





6250 HOLLYWOOD BLVD. PH14I

HOLLYWOOD | \$1,695,000

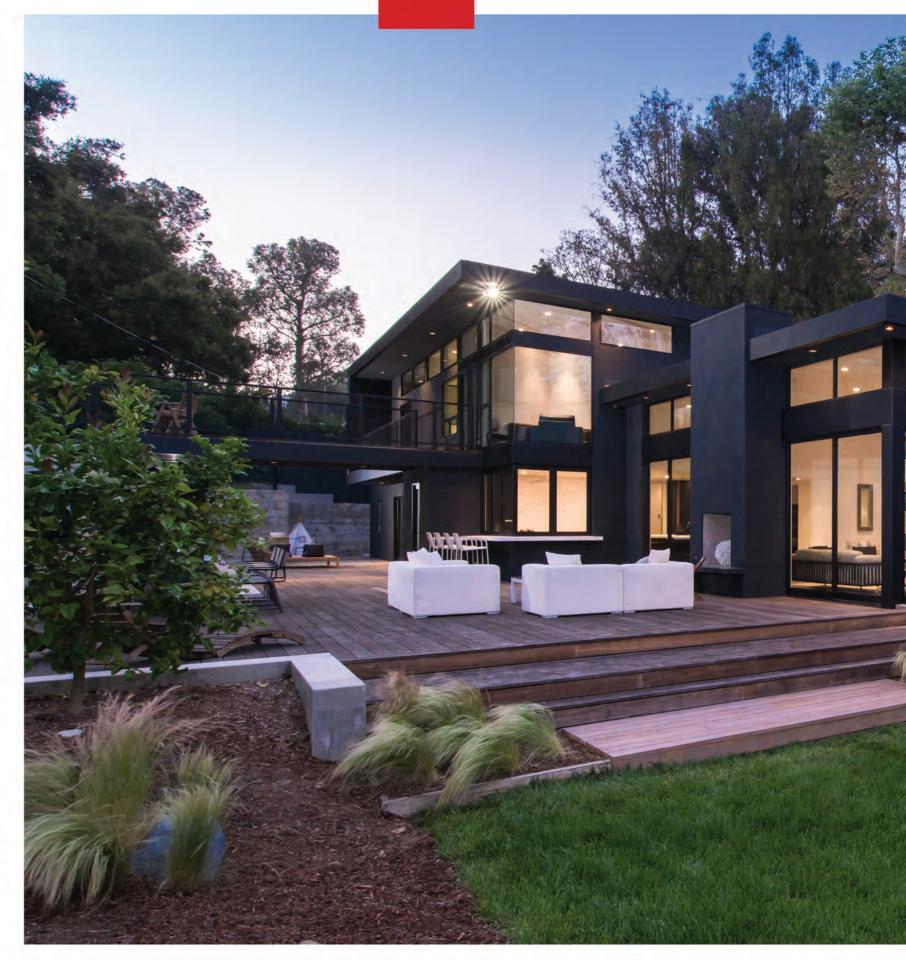
BY APPOINTMENT ONLY | NEW LISTING 1 BED | 2 BATHS | 1,510 SQ. FT.

JAMES HARRIS JAMES@THEAGENCYRE.COM | 424.400.5915 | LIC. #01909801 DAVID PARNES DPARNES@THEAGENCYRE.COM | 424.400.5916 | LIC.#01905862

