXY RE-IMAGINED SPANISH.

Remodeled, updated & restored w/ immaculate care. Easily managed & maintained approximately 1100/sf, 2 bedroom + one bath includes updated systems & cosmetics, restored character & details throughout. Home features include: Remodeled kitchen + bath, Newer copper plumbing , electrical & HVAC systems. New lush landscaping design. Floor plan features: Open formal living & dining rooms, light/ bright kitchen w/ breakfast nook, sep laundry room, bonus basement storage, detached one car garage & more!

Timothy Di Prizito 3102662777
NOURMAND & ASSOC.

www.TheTeamBeverlyHills.com

Questions? Need Assistance?
Contact our Help Desk Department!

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

help!!!

539 W KNOLL DR	Open	11-2	592J7	bom
\$1,195,000	2+1	TRADITIONAL		



OH SO ROMANTIC !!!

Enchanted cottage with story book gardens, guest house and pool. Meticulously maintained with romantic charm. Main house with 2 bedrooms, 1 bathroom, guest house with 1 bedroom, 1 bath plus loft and extra storage. Remodeled keeping the original style and feel. An absolute jewel in a great location! Don't miss this opportunity!

MLS#13-664417
Sally Aminoff 310 777 6280
COLDWELL BANKER-BH N

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

906 N DOHENY DR #304	Lunch	11-2	592H6	NEW
\$429,000	1+1	CONTEMPORARY		

Beautifully Remodeled Bright Unit in highly desirable Norma Triangle, S. of Sunset Strip. Experience sophisticated design & understated luxury. Contemporary. Sleek. Pristine. Brand new kitchen/bathrm.

MLS#13-671367 Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan
Lisa Paperno 3234047504 DEASY PENNER & PARTN

1037 N VISTA ST, UNIT 303	Open	11-2	593C6	NEW
\$418,000	1+2	3sty-CONTEMPORARY		



OPEN 5P-7P, NO EXPENSE SPARED! ART LOVER'S DREAM REMODEL

Double doors open to a formal entry w/deep espresso hwdw flrs. Bright & voluminous fir plan, hidden custom built-in cabinets in dining room. Modern kitchen is a chef's dream w/GE Cafe Suite appl. Master bdrm w/custom walk-in closet, spacious terrace w/views of the hills & a master bath which rivals most 5 star hotels! Additionally, powder room & in-unit laundry room. Low HOA dues, recently updated lobby, earthquake insurance, 1 parking space (gated & secure) & storage in garage.

Nicole Nash 323.428.6398
RODEO REALTY

www.1037Vista.com

10 West Hollywood Vicinity Condo / Co-op

612 WESTMOUNT DR	Open	11-2	5927	NEW
\$1,829,000	3+2.75	3sty-ARCHITECTURAL		




WESTMOUNT DESIGN HOMES! EXCEPTIONAL NEW CONSTRUCTION!

Brand new architectural townhome in the heart of W. Hollywood's Avenues of Art & Design! Built thoughtfully w/ the highest quality materials under the most exacting standards melding functional living w/ design. Gated front yard, open light filled living areas, Bulthaup kitch & priv. 2 car garage. Mstr ste w/ oversized priv. balcony, walk in closet & spa like bath. Flexible 3rd bdrm suite can also function as a great den/media room. Huge roof top deck w/ panoramic views of the Hollywood Hills.

MLS#13-671105
D Banchik/M Collins 310-777-2866
PRUDENTIAL/C BANKER

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

1275 HAVENHURST DR, UNIT 18	Open	11-2	593/A5	NEW
\$349,000	1+1	MID-CENTURY		



HAPPY TOP FLOOR UNIT IN PRIME WEST HOLLYWOOD!

Top floor unit with some city views from the bedroom! One of the best West Hollywood locations in this incredible Mid-Century central pool courtyard building. Makes a great investment as a first or second home conveniently located near city life, shops, restaurants, theaters, Trader Joes... and Yes, the building has E/Q insurance!

Tom, Randy, and Ricarda 310-887-0255
COLDWELL BANKER - SS

www.RandyAndTomHomes.com

1256 N GARDNER ST #2	Lunch	11-2	593C5	NEW
\$777,000	3+2.5	TRADITIONAL		



STUNNING 3 BEDROOM 2 1/2 BATH TOWNHOUSE IN WEST HOLLYWOOD

Absolutely stunning describes this recently renovated 3 bedroom 2 1/2 bath spacious townhouse in the heart of West Hollywood! The large living room & dining area flow effortlessly into the spectacular remodeled kitchen boasting granite countertops, exquisite cabinetry & stainless steel appliances. The top floor bedrooms are en suite with walk in closets. The remodeled master bath features a separate tub & shower. There is also a bonus room, huge private storage room & gated side by side parking.

MLS#13-670919
John McQuilkin 310.467.9555
RODEO REALTY - BH

www.SuperHomeSearch.com

10 West Hollywood Vicinity Income

7279 FOUNTAIN AVE	Open	12-2	5935	NEW
\$729,000	Duplex	CALIFORNIA BUNGALOW		



INCREDIBLE OPPORTUNITY!!

Enchanting side by side bungalows. Great access to all amenities, close to Plumbers park. Excellent Owner/User or develop. One unit is Owner Occupied. 2nd unit way below market rent and on Month to Month.

MLS#13-669165
Geri Berger 323-899-0841
RODEO REALTY INC.

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

1230 HORN AVE #101	Open	11-2	592H5	NEW
\$619,000	2+2	CONTEMPORARY		



AMAZING 2/2 WEST HOLLYWOOD CONDO

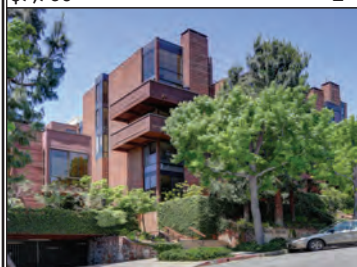
Largest Unit in Horn Plaza! Located Above the Sunset Strip. Remodeled 2/2 Corner Unit w/ only one Common Wall. Polished Concrete Floors Throughout, Smooth Ceilings w/ Recessed Lighting, Wired for Sound, Upgraded Galley Style Kitchen w/ Thermador Cook-top & Oven, Jenn Air Refrigerator & Dishwasher, W/D Hookups, Upgraded French Doors in LR open to Large, Private Patio, 2 Side x Side Parking Spots. Building features, Pool, Spa, On Site Management, Guest Parking, Roof Sun Deck w/ Amazing Views

MLS#13-670251
Eric Hellyar 310-430-4082
KELLER WILLIAMS HH

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

10 West Hollywood Vicinity Lease

1033 CAROL DR #102	Open	12-2	592H6	NEW
\$7,750	2+2.5	2sty-ARCHITECTURAL		




JUST COMPLETED- GORGEOUS TOWNHOUSE WITH ULTIMATE AMENITIES !

Gorgeous renovation of Townhouse-style residence in secure & sought-after Carolwood development! Rich hardwood floors accent the ivory walls lit by recessed lighting-perfect for art gallery display. All new Kitchen features Viking appliances, Caesar stone alabaster counters, under-cabinet lighting and eat-in Breakfast Area. Excellent storage. Dining Rm overlooks large LivRm featuring woodburning fireplace and opening to Garden Terrace privately surrounded by trees and greenery.

MLS#13-668349
Ernie Carswell 310.345.7500
TELES PROPERTIES

Dshwshr

1155 N LA CIENEGA #1203	Refresh.	11-2	592J5	NEW
\$449,000	1+1	TRADITIONAL		



LUXURY CONDO LIFE AT ITS FINEST! VIEWS AND MORE VIEWS!

Endless views from every room in the heart of West Hollywood in one of the finest luxury buildings in the city! This is a remodeled 12th floor west facing unit with elegant renovations throughout. The newly renovated building features many amenities including Mondrian style pool, 24 hour valet parking, 24 hour concierge, fully equipped gymnasium, conference room and even its own dog park!

MLS#13-671233
Josh G Hill 213.840.0572
KELLER WILLIAMS HOLL

Dshwshr,Rng/Ovn,Fridg



TUESDAY

11 Venice Single Family

842 VENEZIA AVE	Open 11-2	NEW
\$1,295,000	2+2 1sty-CRAFTSMAN	



BEAUTIFUL CLASSIC CRAFTSMAN

Ideal Craftsman in fantastic Venice location. This home features 2 bedroom, 2 bathrooms and a den. Formal dining off the open kitchen. Hardwood floors and crown moldings. Fully insulated during last remodel. Nice yard. Converted garage. This will not last!

Tony Yollin YOLLIN PROPERTIES	310-722-1025	http://www.842Venezia.com
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1053 LAKE ST	Open 11-2 671J4	NEW
\$1,185,000	3+2 1sty-TRADITIONAL	



SOPHISTICATED & CHIC, GATED & PRIVATE ENCLAVE IN VENICE!

This home features 3 bedrooms & 2 baths + bonus room or 4th bedroom & a detached 2 car garage. Sun drenched living and dining rooms with beautiful bamboo hardwood floors & recessed lighting throughout. The kitchen features Caesar Stone countertops, chocolate cherry wood cabinets & stainless steel appliances. Private & lushly landscaped grounds adorned with concrete pavers, Mangaris Wood deck & luxurious, super-size Jacuzzi. Bonus room as a fireplace & a private entrance.

www.JesseWeinberg.com	310 995 6779	Jesse Weinberg & Associates
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2016 PENMAR AVE	Open 11-2 671J4	NEW
\$1,095,000	3+2.5 2sty-TRADITIONAL	




SPACIOUS 3BR + 2.5 BATH IN ABSOLUTE MOVE-IN CONDITION.

Spacious, beautiful 3Br + 2.5Ba. Great open floor plan with high ceiling & recessed lights. Large master suite with sitting area, soaring ceiling, beautiful bathroom & huge walk-in closet. High End eat-in kitchen w/ granite counters & stainless appliances. Nice family room with fireplace that opens to private yard w/ spa tub & BBQ. Cherry wood floors throughout. 2 car attached garage. Possibility of a 4th bedroom.

Steven Geller COLDWELL BANKER-BH N	310 777-6237	Spa Tub, Hardwood Floors, High ceilings
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225 LINNIE CANAL	Open 11-2 671H6	red
\$2,750,000	2950000 4+4 2sty-CAPE COD	




VENICE MEETS EAST HAMPTON! DESIGNER DONE!

Venice meets East Hampton! ,renovated in 2010, featured on the cover of House Beautiful, located on Venice's most desirable canal! Wisteria covered entranc, stunning open floor plan charming Danish antique tile fireplace! 4 bed, 4 bath, vaulted ceilings, pine flooring, designer kitchen. Huge sliding doors open up to beautiful garden with floral arbor, roses, slate flooring. Master has wraparound deck for ultimate views of both bridges! Roof-top deck, 3 blocks to BEACH! Walk to Abott Kinney!