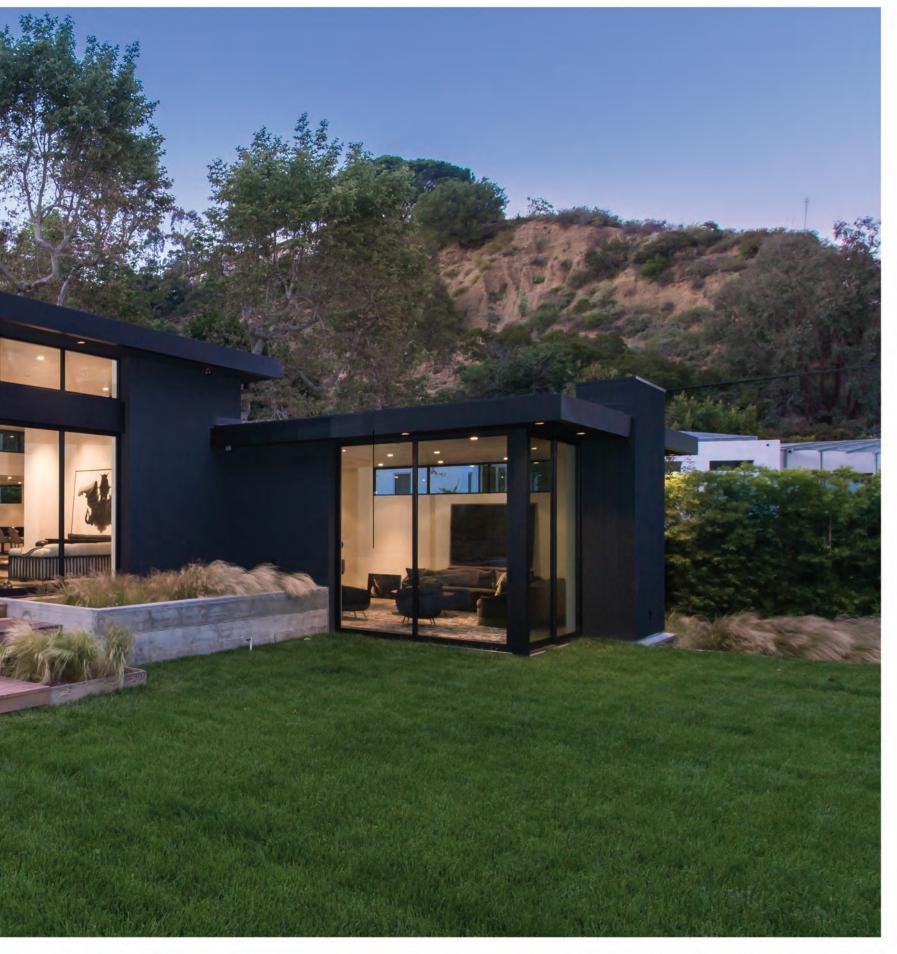








921 RIVAS CANYON ROAD
PACIFIC PALISADES | \$9,995,000
OPEN TUESDAY 11-2 PM | NEW LISTING
5 BEDS | 6 BATHS | 5,113 SQ. FT. | 43,437 SQ. FT. LOT



SANTIAGO ARANA

SANTIAGO@THEAGENCYRE.COM 310.926.9808 LIC. #01492489







27580 WINDING WAY

MALIBU | \$13,950,000

OPEN WEDNESDAY 10-12:30PM | NEW LISTING

2 PARCELS | 11 ACRES | DEVELOPMENT | COMPOUND | INVESTMENT | SUNDANCERANCHMALIBU.COM





Claim a Place by the Sun, Surf, and Sand

Southern California splendor blends with equestrian refinement on this almost 11 acre Malibu ranch. This sprawling gated compound welcomes developers, investors or end users. Peaceful country living only 15 miles from Santa Monica. The first time on the market as a duel parcel, this extraordinary Malibu equestrian property offers breathtaking panoramic ocean views and spectacular grounds.



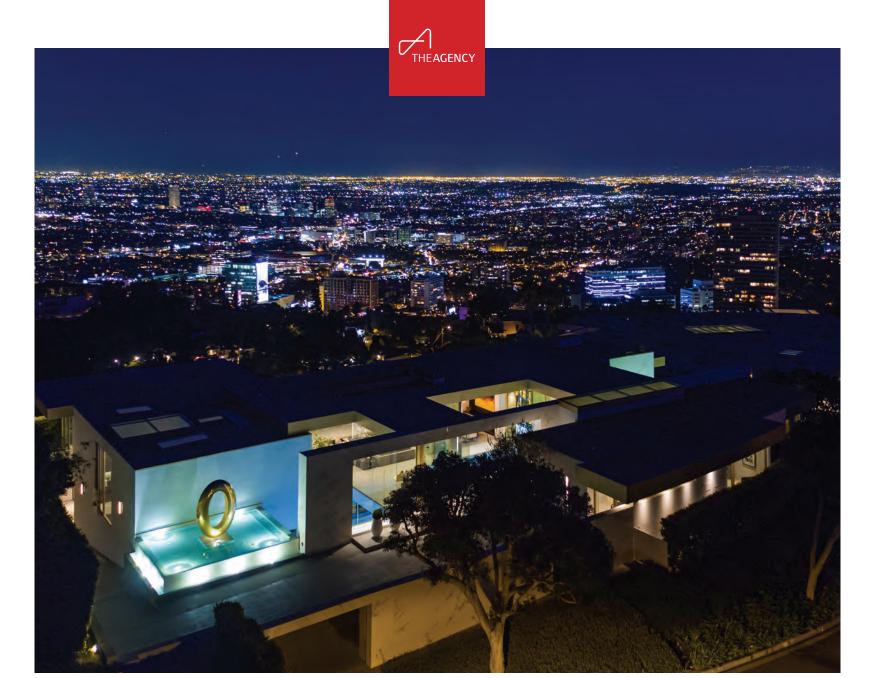
DENISE SNANOUDJ

DENISE.S@THEAGENCYRE.COM 323.646.8866 LIC. #01101684

CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM 424.230.3718 LIC. #01377932