Ian L Brooks PRUDENTIAL CA - SANT	310-428-6569	HUGE 200K PRICE REDUCTION!
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1802 SHELL AVE	Open 11-2 671J6	red
\$1,595,000	1950000 3+2 2sty-ARCHITECTURAL	



IN THE HEART OF VENICE

Enchanting Samd Castle built & designed by Venice Design Group. Located in the heart of Venice! Hardwd Flrs adorn the living rm w/fireplace & streaming sunlight. Dining opens to living room & cooks kitchen. The den/3rd bdrm overlooks lush gardens in bckyd. 2nd bdrm & bath are on the first flr with/great closets. Up the stairs to a magical master bdrm and bath w/high ceilings, French drs to patio. Office/suite are adj. to master which also opens to a lg deck. Truly fit for a king.

Suzanne Frank ABBOT KINNEY REAL ES	310-396-2600	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
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11 Venice Condo / Co-op

122 PACIFIC AVE	Open 11-2 671G5	NEW
\$1,495,000	3+2.5 2sty-CONTEMPORARY	




VIEWS FROM VENICE!!!

Beautiful and spacious townhouse with great live/work space designed by architect a. Kemper delivers the best of California beach living. The enormous living room w/ fp & detailed ceiling opens to an oversized patio deck & creates great indoor/outdoor environment. Hardwood oak floors. 3 light and bright bedrooms w/balcony off master bedroom. Master bath w/walk in shower & soaking tub. Modern kitchen w/ss appliances & glass/stone counters. Endless views from private rooftop deck. 4 car parking.

Lee Ziff KELLER WILLIAMS BH	310-694-1542	Dshwshr,Grbg Disp,Rng/Ovn,Fridg
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710 4TH AVE #3	Open 11-2 671G5	NEW
\$925,000	1+2 ARCHITECTURAL	



MODERN ARCHITECTURAL BEAUTY!

SITUATED JUST BLOCKS FROM THE BEACH THIS IMMACULATLY DESIGNED MIXED-USE TOWNHOME FEATURES A SPACIOUS OPEN FLOOR PLAN WITH HIGH CEILINGS AND MULTIPLE LARGE SKY LIGHTS THAT BATHE THE WHOLE UNIT IN NATURAL WARM LIGHT! INCLUDES NEW CENTRAL A/C & HEATING UNIT, RE-SURFACED HARDWOOD FLOORS, FRESH PAINT AND CARPETED SPACIOUS LOFTS. THE OPEN GALLEY KITCHEN KEEPS THE LIVING AND KITCHEN AREA FLOWING TOGETHER SEAMLESSLY. DOWNSTAIRS HAS DIRECT ACCESS TO A PRIVATE GARAGE.

Michael Haddad RE/MAX ESTATE PROPER	310-430-4842	www.MichaelHaddad.com
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13 Palms - Mar Vista Single Family

3346 COLONIAL AVE	Open 11-2	NEW
\$799,000	3+1 TRADITIONAL	



WWW.3346COLONIAL.COM

The minute you pull up to the lushly landscaped yard, you'll want to call this lovely house...home. Enter to find a traditional residence w/ hardwood flrs & original flr plan. The kitchen & bath have been updated w/ the kitchen featuring poured concrete counters, a detail also found on the mantle of the wood-burning FP in the living rm. The secluded backyard w/ covered patio & deck, has children's play structure & 2-car garage. If you're looking for sophisticated charm, you'll find it here!

Sherri Noel KELLER WILLIAMS SM	310.994.8721	Microwave, Dishwasher, Other
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12006 NATIONAL BLVD	Open 11-2 672B1	NEW
\$719,000	2+2 TRADITIONAL	



---- WONDERFUL MAR VISTA HOME

-- Wonderful floor plan -- 2+2 - hardwood throughout - L/R with woodburning fireplace - D/R - large kitchen with pantry opens to bright family room(could be 3rd bdrm) facing backyard - deck - walk to WholeFood market, Starbucks - easy access to Fwys - need some --TLC

Keiko Kikuta COLDWELL BANKER -SAN	310-556-0567	Grbg Disp,Rng/Ovn
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REMINDER

The MLS™/GLAW 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

3915 KEESHEN DR	Open	11-2	672D4	rev
\$899,000	4+3	TRADITIONAL		



WWW.3915KEESHEN.COM

You'll love this modern home w/ character details & extensively updated systems. Find a light-filled great-room w/ living rm & built-ins around the FP, Italian tile & wood flrs. Kitchen has solid wood cabinetry, granite & center island overlooking the dining area. Master suite has vaulted ceilings, lavishly appointed walk-in closet & spa-like bathrm. There's a great indoor/outdoor feeling, stonework & over sized carport. Stroll to Mar Vista Farmers Market & enjoy trendy new shops & restaurants.

MLS#13-663917
Sherri Noel 310.994.8721
KELLER WILLIAMS-SM

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

609 7TH ST	Open	11-2	631D7	NEW
\$3,665,000	5+4.5	MEDITERRANEAN		



SANTA MONICA ITALIAN VILLA

Gated Italian Villa located in a much sought after location. Custom built in 2007 with an emphasis on quality and style including reclaimed Italian tile in the entryway, hand crafted roof tiles, and oak wood floors. The gourmet kitchen with stainless steel appliances and limestone counter tops has a breakfast area leading into an inviting family room with a fireplace. This home centers around an enclosed outdoor courtyard with a water feature. The master suite has a fireplace and luxurious bath.

MLS#13-667451
Ellen Conrad 424-202-3288
TELES PROPERTIES, IN

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

3338 CABRILLO BLVD	Refresh.	11-2	672A3	bom
\$1,295,000	4+2.5	HACIENDA		



MAR VISTA HACIENDA- WITH GUESTHOUSE !!!

Secluded southwestern-style compound on one of Mar Vista's most desirable streets. Enter a beautiful open courtyard and experience this home's warm, welcoming spirit. This substantial home w/guesthouse is ideal for a family compound or professionals who need private at-home workspaces, w/ separate exterior entrances. Lush outdoor spaces also include a grassy lawn, large dining patio & an idyllic private master suite terrace w/sea breezes & sunset views. Moments to Venice & Santa Monica.

MLS#13-657155
JAFFE & BURNS 310-403-4925
TELES PROPERTIES

Private Detached Guesthouse with Bath

740 18TH ST	Open	11-2		NEW
\$2,495,000	4+3	TRADITIONAL		



CHARMING TRADITIONAL


Charming Traditional home in best Santa Monica location, north of Montana Ave. Living room with bay window, formal dining room. Large den. 4 bedrooms and 3 bathrooms. Large backyard. 8,938 Sq Ft Lot. The perfect home to remodel or build your dream home!

S Frankel, M Collins 310-281-3981
COLDWELL BANKER-BH N

www.stevefrankel.com

14 Santa Monica Single Family

1725 SAN VICENTE BLVD	Open	11-2	631D5	NEW
\$11,500,000	7+6.5	COUNTRY ENGLISH		



SPECTACULAR VIEW PROPERTY IN SANTA MONICA

Unobstructed views of the Riviera golf course, Santa Monica mountains and beyond. Gated 7BD/6.5BA English Traditional estate encompasses over 7,000sqft of well-proportioned living spaces. Included is the FDR, LR, and spacious FR w/wood beamed ceilings, brick fp and French doors opening to the pool and view. The primarily flat, 46,406sqft lot is complete with mature trees, long private drive and motor court, private tennis court, and a sunny pool, spa and patio. This is truly a special property.

MLS#13-671289
Evans/Coberly 310.500.1331
PARTNERS TRUST BW

937 CENTINELA AVE	Open	11-2	631G5	NEW
\$2,300,000	6+6	2sty-CONTEMPORARY		



933-937 CENTINELA AVENUE

Legal Duplex. 2 separate homes. Opportunity for a builder or owner to restore the fire damaged rear home which was a dramatic and beautiful architectural home, approx. 3500sf. The front home, also a contemporary architectural, was updated. It has high ceilings in the living room with dramatic windows, and is leased. Property is sited next to an historic ancient Indian preserve with lush vegetation and a spring that runs through the rear of the property.

MLS#13-670747
Rosanne Howard 310 968-1815
SOTHEY'S INTERNATIO

refrigerator, stove, oven . dishwasher

308 21ST PL	Open	11-2	631E5	NEW
\$4,695,000	5+5.5	2sty-TRADITIONAL		




VERY SPECIAL HM THAT RARELY BECOMES AVAIL IN SM. DON'T MISS!

Enchanting British Colonial on a quiet, tree-lined st in prime N. of Montana SM. Handsome street presence, refreshingly open & light interiors, high clgs, deep verandas & French drs thruout open to lg, sunny, pvt grassy yd, pl, spa & patios. FLR w/ FP, lg FDR & open cook's kit/fam rm all flow seamlessly together & to the outdrs. Separate library. 5 BR+5.5 BA. Moldings, hdwd flrs, beams, wide halls & furniture grade blt-ins. Wful historic feel, yet all of the spaces & amenities of a new home.

MLS#13-671285
David Offer 310-820-9341
PRUDENTIAL CA REALTY

www.308-21stPlace.com

380 MESA RD	Open	11-2	631/B7	NEW
\$2,295,000	3+3	2sty-CONTEMPORARY		



IN THE CANYON: WIDE ANGLE VIEWS, MID-CENTURY ESTHETIC

2007 remodel by Bruce Bolander. Loft-like flow, thoughtful finishes. Warm and streamlined feel. Living and dining area transition to oversized front deck via wood & glass sliding doors for seamless connection to the outdoors. Cook's kitchen w/pantry & customized master suite complete main floor. Two bedrooms on entry level, one en suite, the other, currently used as an office, is adjacent to 3rd full bath. Handsome built-ins add Danish Modern feel and add smart utility. Separate 2-car garage.

Frank Langen 310-963-3891
DEASYPENNER&PARTNERS

Dishwasher,Range/Oven,Fridge,Washr/Dryer

352 20TH ST	Open	11-2	631-E6	NEW
\$3,995,000	5+4.5	2sty-SPANISH		



STUNNING 1927 SPANISH MEDITERRANEAN - GILLETTE REGENT SQUARE

Magnificent 1927 Spanish Mediterranean in prime Gillette Regent Square w/an elegant living rm w/Fpl, family rm w/Fpl & bar area w/custom windows. French drs to garden, lawns, tiled fire pit & solar heated custom Burgess pool & spa. Formal dining rm, cook's kitchen & breakfast rm w/Fpl open to a stone patio. Handsome wrought iron staircase; the Master has its own sitting area, remodeled bath & opens to 2 pvt balconies. Upstairs are 4 other bedrooms & 3 baths. A perfect setting for entertaining.

MLS#13-671261
Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.352-20th.com

2824 2ND ST	Open	11-2	671F4	NEW
\$1,995,000	2+2.5	CRAFTSMAN		




CRAFTSMAN DUET


Absolutely drop-dead charming, romantic California Craftsman with adorable detached cottage. Hardwood floors, crisp white moldings, French doors, roof deck with ocean views. Front house is two stories with 1 bedroom upstairs, fireplace in living room. Rear cottage has 1 bedroom + kitchen and bath. Both units are enchantingly attractive with large patio between, so both have privacy. Beautifully remodeled and in pristine condition. Your most discriminating clients will fall in love.

MLS#13-662727
Mary Lu Tuthill
COLDWELL BANKER-BREN

Dshwshr,Rng/Ovn,Fridg

TUESDAY


1037 MAPLE ST	Open	11-2	671G3	NEW
\$1,795,000	4+3.5	TRADITIONAL		
	CHARMING TRADITIONAL 2-STORY HOME ON APPX 6,400+ SQFT LOT!			
4bd, 3.5ba + loft & office, mahogany hardwood floors, recessed lighting, vaulted ceilings & motorized skylights. Gracious living room with fireplace. Cook's kitchen features granite counters, stainless appliances & wine fridge. Magnificent master with large sitting area & walk in closet; soaking tub & spa shower. Beautifully landscaped backyard. Newly redone garage with 400sqft 2nd floor addition.				
MLS#13-670937		Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn		
Charles Pence PARTNERS TRUST SANTA				

2452 WASHINGTON AVE	Open	11-2	631F6	NEW
\$1,429,000	2+1.5	TRADITIONAL		
	CHARMING BUNGALOW IN FRANKLIN SCHOOL DISTRICT			
Charming, move-in condition bungalow in coveted Franklin school district. Hardwood floors. Light and bright living room with wood-burning fireplace, sweet, window-alcove and plantation shutters. Wonderful, vintage bath. Central dining room and a good-sized, eat-in kitchen with lots of storage. Large enclosed back porch as a den, playroom, family room, home office, etc. Continue on to a large, covered patio and private back yard with a 2 car detached garage. New roof in 2005. New plumbing in 2012				
MLS#13-671451		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr		
Kate Bransfield COLDWELL BANKER-MONT				

712 SAN LORENZO ST	Lunch	11-2	631C6	red
\$3,699,000	5+4	CONTEMPORARY		
	CONTEMPORARY IN THE CANYON			
Impeccable taste and style lend warmth to this showcase Contemporary Santa Monica Canyon home. The light infused interiors have been extensively updated and a new pool/spa, hardscape and landscape were added in 2010. 5 bedrooms & 4 baths in approx 4,700 square feet. Features include: remodeled gourmet cook's kitchen, private master suite with adjacent sitting area/study, high ceilings, dark hardwood floors, clerestory windows & skylights, roof-top deck, Sonance System and 2 car attached garage.				
MLS#13-655405		www.712SanLorenzo.com		
Dan Urbach PRUDENTIAL CA REALTY 310.230.3757				

943 CENTINELA AVE	Open	11-2	631G5	rev
\$3,675,000	4+4.5	CONTEMPORARY		
	PRIVATE CONTEMPORARY			
Private 3-story contemporary retreat was designed by John Powell. Home has a 2-story gallery entry, living room, dining room, family room, gourmet kitchen, 4 bedrooms, 4.5 baths, media and wine rm. Kitchen is equipped with Viking range, Subzero, granite counter tops, double ovens and warming drawers. Stone floors lead to indoor/outdoor entertainment areas with large decks and private yard overlooking a creek. This contemporary home is designed for grand entertaining with total privacy.				
MLS#11-567289		BBQ,Blt-Ins,,Dshwshr,Grbg Disp,Other		
Sondra Browning-Oh SOTHEBY'S INT'L 310-387-1996				

749 NAVY ST	Open	11-2	671G4	rev
\$1,095,000	2+2	CALIFORNIA BUNGALOW		
	REDUCED! CHARMING BEACH BUNGALOW			
Classic California Bungalow with contemporary flare brings wonderful living spaces with remodeled bathrooms and kitchen. Light and bright with wood floors and large master bedroom opening up onto a fabulous large patio. Boasting extra space with a larger than average lot for the street giving more room to enjoy the Summer and sea breezes. Walking distance to Rose Ave, Wholefoods, Abbot Kinney and Main Street. Close to everything the Beach lifestyle has to offer!				
MLS#13-662081		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		
Michael Irvine BULLDOG REALTORS, IN 310 435 3093				

14 Santa Monica	Condo / Co-op			NEW
858 19TH ST, UNIT 1	Open	11-2		
\$1,749,000	3+3.5			
	GORGEOUS FRONT TOWNHOUSE, EXTENSIVELY REMODELED!			
Apx 2352sqft, light & bright w/high ceilings, skylights & bamboo hardwood flrs. Two story living rm w/floor-to-ceiling windows, fireplace & wet bar w/wine fridge. Open dining rm leads to pvt patio! Cook's kitchen w/Viking range & stainless appliances. Sophisticated master w/vaulted ceiling, balconies & walk-in closet. Great rooftop deck w/lovely vistas. Laundry rm, pvt 2-car garage w/storage. Franklin School District.				
John Hathorn PARTNERS TRUST SM		310.924.4024 Blt-Ins,Dshwshr,Rng/Ovn,Fridg,Dryer,Wshr		

3101 5TH ST, UNIT 3	Lunch	11-2	671G4	NEW
\$889,000	2+1.5	CAPE COD		
	A BEAUTIFUL CUSTOM REMODEL FOR THAT PERFECT BEACH LIFE STYLE			
WOW! A stunning 2 Bedroom nu custom remodel with great attention given to every detail and with new everythings. Nu solid white oak wood flrs and 1-Lite doors throughout, beautiful soaring beamed ceiling. Dramatic kitchen with nu custom walnut cabinets, ceasar stone counters and nu stainless steel appliances with Bosch washer/dryer, double paned windows, modern lighting, cozy fireplace, 2 car semi private garage, extra sound proofing and a private large deck to relax and enjoy the sea breezes.				
Felicia Pincu PRUDENTIAL CA - SM		310-422-0092 Refrigerator, stove, Bosch washer/dryer		

1133 24TH ST, UNIT 2	Open	11-2	631F6	NEW
\$779,000	2+2.5	2sty-TRADITIONAL		
	EXCEPTIONAL REMODELED TOWN HOME IN FRANKLIN SCHOOL DISTRICT!			
Airy Living Room opens to large landscaped front Patio. Hardwood floors.Dining Area.Kitchen features gorgeous white Ceasarstone Counter/Breakfast Bar & opens to Den & back Patio.Powder Room.SxS washer & dryer.Master suite has high vaulted ceiling,balcony,walk in closet/computer flex space & beautifully remodeled Bathroom w double sinks. 2nd Bedroom suite also has high vaulted ceiling & remodeled Bathroom.Access to Garage with SxS parking directly outside unit.Walk to Douglas Park & Whole Foods!				
SUZANNE & HEIDI TELES PROPERTIES		310-210-6533 washer,dryer,refrigerator,dishwasher		

1131 12TH ST #101	Open	11-2	671E1	NEW
\$699,000	2+2	1sty-CRAFTSMAN		
	SANTA MONICA TOWNHOUSE NORTH OF WILSHIRE			
Beautiful and bright 2 Bedroom, 2 Bath condo north of Wilshire. Front west facing unit with wrap-around patios. High ceilings, step down living room with fireplace and hardwood floors throughout. Lovely master suite with plenty of closet space. Spacious eat-in kitchen with breakfast area. Inside laundry. Move-in condition. Great location, close to 3rd St Promenade and the beach. www.MySantaMonicaCondo.com				
Jack Bitton KELLER WILLIAMS RLTY		MLS#13-671185 3107808880 Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg,		

420 PACIFIC ST	Open	11-2	671F3	NEW
\$699,000	2+1.5	OTHER		
	CHARMING TOWNHOUSE JUST BLOCKS FROM MAIN STREET & SM BEACH!			
Charming 2BR townhouse in prime location blocks from Santa Monica Beach & Main Street shopping & dining. Recently renovated featuring updated bathrooms, open kitchen w/ SS appliances, fine finishes & hardwood floors throughout. Western exposure provides abundant natural light, while a private entrance & intimate dining patio in the back make this home feel like a secluded beach cottage. End unit w/ only one common wall, two-car parking in driveway, central air & heat, inside laundry.				
Dana Cataldi PARTNERS TRUST BRENT		MLS#13-671303 310-804-9207 /www.420pacific.com		

TUESDAY

1043 12TH ST #5	Open 11-2 671E1	NEW
\$450,000	1+1 CONTEMPORARY	
	COMPLETELY REMODELED BY INTERIOR DESIGNER!	
Smooth ceilings, recessed lighting, crown moldings, floor moldings, custom cabinetry, custom tiles, extensive use of granite, tile & slate, custom pavers, new appliances, custom shutters. A private end home drenched in light with an oversized private patio, 2 car parking, private storage. North of Wilshire, steps from Montana Avenue and Santa Monica's Downtown Shopping District.		
MLS#13-670917	Dshwshr,Grbg Disp,Rng/Ovn,Fridg	
Gaby Schkud 310.586.0308	COLDWELL BANKER - SM	


623 LAS LOMAS AVE	Open 11-2 630J5	NEW
\$2,476,000	4+4 OTHER	
	OPEN 11-2 AND 5-7PM TWILIGHT	
Elegant Transitional in the Bluffs with Expansive views,including ocean,mountain and canyon. Open floor plan,Fr.doors and large decks afford wonderful indoor/outdoor flow.Chef's kitchen includes 48" Viking range,center island w/ breakfast bar. Master suite features skyline views,luxurious master bth w/dual vanities,"tea for two" Kohler tub.Large 4th Bdr presently being used as family room opens to priv..grassy backyard,and spa tub.Walk to schools & village.Quality details and finishes throughout.		
MLS#13-670869	Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro	
Gerri Spira 310-463-4403	GESP REALTY	

15 Pacific Palisades Single Family

1505 UMEO RD	Open 11-2 631D3	NEW
\$5,950,000	4+4.5 MEDITERRANEAN	
	SIMPLY THE BEST PIED A TERRE IN THE RIVIERA.	
With everything new in move in condition and floor to ceiling windows that open out to the gorgeous mountain view, this is the perfect scale down property or second home for the buyer who is accustomed to quality and the finer things in life. 3 bdrm suites upstairs, the downstairs possible fourth bedroom suite could be a studio or media room . The elevator connects them all. Adjacent property owned by the same owner is also for sale, separately or together.		
MLS#13-656979	Blf-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other	
Fran Flanagan 310 801-9805	COLDWELL BANKER-PAC.	

16044 ANOKA DR	Open 11-2 630 J4	NEW
\$1,825,000	4+3 1sty-TRADITIONAL	
	TRADITIONAL IN MARQUEZ KNOLLS	
Beautifully re-defined one story Traditional in a sensational location of the Pacific Palisades. Fantastic 4 bed, 3 bath with entertainers floor plan. Dark hardwood floors lead you to a gourmet kitchen which opens to the stunning dining room and romantic fireplace. This house has it all, views and a tremendous lush garden. Move in condition, remodeled with quality, style and an eye for what is current yet timeless.		
MLS#13-670869	Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro	
K Sutherland J L Schell 310-678-4830	COLDWELL BANKER	

326 TOYOPA DR	Open 11-2 631B7	NEW
\$5,200,000	6+5.5 COUNTRY FRENCH	
	MAGNIFICENT CUSTOM BUILT HOME IN THE HUNTINGTON PALISADES!	
As you enter you are drawn to an expansive "great room" that features cathedral ceilings, stone fireplace & French doors that look out to a wonderful garden & pool. The kitchen is a true cook's kitchen with Viking appliances. The Master bedroom is on the 1st floor & has a fireplace, walk in closet, large master bath & patio. 1st floor also features a media room & library. The 2nd level has 2 additional bedrooms. Home has a separate guest house w/ 1 bedroom, 1 bath & its own kitchen.		
MLS#13-670863	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	
S. Sawai/ D. Niemann 310-899-3584	COLDWELL/PRUDENTIAL	

16163 ANOKA DR	Open 11-2 630J4	NEW
\$1,519,000	4+2 RANCH	
	TERRIFIC MID-CENTURY RANCH-STYLE HOUSE IN THE PALISAIR NEIGHBORHOOD OF PACIFIC PALISADES.	
The property offers a generous, open floorplan inside; with spacious grounds that feature ocean views, outdoor pool, and lush landscaping with mature, specimen trees, outside. The house is comprised of 4 bedrooms and 2 bathrooms, formal living and dining rooms, and an eat-in kitchen. The living room features hand-crafted wood paneling, a wood-burning fireplace and expansive picture window.		
MLS#13-670539	Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp	
Jeffrey Lemen 310-230-7303	KELLER WILLIAMS-SANT	

1467 CHASTAIN PARKWAY	Open 11-2 630G1	NEW
\$3,950,000	5+5.5 2sty-MEDITERRANEAN	
	WWW.1467CHASTAIN.COM	
Magnificent gated, ocean & mountain view custom Mediterranean Villa. A beautifully enhanced renovation & refurbishing has just been completed to this approx. 7,000sq.ft. masterpiece featuring 5 bedroom suites w/ pvt baths, including an elegant Master w/ multiple French doors leading to wrap around ocean view verandas & sitting room w/ F/P. Wood library w/ stately F/P, formal dining room open to elegant L/R . Gourmet kitchen & family room w/ bar open to lush gardens w/ pool, spa & ocean views.		
MLS#13-671277	BBQ,Blf-Ins,Cent Vac,Dshwshr	
Beverly & Kimberly Gold (310) 573-7442	COLDWELL BANKER-PAC.	

941 BIENVENEDA AVE	Open 11-2	NEW
\$1,495,000	4+2.5 ARCHITECTURAL	
	PRIVATE MAGICAL SETTING - 3% CSO	
Quincy Jones-designed Architectural with tons of light & open spaces. Once you enter the courtyard gate, you leave Bienvenida behind & feel complete privacy. Wonderful lines & walls of glass, wd flrs, and hi ceils. Huge open living/dining/kitchen leads to a romantic & magical yard with stone patio, waterfall/pond & hot tub. Beautifully landscaped hillside with path leading to a possible ocean view at the top. Detached office/bonus rm off front courtyard. Just minutes to beach, hiking & Village.		
MLS#13-670539	Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro	
Michael Edlen 310.230.7303	CB - PAC PAL	

16879 CALLE DE SARAH	Open 11-2 630G1	NEW
\$2,900,000	5+6 2sty-TRADITIONAL	
	"THE ENCLAVE" IN THE PALISADES HIGHLANDS	
Elegant 2-story, 5-bedroom property on 26,000± sq ft lot. Unique private access to the rear point of the Summit Club. Large master suite w/ fpl, sitting area, wet bar & terrace. Additional 3 bedrooms upstairs. Large open 2-story entry, grand living room w/ fpl, private study, formal dining w/ views of the mountains, and a large open fam rm kitchen. Guest suite downstairs. Scale and flow are great for entertaining. Rom for a private pool.		
MLS#13-671371	Cent Vac,Dshwshr	
Diane Forbes Halliburton 310.622.7410	GIBSON INTERNATIONAL	


1075 RAVOLI DR	Open 11-2 631C5	rev
\$2,995,000	3+3.5 CRAFTSMAN	
	HIGH-END CRAFTSMAN CHARMER!	
This one-story beauty boasts stunning polo field & canyon views!! 3 bedrooms + office, 3.5 baths, gorgeous aged walnut floors, security system, & surround sound throughout. The state of the art kitchen, with top of the line appliances and farm sink, opens to the family room with custom built-in cabinetry & reclaimed wood beams.		
MLS#13-654721	Blf-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg	
Cynthia Ambuehl 310.500.1423	PARTNERS TRUST BRENT	

TUESDAY

18326 CLIFFTOP WAY	Open	11-2	630E5	rev
\$2,395,000	3+2.5	ARCHITECTURAL		
	SPECTACULAR OCEAN VIEW ARCHITECTURAL			
www.18326clifftop.com. Completely remodeled w/great taste & high quality. Magnificent Ocean & city light views. Features include a gallery entry w/large walls for art, high-ceiling throughout, walls of glass, skylights, a lrg Great Room w/sleek fireplace, & a state-of-the-art gourmet kitchen. The fabulous Master Suite includes spa-like bath & walk-in closet. House opens to a large patio perfect for enjoying the panoramic views. The grassy front yard is gated & private.				
MLS#13-664263				
J.Jones-Duffy & F.Holley 310-285-7535		CIng Fan,Dshwshr,Frzr,Grbg Disp,Hood Fan		
COLDWELL BANKER-BH S				

17351 W SUNSET #3C	Open	11-2	630G6	rev
\$1,550,000	2+2.5	ARCHITECTURAL		
	2BD / 2.5BA W OPEN LIVING/DINING FLOOR PLAN & TERRACE			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668697				
T. Maltas / D. Bramlette 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		

15 Pacific Palisades *Condo / Co-op*


17351 W SUNSET #4A	Open	11-2	630G6	rev
\$3,850,000	3+4	ARCHITECTURAL		
	3BD + MEDIA ROOM WITH LARGE TERRACE AND STUNNING OCEAN VIEWS			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668707				
Tracy Maltas 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		

17351 W SUNSET BLVD #4B	Open	11-2	630G6	rev
\$1,525,000	1+2.5	ARCHITECTURAL		
	1BD + STUDY W ATTACHED BATH, TERRACE, & PRIVATE STORAGE			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668725				
T. Maltas / D. Bramlette 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		


17351 W SUNSET #3B	Open	11-2	630G6	rev
\$2,695,000	3+3	ARCHITECTURAL		
	3BD/3BA WITH OCEAN VIEWS & LARGE TERRACE FOR ENTERTAINING			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668687				
T. Maltas / D. Bramlette 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		

17351 W SUNSET #2B	Open	11-2	630G6	rev
\$1,295,000	1+2	1sty-ARCHITECTURAL		
	1BD / 2BA + STUDY, SKYLIGHT, TERRACE, & PRIVATE STORAGE			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668585				
T. Maltas / D. Bramlette 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		

17351 W SUNSET BLVD #3A	Open	11-2	630G6	rev
\$1,695,000	1+1.5	1sty-ARCHITECTURAL		
	SPECTACULAR 1BD/1.5BA WITH TERRACE & STUNNING OCEAN VIEWS			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668711				
T. Maltas / D. Bramlette 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		


17351 W SUNSET #2C	Open	11-2	630G6	rev
\$895,000	1+2	1sty-ARCHITECTURAL		
	1BD / 2BA + STUDY, TERRACE, & PRIVATE STORAGE			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668589				
T. Maltas / D. Bramlette 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		

17351 W SUNSET BLVD #4C	Open	11-2	630G6	rev
\$1,650,000	2+2.5	ARCHITECTURAL		
	2BD / 2.5BA WITH A SKYLIGHT, FIREPLACE, AND LARGE TERRACE			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668741				
T. Maltas / D. Bramlette 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		


17351 W SUNSET #2D	Open	11-2	630G6	rev
\$895,000	0+1	ARCHITECTURAL		
	LOFT / 1BA + MEZZANINE, LIVING/DINING AREA, & TERRACE			
Ten single-level residences & six penthouse town homes, each with unique floor plans, boasting reclaimed white oak flooring in a chevron pattern, exposed concrete walls, custom chef's kitchens with Thermador appliance packages, and Waterworks fixtures in every bath. French doors open to terraces in every unit each with ocean views, handcrafted Moroccan cement tiles, and floor to ceiling windows with skylights in most units. Side by side secure underground parking and individual storage units.				
MLS#13-668625				
T. Maltas / D. Bramlette 310.500.1345		PARTNERS TRUST		
		www.rockwellatpch.com		

TUESDAY


18 Hancock Park-Wilshire Single Family

117 N LAS PALMAS AVE	Refresh. 11-2 633E1	NEW
\$2,995,000	6+6 MEDITERRANEAN	
MAGNIFICENT MEDITERRANEAN ESTATE		
<p>Set on a broad, tree-lined street in one of L.A.'s most sought after neighborhoods, this pristine 1927 elegant mediterranean estate simply exudes character. This 5200+ square foot home boasts 6 bedrooms, 6 baths with a classic floor plan with gracious entry hall, formal living room, dining room adorned with original details though out. This home has been meticulously maintained and is just waiting for your own personal touches. Come see what this home has to offer!</p>		
		
MLS#13-671217 Nadia Villarreal 3237028577 SOTHEBY'S Dshwshr,Rng/Ovn		

173 S JUNE ST	Open 11-2 633E1	NEW
\$2,850,000	5+4.5 2sty-TRADITIONAL	
ELEGANT CLASSIC HANCOCK PARK HOME		
<p>First time on the market in 33 years this elegant Hancock Park home is a must see. With an estate feel, you enter into a gracious wide entry hall with tall ceilings that leads you into a warm wood paneled family room with fireplace. At one end of the hallway is a generous living room with a commanding fireplace and brass adorned french doors that leads out to a balcony overhang patio surrounded by a beautiful private garden. Sun drenched dining room. Beautiful sash windows 5 beds 4.5 baths</p>		
		
Bob Day 323 860 4221 COLDWELL BANKER - HP Washer/Dryer, stove,refridgerator		

230 S IRVING BLV	Open 11-2 633-G1	NEW
\$2,300,000	4+2 2sty-COUNTRY ENGLISH	
BEAUTIFUL 1920'S COUNTRY ENGLISH IN PRIME WINDSOR SQUARE		
<p>Beautiful Country English home on a tree lined street. Center hall floor plan w/ original character throughout combined w/ tasteful modern upgrades. Formal Liv rm. w/ fplc & separate office/sun rm. FDR. Lre gourmet cook's kit. w/ center island, high end appliances. Brkfast rm. Den. Powder rm. Upstairs, 4 bdrms & 2 bathrms. Master ste includes a walk-in closet & lrg remodeled BA w/ double sinks, spa tub & separate shower. French doors open to lrg patio, pool/spa & nicely landscaped private yard.</p>		
		
Pete Buonocore 323-762-2561 KW - LARCHMONT www.COREGROUPLA.COM		

145 S ARDEN BLV	Open 11-2 633/F1	NEW
\$1,679,000	4+2 2sty-TUDOR	
FABULOUS HOME ! FABULOUS LOCATION ! FABULOUS PRICE !		
<p>4 bdrm, 2 bath home restored to perfection.Chefs kitchen w/ state of the art appliances & custom wine cellar that can hold over 960 wine bottles ! 2 zone A/C and heat, high tec alarm system, media rm/ office w/ surround sound wiring, enormous private master suite w/ walk in closets, huge sauna, gym , private patios and magnificent bathrm w/ Carrera marble, steam shower, custom tile work & double sink. An abundance of custom features. Great home to entertain in. Back rm w/ bath too. A MUST SEE !!</p>		
		
Deena Blau 323-533-2212 KELLER WILLIAMS		


528 N ORANGE DR	Refresh. 11-2 593-D7	NEW
\$1,595,000	3+3.5 SPANISH	
COLONIAL SPANISH MODERNIZED!		
<p>A TOTALLY RE-IMAGINED COLONIAL SPANISH UPGRADED WITH ALL TODAY'S MODERN CONVENIENCES. THIS BEAUTIFUL HOME FEATURES THREE BEDROOMS, ALL WITH EN SUITE BATHS + POWDER, A HUGE GOURMET KITCHEN, GENEROUS SIZED LIVING ROOM, DINING ROOM AND SEPARATE DEN/MEDIA ROOM. AMAZING MASTER SUITE W/HUGE WALK-IN CLOSET, SUMPTUOUS BATHROOM W/STEAM SHOWER. WIRED FOR AUDIO/VIDEO IN EVERY ROOM. SECURITY CAMERAS AND ALARM SYSTEM ALL INTERFACED TO THE INTERNET. ALL SYSTEMS UPGRADED. www.528northorange.com</p>		
		
Robert Grandinetti 310-497-6365 RODEO REALTY INC.		

327 N BEACHWOOD DR	Lunch 11-2 593 G7	NEW
\$1,495,000	4+3 CALIFORNIA BUNGALOW	
CLOSE TO LARCHMONT WITH ALL THE BELLS AND WHISTLES		
<p>Updated center hall plan three blocks to Larchmont on a tree lined street with 2000+/- sq ft. Beautiful chef's kitchen with marble counters, large center island & prep sink, modern Viking stainless appliances (including 6 burner stove top, double ovens and wine fridge). Open living concept perfect for entertaining, beautiful HRDW floors, recessed lighting, updated baths & cabinetry, large,bright & updated master suite, Jack & jill bedrooms & bath, rear yard w/ sparking pool & spa -west facing</p>		
		
Reuben & Valerie 323 466 5358 JOHN AAROE GROUP HVAC, Viking double ovens and fridge		

142 N IRVING BLV	Open 11-2	NEW
\$1,495,000	4+2 1sty-SPANISH	
BROKER'S OPEN 11 AM- 2 PM		
<p>Impeccably redone Spanish single level home in convenient location near Larchmont. 4 br, living, & formal dining. Spacious family room overlooking lg grassy backyard. Entrance is laid w/ sweet water river rock & designer landscaping. Kitchen has been updated w/ Carrera Marble countertops, Wolf range stove, Sub-Zero stainless fridge& built in wine chiller.2 car garage w gated driveway. Open interior& wide hallways. Perfect house for entertaining.</p>		
		
JillEpstein/SteveMoritz 310-888-3355 NOURMAND/SOTHEBYS GarbageDisp,HoodFan,Micro,RangeOven		


438 N ARDEN BLV	Open 11-2 593	NEW
\$749,000	3+2.5 1sty-SPANISH	
BRING YOUR CONTRACTOR. FIRST TIME OF MARKET IS 40 YEARS.		
<p>Good sized rooms. Excellent Floor Plan. Ready for a re-do. 3 + 2.5. Plus bonus room</p>		
		
The Woodwards 3237622571 KELLER WILLIAMS HP Great Opportunity		

179 S PLYMOUTH BLVD	Open 11-2 633G1	red
\$2,775,000	5+3.5 SOUTHERN COLONIAL	
GREAT NEW PRICE!		
<p>Casual Colonial. Prime, sought-after, Larchmont close location. Step down living rm w/fpl leads to cozy den/office. Formal dining rm, currently the billiards rm, flows to eat-in gourmet center-isle kitchen(the heart of the house). High ceiling family rm opens to entertainer's dream patio w/spa tub, wet bar and lounge area with flat screen TV niche. 4 beds/2 baths up includes impressive master suite w/huge walk-in closet, lux bath & balcony! Guest/maid's room plus powder room down.A/C & Security.</p>		
		
MLS#13-659789 Lisa Hutchins 323.460.7626 CB - HANCOCK PARK #1 Agent in Hancock Park since 1994		

344 S HUDSON AVE	Open 11-2 633E2	rev
\$7,500,000	6+5.5 COUNTRY ENGLISH	
STATELY ENGLISH TENNIS COURT ESTATE IN PRIME HANCOCK PARK!		
<p>Grand 2-sty entry leads to gracious living w/fpl, formal dining rm & library. Gourmet cntr-isle kitchen w/stone counters, stainless appls & butler's pantry. Wonderful master suite w/fpl, balc & 2 custom baths. 3 additional bedrooms, 2 baths & media rm up. Huge family rm flows to entertainer's patios & magnificent yard w/koi pond, putting green, expansive lawn, pool, spa & N/S tennis court. Full one bed guest house over 4 car garage.</p>		
		
MLS#13-644241 Hutchins/Gless 323.460.7626 CB - HANCOCK PARK		

TUESDAY

314 S RIMPAU BLVD	Open	11-2	633F2	rev
\$4,399,000	6+6.5	COUNTRY ENGLISH		



ELEGANT COUNTRY ENGLISH HOME

Elegant Country English home features 6 bedroom and 6.5 bath house offering over 6,000 square feet showcases a well-appointed grand center hall floor plan including formal entry, sweeping staircase, hardwood floors, wedding cake molding, gracious formal dining room, living room connected to adjacent music room and inviting wood paneled family room complete w/ fireplace. Outside offers a swimmers pool, large grassy yard and a 2-Story permitted Guest house.

MLS#13-667819
Susan L Andrews 323-829-8811
HILTON & HYLAND Dshwshr,Rng/Ovn,Fridg

1362 CARMONA AVE	Open	11-2	633	NEW
\$799,000	3+2	1sty-COUNTRY ENGLISH		



BEAUTIFUL & LOVINGLY REDONE DESIGNER HOME IN WILSHIRE-VISTA!

This remarkable English cottage has been lovingly redone with the most charming details. This Wilshire Vista home boasts a designer living room with high vaulted ceilings, beautiful wood burning fireplace and large bay window and dark rich hardwood floors throughout

RED 310-276-6656
KW / LARCHMONT

542 N CITRUS AVE	Open	11-2	593D7	rev
\$1,175,000	3+2	SPANISH		

The home features formal public rooms and gourmet sleek kitchen with an expanded pantry. It has been lovingly restored and has all upgraded systems as well as central HVAC. Private garden. Guesthouse

MLS#13-650189 Dshwshr,Frzr,Micro,Phone Sys,Fridg
N.Hartman/L. Brenner 323-860-4259 COLDWELL BANKER - HP

18 Hancock Park-Wilshire Condo / Co-op

532 N ROSSMORE AVE #403	Lunch	11-2	593F7	NEW
\$329,000	1+1	COUNTRY ENGLISH		

Charming Top Floor in Hancock Park near Larchmont Village.Brite &Lrg.Unit with Remodeled Kitchen w/ Granite Ctr Tops, New Dishwshr New Stove. Walk-in Closets. 2 Pkgs, Storage. Quiet Mid Unit. Pool.

MLS#13-668569 Btl-Ins
Nooshin Shimi 310-498-1090 KELLER WILLIAMS RLTY

19 Beverly Center-Miracle Mile Single Family

166 S MARTEL AVE	Open	11-2	633C1	NEW
\$1,725,000	3+2.5	SPANISH		



RESTORED AUTHENTIC SPANISH WITH A MODERN TOUCH

This designer character home sits on an oversized lot, featuring 3 bedrooms, 2.5 baths, guest studio, & pool. Kitchen has custom cabinetry, Viking refrigerator, Carrera countertops, & integrated laundry w/stackable washer/dryer. Living room w/high barrel ceilings, large picture window, & wood burning fireplace. Large master bedroom w/French doors, leads to huge private backyard w/new sleek modern pool, & grassy area. Integrated HDMI & sound system throughout, w/centralized music A/V system.

MLS#13-671201
Alejandro Lombardo 310-623-1345
KW HOLLYWOOD HILLS www.166Martel.com

19 Beverly Center-Miracle Mile Condo / Co-op

122 N CLARK DR, UNIT 406	Open	11-2	NEW
\$999,000	2+2.5	CONTEMP MED	



WEST HOLLYWOOD GEM

Front facing, Penthouse unit in the heart of West Hollywood. This spacious unit offers an open floor plan with cherry wood floors and gourmet kitchen with stainless steel appliances. Great indoor-outdoor flow with a large balcony and lots of natural light. Perfect location to walk to LA's best restaurants and entertainment. This unit is a true West Hollywood gem.

S. Resnick & J. Winston 310.944.1167
HILTON & HYLAND

415 S WILLAMAN DR #201	Open	11-2	632J1	rev
\$995,000	3+3.5	OTHER		



PRICE REDUCTION!! 2 STORY CONDO. BEVERLY HILLS ADJ.

Spacious. Bright. Elegant. Quality craftsmanship. Architectural, totally upgraded 2-story condo. blocks to Cedar's Sinal and the Beverly Center. Warm and inviting ambiance. Remodeled kitchen with new cabinets and granite counter tops, exotic African hardwood floors. New wrought iron staircase and a chic wet bar area. High ceilings with ornate crown moldings define the elegant style of this sophisticated home. Formal dining area, family room, and study. Amazing one of a kind unit.

MLS#13-657393
Ron Wynn 310-477-9966
COLDWELL BANKER-MONT Grbg Disp,Micro,Rng/Ovn,Trsh Cmpctr

932 S CLOVERDALE AVE	Open	11-2	633D3	NEW
\$1,299,000	3+2.75	SPANISH		




AMAZING SPANISH IN MUSEUM SQUARE

Sensational Spanish home in Museum Square. This master piece has been recreated to meet today's standard of living. The massive living room with wood beams greets you into this amazing property. Large volume of space surrounds this home accented with an amazing kitchen that includes S/S appliances, Quartz counter tops & a breakfast area. There is a formal dining room and a large family room that opens to the lovely private backyard.

MLS#13-669845
Benjamin Shapiro 323-860-4277
COLDWELL BANKER - HP Dshwshr,Grbg Disp

123 N KINGS RD, UNIT 5	Open	11-2	LOFT!	rev
\$849,000	1+2	4sty-ARCHITECTURAL		



LIVE LIKE YOU'RE IN A DOWNTOWN LOFT, BUT IN THE WEHO AREA!

Pugh-Scarpa (F.A.I.A. 2009) designed loft near the Beverly Center. 1BR+CONVERTIBLE DEN and 2 FULL BA's. Jenn-Air kitchen w/CaesarStone counters. Dual-paned walls of glass. Grohe bath fittings, polished concrete floors on main level + 7" oak planks on upper floors. Dynamic master suite with private balcony, spa bathroom with two sinks, separate tub and shower, and designer tile work. Unbeatable roof-top deck with fittings for an outdoor kitchen. Multi-directional views of the Hollywood Hills.

MLS#13-669793
Jeff Yarbrough 310.734.2100
KW / L.A. LUXE GROUP 123Kings.com / JeffYarbrough.com

612 N FULLER AVE	Refresh.	11-2	NEW
\$899,000	3+1.5	SPANISH	



CHARMING SPANISH ON HUGE LOT NEAR THE GROVE & MELROSE!

1926 Character Spanish in Prime Melrose Village location. Huge park-sized lot. Living room w/ barreled ceilings, refinished hardwood floors, formal dining room, sweet breakfast room w/ built-ins, 3 bedrooms, 1 full bath, & 1/2 bath. Move in and enjoy or take this beautiful home to the next level! Newer central AC, updated plumbing & electrical, & 2 garage. Amazing backyard featured on DIY network's "Yard Attack" has lush gardens, huge patio for entertaining, pro-style basketball court, etc.

jimmy martinez 323.377.0548
PARTNERS TRUST BH www.HousesinLA.com

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TUESDAY

21 Silver Lake - Echo Park Single Family

1847 WESTERLY TER	Open	11-2	594	NEW
\$849,000	2+2	1sty-SPANISH		



METICULOUS - SPANISH HILLSIDE RETREAT - PRIVATE, GATED, VIEW

Nestled above the street in prime Silver Lake neighborhood. Features include gracious living room with wood floors, fireplace, French windows and stenciled beam ceiling, updated kitchen, period style bath with skylight, street to street lot, gated, and private. Lush, mature foliage creates a tranquil oasis to relax and unwind. Great indoor outdoor flow ideal for entertaining. Finished lower level with approx. 400 sqft of additional space with tile flooring and full bath (unpermitted).

Kirk Gerou 323.671.1272
PRUDENTIAL CA REALTY

www.1847WesterlyTerrace.com

2018 GRIFFITH PARK #307	Open	11-2	594C4	NEW
\$449,000	2+2	CONTEMPORARY		



TOP FLOOR CORNER UNIT WITH ONLY ONE COMMON WALL & TREETOP VU

Bright 2 bedroom, 2 bath top floor, corner unit in sought after Silver Lake complex close to shops and restaurants. With only one common wall and windows on three sides, this impressive unit feels like a tree house with greenery and hillside views. It features a large private balcony, expansive living room with soaring ceilings, updated kitchen, in-unit washer and dryer, solar tubes, plus 2 tandem parking spaces.

MLS#13-671305
Gary Bergevin 323-671-1216
PRUDENTIAL CA - LF

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

1404 MURRAY DR	Open	11-2	594C6	NEW
\$799,000	3+2	CRAFTSMAN		



STUNNING CRAFTSMAN 3 BED + 2 BATH HOME WITH BONUS SPACE!


The latest from Nu Urban! Stunning Craftsman 3 bedroom, 2 bath house with bonus space - completely renovated! Features hardwood floors, sparkling kitchen, new stainless steel appliances and abundant natural light. Entertainer's open floor plan with new kitchen opening to the living room and cantilevered deck with incredible views, sunset, and sunshine! HUGE bright master suite with two closets. Property includes bonus space with bathroom and private entry. Welcome home!

MLS#13-670225
Grant Linscott 323-300-1174
KELLER WILLIAMS RLTY

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

22 Los Feliz Single Family

2223 NOTTINGHAM AVE	Open	11-2	NEW
\$4,750,000	4+6	SPANISH	



STUNNING SPANISH COLONIAL COMPOUND

Features living room, dramatic dining room, office, wine room, and oversized modern kitchen / family room with top of the line appliances. Upstairs is the oversized master suite and three other glamorous bedroom suites. The rear grounds are lavish, with rolling lawns, pool, spa and a 3 room garage which has been converted into a Pilates room with bathroom, and two offices. Also for unfurnished long term lease at \$20,000 per month.

Barry Sloane/Marc Silver 310-786-1844
SOTHEBY'S INT'L RLTY

1511 N BENTON WAY	Open	11-2	594D6	rev
\$899,000	3+2	1sty-MID-CENTURY		



CLASSIC MID-CENTURY
[WWW.1511BENTON.COM](http://www.1511BENTON.COM)

Gorgeous classic Mid-Century with massive stone fireplace, wood beamed ceilings, hardwood floors throughout in prime Silver Lake location. This home has all the highly desired features and elements expected in a beautiful mid-century home. Open living room/dining room area with exceptional indoor-outdoor flow to a huge outdoor covered patio ideal for entertaining or expanding this home. Exceptional opportunity and further potential!

MLS#13-668551
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

www.OmegaGroup.LA

2291 N HOBART BLV	Lunch	11-2	593 H2	NEW
\$3,499,000	5+6	2sty-ARCHITECTURAL		



MODERN ROMAN VILLA WITH EMPIRE VUS, POOL/SPA & ORCHARD

Noted Architect Amir Farr, 1972. Farr, a colleague of Oscar Niemeyer de Brasilia, whom collaborated on the design for the Santa Monica Landmark Strick House and was Co-Architect to the United Nation Building, unfolds old-world Roman grandeur into modernism design. Steel framed with walls of glass - sited on .6 acres, abuts Griffith Park with empire views of the city, mountains and ocean. A recessed arcade reminiscent of Roman aqueducts overlooks an expansive plaza w/ Lrg sparkling pool & spa.

Reuben Pacheco 323 466 5358
JOHN AAROE GROUP

HVAC, Dishwasher,Hood Fan,Refrigerator

21 Silver Lake - Echo Park Condo / Co-op

1653 MICHELTORENA ST, UNIT 4	Open	11-2	NEW
\$480,000	2+2	CONTEMPORARY	



GORGEOUS TOWN HOME WITH STUNNING VIEWS!

Gorgeous town home in the hills of Silverlake. Bright open floor plan w/ 2 large balconies boasting explosive city views. Retreat to the enclosed private patio on the first floor or relax by the fireplace in the living room. Designer details include beautiful bamboo and stone floors, custom shutters, stainless steel appliances, high ceilings, central air/heat, and indoor laundry. Security gates with two side by side parking spaces. 6 total units in the entire complex with low HOA dues.

Hazen, Lavin, Kirman 424-249-7173
JOHN AAROE, HILTON

2547 ABERDEEN AVE	Open	11-2	594/A2	NEW
\$2,220,000	5+3.5	2sty-MID-CENTURY		



BEAUTIFUL UPDATED MID CENTURY TRADITIONAL IN PRIME LOS FELIZ

Located on one of Los Feliz' most sought after streets, this beautifully updated home features 5 bedrooms, 4 baths, 3,688 sq. ft. on a 10,671 sq. ft. street to street lot. The large chef's kitchen includes appliances by Viking, Sub Zero and Miele. Also featured are a master suite, formal living room, large bonus room, dining area, covered patio, gas fire pit, pool/spa and beautifully landscaped grounds. Brokers open 11-2pm Tuesday May 14th. Open Saturday May 18th 1-4pm & Sunday May 19th 1-4pm.

Brian Sprock 626-233-3322
SOTHEBYS INT. REALTY

3692 LOWRY RD	Open	11-2	594C2	NEW
\$1,925,000	4+3	SPANISH		



EXQUISITELY UPDATED SPANISH W/ CITY TO MOUNTAIN VIEWS

Celebrity Owned. Rarely does an updated Spanish appear on the market with such authenticity. Exquisite tiles, stained glass windows, wood floors. Large, cozy living room w/ fireplace opens up onto large terrace with views across city. Cooks kitchen w/island and chef's stove lined by custom tile. Elegant dining room with French doors to breathtaking views! Upstairs master w/private balcony for star gazing. Moroccan style master bath w/stone floors. 4th BR and BA with separate entry.

MLS#13-670759
Carter + Orland Estates
KELLER WILLIAMS RLTY

www.carterorlandestates.com


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TUESDAY

X 2052 AMES ST	Lunch 11-2 594B3	NEW
\$1,399,000	5+3.5 COUNTRY ENGLISH	
	EAST MEETS WEST ON AMES STREET	
On the market for the first time since 1950: a lovingly-maintained, unspoiled, English Cottage with an extraordinary and authentic Japanese "farmhouse" detached guest house. The quaint character curb appeal with romantic cabbage roses twining by the sidewalk belies a 1/4-acre+ lot with much off-street parking and a succession of private gardens crowned by the "farmhouse"--plus, a gazebo, pool, spa, sauna, ponds, fountain and mature plantings. Franklin School.		
MLS#13-671347		
Richard Stanley 213 300-4567		
COLDWELL BANKER - LF	www.2052ames.com	

2106 CANYON DR	Refresh. 11-2 593G3	NEW
\$1,175,000	3+2 1sty-TRADITIONAL	
	FLAT GRASSY YARD!	
Charming 3 bedroom and 2 bath home in Bronson Canyon. This home is fully remodeled with stylish master bedroom and baths, updated kitchen, wood floors, fireplace and more. French doors lead out to a sunny patio and large grassy lawn. Wired for sound and features a security camera system with remote access feature. Close to Franklin Village shops and restaurants, The Oaks Gourmet, and Griffith Park. Come see more for yourself!		
MLS#13-670543		
Holly Purcell 310-890-4023		
PRUDENTIAL	www.2106Canyon.com	

X 1941 N SERRANO AVE	Lunch 11-2 593/H3	NEW
\$1,049,000	3+3.5 COUNTRY ENGLISH	
	COUNTRY COTSWOLD ENGLISH	
Very pretty Los Feliz English Cotswold grand dame. 3 beds + 3.5 baths. Large Living room with den and office and formal dining room. Romantic upstairs bedroom suites with lots of storage. Lovely grounds with veggie garden. Slate roof and original Hollywood gunite finish. Rare opportunity!		
Alissa Solomon 424.202.3206		
TELES PROPERTIES		

3764 TRACY ST	Open 11-2 594C3	NEW
\$859,000	3+1.75 MID-CENTURY	
	WONDERFUL HOME IN FRANKLIN HILLS	
Renovated light filled Mid Century in sought after Franklin Hills; close from Los Feliz & Silver Lake's cafes & restaurants. 3bd/1.75ba in move-in condition. Home features hrdwd flrs, renovated main BA, wonderful bright kitch w/an O'keefe & Merrit stove. There is also a wall of French doors open from the living rm & mstr BR to a tranquil garden, patio & wonderful yard space. Gst BR opens to a grt front deck. Other seller upgrades include sewer line, cooper plmbng, hot water tank & rain gutters.		
MLS#13-671213		
Wayne Saks/Chris Cain 310.710.7715		
COLDWELL BANKER-BH N	Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

3721 PRESTWICK DR	Open 11-2 594B2	rev
\$1,399,000	3+3 MID-CENTURY	
	EXCEPTIONAL MID CENTURY W/ POOL AND VIEWS!	
Exceptional Mid Century w/ walls of glass featuring stunning views.This property has been meticulously restored ensuring the architect's original vision stay intact. W/ an open plan, this home features a formal living/dining room & chef's kitchen.Designer details include hardwood floors, French doors & period fixtures. Perfect for entertaining & enjoying the Southern California lifestyle, this property has a swimmer's pool & prof. landscaped grounds including viewing vistas & dining pavilions.		
MLS#13-668631		
Aaron Kirman 424-249-7162		
JOHN AAROE GROUP	Cbl,Cing Fan,Dshwshr,Dryer,Frz,Other	

28 Culver City	Single Family	
3940 WALGROVE AVE	Open 11-2 672B5	NEW
\$1,249,999	2+2 1sty-CONTEMPORARY	
	"THE COMPOUND"	
Situated close to the beach and Abbot Kinney sits "The Compound". A one of a kind extra-large lot offering 3 separate structures. In the back, a huge 8 car garage with alley access is currently built out as an office and play room in the front, with a gym and garage/storage in the back. The original garage has been converted to living space for a man cave or mother-in-law suite. The bright and airy home offers many custom features: inside is a granite counter/bar, ton more...		
MLS#13-671357		
Alex "Zan" Sacker 310-560-1622		
KWSM - SACKERLOVELL	Dshwshr,Grbg Disp	

3804 LENAWEE AVE	Open 11-2 673A1	NEW
\$975,000	4+3.5 TRADITIONAL	
	REMODELED BLAIR HILLS TRADITIONAL WITH CITY & MOUNTAIN VIEWS	
Located in the coveted Blair Hills of Culver City. This beautifully remodeled Traditional home boasts all the amenities. Professionally landscaped exterior brings ambiance to the entrance to the home. Enter through a gorgeous custom door with glass and stained wood. The step down living room boasts a romantic fireplace. Chef's kitchen with stainless steel appliances and custom cabinetry. Master bedroom with new bath and two additional bedrooms and new baths upstairs.		
MLS#13-671189		
Leslie A Woodward 310.230.1526		
COLDWELL BANKER-PAC.	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp	

11201 CULVER PARK DR	Open 11-2 672	NEW
\$825,000	3+2.5 1sty-TRADITIONAL	
	COMPLETELY RENOVATED WITH LUXURIOUS FINISHES	
Impeccably renovated home with a touch of luxury. Brand new eat-in kitchen with high-end details, custom tile and hardwood throughout. Designer bathrooms & attention to every detail of modern living!		

X 4763 BELOIT AVE	Lunch 12-2:30	NEW
\$649,000	3+2 1sty-CONTEMPORARY	
	REMODELED AND CHARMING	
Move in condition. Located in Culver City ADJ neighborhood. Brand new Bathrooms. Bright and open Kitchen with granite counter top and new flooring. Master bedroom with new carpeting & new sliding glass door to private back yard. Brand new interior and exterior paint. Refinished Hardwood floors, Woodburning Fireplace, New landscaping with lush green grass & flowering plants & sprinklers & Orange & Lemon trees. Close to shopping & freeway.		
Barbara Gibson 310-823-7028		
BG REAL ESTATE		

5205 DAWES AVE	Refresh. 11-2 672-F5	NEW
\$579,000	3+1.75 1sty-CONTEMPORARY	
	SUNKIST PARK HOME NEAR ACCLAIMED ELEMENTARY SCHOOL	
Freshened Culver City Sunkist Park nbrhd home around corner from El Marino elem school has spacious eat-in kitchen w/skylight. Master suite w/built-in cabinetry opens to covered patio, bkdy lawn, brick-laid court and spa w/new jets. Living rm w/fireplace offers space for office. Stairs lead to finished attic with light. Laundry rm has sink. New water heater. Newer water softener combines with R/O filter sys.		
Mike Cohen 310-836-0440		
CULVER PARK REALTY	Wtr softnr, R/O unit, hot tub, stor. hut	

28 Culver City Condo / Co-op

3918 GIRARD AVE	Open 11-2 672F2	NEW
\$519,000	2+2 FRENCH NORMANDY	
	GORGEOUS CULVER CITY TOWNHOUSE IN A SMALL COMPLEX!	
This corner unit has only 1-common wall with the living space on the 2nd floor. The living room with Fireplace opens to the Dining area & Gourmet Kitchen with Granite Counters, Custom Cabinets & Stainless Steel Appliances. The Master Suite has French Doors to a large terrace. Private Garage, Washer & Dryer, Central Air & Heat. Feels Brand New! Located Near Sony Studios, Grocery Stores, Shops & numerous Restaurants. Not far to all the fun in downtown Culver City!		
MLS#13-670585	Todd Miller 310.923.5353	Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other
KELLER WILLIAMS-SANT		

6565 GREEN VALLEY CIR #106	Open 11-2 672H7	NEW
\$415,000	2+2 TRADITIONAL	
	EXCEPTIONALLY RARE CONDO THAT SHOWS LIKE A MODEL	
Feels like a patio home w/ a huge private patio & permitted laundry inside the unit. The liv rm has a feature wall gas fireplace & an oversized adjacent dining area that can seat an extra large dinner party. A fully remodeled custom kitchen has oak cabinetry w/ glass doors, new gas appliances and a breakfast bar. The master en suite is very generous in size w/ a walk in closet plus an additional built in storage unit. The entire unit has smoothed ceilings, recessed lighting & central heating.		
MLS#13-671241	Martin Feinberg 310.729.6573	
KELLER WILLIAMS-SM		

9305 SUMMERTIME LN	Open 11-2 672H3	NEW
\$389,000	3+2	
	TOP FLOOR 3 BEDROOM UNIT IN THE BEST COMPLEX IN CULVER CITY!	
This bright 2-story condo has an open living room and dining room with 20ft ceilings and a picture window that looks out to tree-top views. With a bedroom & bathroom on the main level and the 2nd bedroom and open loft (3rd Bedroom, it has a closet) on the 2nd story. Unlike other complexes in Culver City, Summertime offers Air Conditioning, Guest Parking, Laundry near every unit, a great Clubhouse, Gym, Lake and 3 Pools! HOA Dues include Cable, Water, 24hr Security & Amazing Grounds!		
MLS#13-670549	Todd Miller 310.923.5353	Cing Fan,Dshwshr,Rng/Ovn,Fridg
KELLER WILLIAMS-SANT		

29 Westchester Single Family

7813 ALVERSTONE AVE	Open 11-2 702/G1	NEW
\$995,000	4+2.75 1sty-TRADITIONAL	
PRIME NORHT KENTWOOD LOCATION W/ 4 BDRS, 2.75 BATHS ON AN 11,231 LOT SIZE. ENTER THIS PVT HOME THRU A COURTYARD, OPEN FLOOR PLAN LOOKS OUT TO THIS EXPANSIVE PARK-LIKE YARD WITH A POOL...A MUST SEE HM.		
Stove, built-ins		
MICHELE WALMAN	310-836-4840	RE/MAX ESTATES

7441 W 82ND ST	Open 11-2 702-D2	NEW
\$929,000	4+3 2sty-CONTEMPORARY	
	CORNER CHARMER	
Bright mid century home set on a wide corner lot in the best part of Westchester. Open style kitchen/family room great for entertaining for today's lifestyle. Step down living room that opens up to large private yard with room for large parties or intimate settings. 3 nice-size bedrooms that have good closet space. Master suite is on its own level and contains a walk in closet and another wall to wall closet. Good-size bathroom with much storage. Pleasure to show.		
David Solomon 310-979-3798	www.7441W82.com	
PRUDENTIAL CA REALTY		

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.)

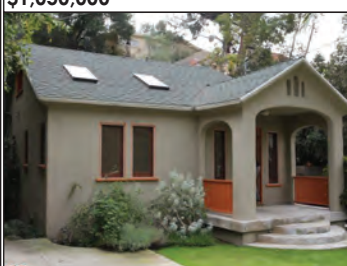
30 Hollywood Hills East Single Family

6854 IRIS CIR	Open 11-2 593-E3	NEW
\$1,035,000	2+1.5 SPANISH	
	TIMELESS UPDATED SPANISH	
Looking for a Classic Spanish You're home in this Elegant Whitley Heights Spanish. Once home to Otto Preminger aPrivate courtyard entry leads to a Formal living room w/15 ft high Beam ceilings, beehive fireplace & French doors that open to a covered veranda. Intimate Dining room. Remodeled kitchen w/ Carrera marble counters w/subway tile backsplash. Renovated baths w/Carrera marble & Subway tile accents.Wrought iron fixtures & wood floors throughout. Attached 1bd, 1 bath guest suite w/kitchen.		
Rose Ware 213-369-9171	dshwsh,grb dsp,hood,ov/range	
PRUDENTIAL BH		

6234 HOLLY MONT DR	Refresh. 11-2 593/F4	NEW
\$815,000	2+2 2sty-MID-CENTURY	
	PANORAMIC VIEWS STEPS TO ALL THAT HOLLYWOOD HAS TO OFFER	
Why buy a condo when you can buy a 1961 Mid-Century 2 story home with deck. Vaulted beam ceiling on first floor. Living room and kitchen on upper level with stairs leading down to 2 bedrooms, 2 baths and a deck. Incredible views with hardwood floors upstairs and pavers on the lower level. Open kitchen and living area. Wrap around deck and balcony. Needs TLC.		
Brenda Catalano 310-614-6659	central air & heat, stove	
COLDWELL BANKER BHN		

3308 N KNOLL DR	Open 11-2 563D7	rev
\$1,100,000	3+2 2sty-SPANISH	
	GRACEFUL HOLLYWOOD KNOLLS SPANISH WITH STUNNING VIEW	
Hollywood Golden Era unspoiled Spanish. Drenched in light & sunshine! Gorgeous updated kitchen. BK & FD rooms, Foyer, Library. Barrel cling & fabulous Vu from picture window in LR. Elevator! Original details thruout, hard wd flrs, tiles, sconces, iron work, moldings, arches. Master Bd has attached bonus room. Vu from every room. Spectacular Vu Terr. Large unfinished office space. Property is surrounded by flowers & lush greenery, a romantic covered gazebo, & 4 more open Vu patios.2 car garage.		
MLS#13-666897	Micheline Arnold 310-678-8848	Blt-Ins,Cbl,Dshwshr,Elevator,Grbg Disp
JOHN AAROE GROUP		

30 Hollywood Hills East Income

2528 GLEN GREEN ST	Refresh. 11-2 593G2	red
\$1,050,000	CALIFORNIA BUNGALOW	
	EXCEPTIONAL BEACHWOOD CANYON RETREAT	
Feels miles from the city yet mins from everything. Turnkey investment property with extremely strong rental history, ready to keep your portfolio producing. Front house- 2 bed 1 bath, delivered vacant. Back house- 2 studio lofts currently rented. Ample parking! Seperate metered, Laundry on site, Courtyards. R4 zoned.		
MLS#13-667027	Travis Parker 310.600.2128	
SOTHEY'S REALTY		

Questions? Need Assistance?
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TUESDAY

31 Playa Del Rey Single Family

6645 ESPLANADE	Open 11:30-2 702 A3	NEW
\$1,575,000	3+3.5 3sty-CONTEMPORARY	




STUNNING 3-STORY CONTEMPORARY W/ BREATHTAKING OCEAN VIEWS!

Home is situated in parklike setting, with sunny east facing kitchen & patio, Birdseye maple cabinetry & granite countertops, GE Profile appliances. 2-story living rm w/ terrific ocean views and balcony facing greenbelt, lagoon & ocean. Master suite w/ocean views, fireplace & good sized walk-in closet. Master bath has double sinks, limestone counters & marble flrs. 2nd bedrm has large patio, loft-style 3rd bedrm w/ocean vu & full bath. Rooftop deck w/360 degree vus! 3 car garage+ample storage.

Peter & Ty Bergman BERGMAN/GIBSON INTL	310-821-2900
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72 Sherman Oaks Single Family

13547 CONTOUR DR	Open 11-2 562/C5	NEW
\$1,297,000	4+4 ARCHITECTURAL	



IDYLIC BUFF AND HENSMAN HOME WITH POOL

The Buff and Hensman Everts House. Arrive through a double set of doors to your own outdoor living room. This courtyard encompasses a gorgeous pool surrounded by Sycamore and Trees of Heaven. Enter the home thru glass doors into an open floor plan that covers the entire first floor of the home. The master bedroom and bathroom are beautiful and meticulously maintained which include the original bed and cabinetry. Enjoy the light filtered thru the myriad of trees for a tranquil afternoon.

JB Fung JOHN AAROE GROUP	323-687-1170
Built-Ins, Dishwasher, Hood Fan	

62 Encino Single Family

5315 LOUISE AVE	Open 11-2 561-62	NEW
\$1,995,000	4+4.5 2sty-SPANISH	



INCREDIBLE NEW ENCINO LISTING!

Warm, Spacious, Spanish-style home on large lot. 4BD, 4.5BA w/ gorgeous walnut flrs + plenty of storage. Downstairs includes living rm, dining rm, Chef's kitchen w/ pantry and 2 dishwashers, brkfst area, laundry rm, office/den, + guest suite. Upstairs includes huge master suite, two bd suites and wonderful upstairs family rm (can easily be converted to 5th BD). 2 Lrg terraces, covered outdoor kitchen/patio, landscaped yrd w/ pool/spa, + lovely courtyard. A must see property!

Leslie Kavanaugh SOTHEY'S INTRN	310 413-1171
------------------------------------	--------------

4912 MORSE AVE	Refresh. 11-2 562E3	NEW
\$1,075,000	3+2 TRADITIONAL	



GORGEOUS TRADITIONAL HOME WITH POOL & SPA! LUSH LANDSCAPING

Remodeled & Updated light-filled home w/soaring cieling, hardwood floors, recessed lights, custom built-in cabinets throughout & numerous French doors leading to the large grass backyard w/sparkling pool & spa. Oversized Living & Dining Rooms, Family Room with eat-in Kitchen, w/a walk-in Pantry. Master bedroom has French doors to back yard. Perfect house for entertaining, Direct access from garage being used as a bonus/play room. Lots of Fruit trees & many types of flowers that bloom all year!

David T. Kessler SOTHEY'S REALTY	310-245-6715
www.4912morse.com for all photos	

4533 ESTRONDO DR	Open 11-2 561D4	red
\$4,995,000	7+8.75 ARCHITECTURAL	



FANTASTIC REDUCTION! STUNNING NEW ARCHITECTURAL!

Huge open floor plan, soaring ceilings & incredible volume. Dramatic entry, spacious living areas, & gourmet kitchen. The 1st flr features a media rm & gym/family rm. Walls of glass open to incorporate outdoor living. 6 en-suite bdrms inc. a master suite w/ pvt. balcony, walk-in closet, & bath w/steam shower, infinity tub & dual sinks. Upper roof deck & expert landscaping create the ultimate getaway w/limestone patios, infinity pool w/spa, waterfall & GH w/roof deck. Also for lease \$26,000/month

Sally Forster Jones COLDWELL BANKER-BH S	310-281-3999
www.4533estrondo.com	

4631 NOBLE AVE	Open 11-2	NEW
\$840,000	4+2 TRADITIONAL	



LOCATION! BEAUTIFUL 4 BED 2 BATH HOME WITH GUEST HOUSE!

This 4 bed 2 bath home also features a large 1 bed, 1 bath guest house. This home feels like new. Wood floors throughout. Living room features marble fireplace & architectural details in the ceiling. Large master suite. Eat in kitchen features wood cabinets, granite counter tops, and a built in work space that makes a roomy office. French doors lead out to the private patio to create a very open environment great for indoor outdoor living. Perfect home for entertaining & ultimate location!

Elizabeth Marquart RE/MAX ESTATE PROPER	310-246-0888
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4540 N ESTRONDO DR	Open 11-2 561D4	red
\$2,995,000	5+6.75 ARCHITECTURAL	




REDUCTION! ENJOY SPECTACULAR VIEWS FROM STUNNING ARCH.!

Superb architectural w/jaw dropping vistas. This home softens the lines between indoor/ outdoor spaces. Resort style living in your own backyard w/an incredible infinity pool, stone patio & Viking bbq, against a backdrop of greenery & city lights. The gourmet chef's kitchen boasts center island, top of the line appliances & sitting area. 5 bdrms + an office/nursery all en-suite w/high ceilings & flooded w/light. The master suite features a luxurious bath & balcony. Also for lease \$18,000/month

Sally Forster Jones COLDWELL BANKER-BH S	310-281-3999
www.4540estrondo.com	

3730 WOODCLIFF RD	Open 11-2 561H6	red
\$1,029,000	3+2 CONTEMPORARY	



GREAT VALUE....JUST REDUCED!

NESTLED IN AN INCREASINGLY POPULAR NEIGHBORHOOD IN SHERMAN OAKS, WITH CYN VIEWS, SPACIOUS OPEN FL PLAN FULL OF LIGHT, HDWD FLRS, HIGH CEILINGS, HUGE KITCHEN, GRANITE COUNTER TOPS, PLANTATION SUTTERS, GORGEOUS PRIVATE PATIO AND YARD W/ VIEWS. TOO MANY UPGRADES TO MENTION...MUST SEE!!

David Pinkham JN SAAD REALTY	310-435-8616
Blt-Ins, Cbl, Dshwshr, Grbg Disp, Hood Fan	

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73 Studio City Single Family

X 4230 BEN AVE	Lunch 11-2	562	NEW
\$1,199,000	5+3	1sty-TRADITIONAL	



**REMODELED TRADITIONAL
IN THE "GROVE" AREA OF STUDIO CITY**

Renovated and expanded, this traditional home is located in the desirable "Grove" neighborhood of Studio City. The main house has 4 bedrooms, 3 full baths and a secret upstairs bonus room. The family room has French doors that opens to the gourmet kitchen. The flow is perfect for entertaining and family gatherings. The grassy backyard has a patio w/ a fireplace. Property also has a large guest house located above 2 car garage. Located in the desirable Carpenter Community Charter district.

Bryan Abrams JOHN AAROE GROUP	818-266-4300	Bonus 5th bedroom plus guest house
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74 Toluca Lake Single Family

4443 AUCKLAND AVE	Open 11-2	563B4	rev
\$795,000	3+2.5	UNKNOWN	



BEAUTIFULLY REMODELED IN TOLUCA LAKE

Completely reimagined and remodeled, this charming contemporary cottage is all new. An enchanting courtyard leads you to this gorgeous Toluca Lake home with three bedrooms, two and one half baths, stunning new kitchen, new bathrooms, new flooring, new roof and much much more.

MLS#13-669089	Vahan Sarojians	323-497-6655	Dshwshr, Micro, Rng/Ovn
COLDWELL BANKER - LF			

75 Valley Village Lease


11951 LANDALE ST	Open 11-2	562G4	NEW
\$5,000	3+2.5	RANCH	

3+21/2 pristine ranch style home for lease in best area of Valley Village. Den, Lux MastrBA, diningroom, attached 2car garage, indoor Lndry. Corner lot with hot tub, sportcourt, and large grassy areas

MLS#13-669459	wshsr/dryer/fridge/oven/dishwasher	
Pamela Dougherty	818-458-4580	COLDWELL BANKER-BH N

94 Glassell Park Single Family

1953 KEMPER ST	Open 11-2	594H4	NEW
\$425,000	3+1	1sty-CONTEMPORARY	




MOUNT WASHINGTON NEIGHBORHOOD.

This is it! Enchanting & gated Mount Washington area home has 3 bedrooms & 1 bath & is on a lovely street in a quiet neighborhood. A very large redwood deck for entertaining with spectacular 180 degree panoramic views. This delightful single story home was built in 1924 but has been updated. Features secure gated entry, ample off street parking, & a great floor plan with bedrooms on opposite ends of the house. The updated kitchen has high end stainless steel appliances, washer/dryer & fridge.

MLS#13-671109	Laura & Brian Moore	310-849-4990	
LAVINTAGEHOMES.COM			

999 Out of Area Single Family

815 N AVENUE 67	Open 11-1	595F1	NEW
\$450,000	2+2	MID-CENTURY	



**GARVANZA MOVE-IN READY HOME W/
POOL**

Charm abounds in the Garvanza neighborhood just minutes away from South Pasadena and Pasadena. An open, light & bright kitchen, a separate dining room, and a detached garage make this home the perfect abode to start traditions and create memories. Completely move-in ready with the added bonus of a second bathroom located in the laundry room. While away summer days lounging by the pool while entertaining friends and family on the large patio...welcome home!

MLS#13-671345	Natalie Riggs	310.906.0211	Cing Fan, Dshwshr, Grbg Disp, Other
GIBSON INTERNATIONAL			



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