1175 HILLCREST ROAD
BEVERLY HILLS | \$77,500,000

7 BEDS | 11 BATHS | 1.04 ACRES

BY APPOINTMENT ONLY

MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM 424.230.3701 LIC. #01222825







1120 LOMA VISTA

TROUSDALE | \$16,995,000

5 BEDS | 7 BATHS | 7,000 SQ. FT. | 26,630 SQ. FT. LOT

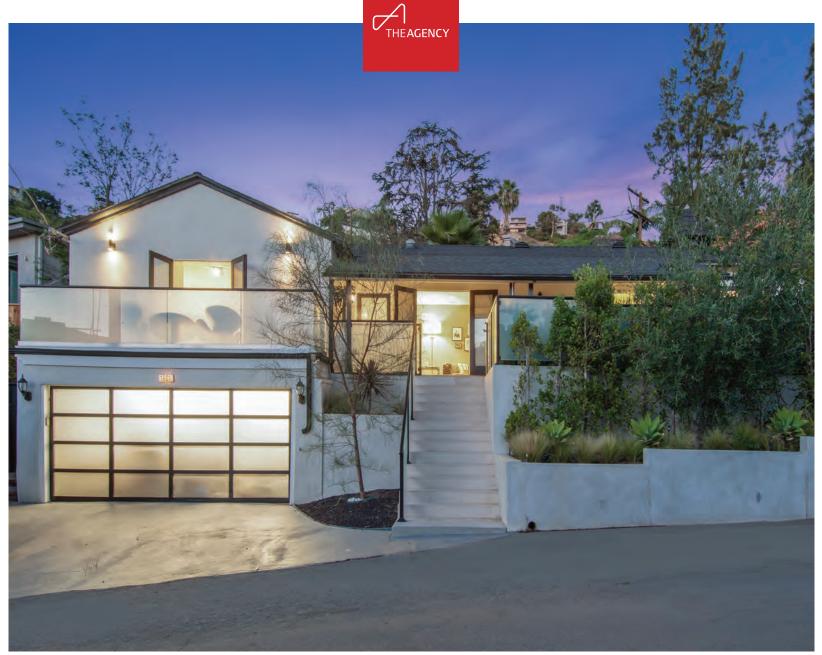
This newly built, single-story contemporary home in lower Trousdale showcases sweeping city views and Fleetwood walls of glass that blur the line between indoors and out. A soaring great room with walnut ceilings flows to a custom Bulthaup kitchen, dining area and 1000-bottle wine room. The master suite boasts a Snaidero showroom closet and sliding walls of glass to the pool deck. A serene backyard oasis with an infinity-edge pool and gourmet Kalamazoo kitchen overlooks city lights.

BY APPOINTMENT ONLY

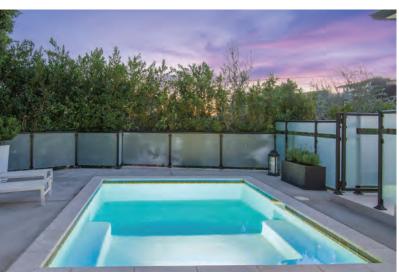












1601 SUNSET PLAZA DRIVE SUNSET PLAZA | \$2,500,000

OPEN TUESDAY 11-2 PM | NEW LISTING 3 BEDS | 3 BATHS | 2,231 SQ. FT. | 6,483 SQ. FT. LOT

FARRAH ALDJUFRIE

FARRAH@THEAGENCYRE.COM 424.230.3712 LIC. #01933070











15475 MILLDALE DRIVE

BEL AIR | \$5,995,000

OPEN TUESDAY 11-2 PM | BRUNCH SERVED | NEW LISTING 6 BEDS | 8 BATHS | 6,229 SQ. FT. | 19,911 SQ. FT. LOT

FARRAH ALDJUFRIE

FARRAH@THEAGENCYRE.COM 424.230.3712 LIC. #01933070

EDUARDO UMANSKY

EUMANSKY@THEAGENCYRE.COM 424.230.3715 LIC. #01354521

SHARON UMANSKY BENTON

SHARON.BENTON@THEAGENCYRE.COM 424.400.5943 LIC. #02021318







780 TEAKWOOD ROAD BRENTWOOD | \$3,275,000



OPEN TUESDAY 11-2 PM | NEW LISTING 4 BEDS | 3 BATHS | 3,324 SQ. FT. | 15,522 SQ. FT. LOT

MAX NELSON

MNELSON@THEAGENCYRE.COM 424.238.2482 LIC. #01409958











OPEN TUESDAY 11-2 PM | NEW PRICE 4 BEDS | 5 BATHS | 4,870 SQ. FT. | 15,623 SQ. FT. LOT

MAX NELSON

MNELSON@THEAGENCYRE.COM 424.238.2482 LIC. #01409958

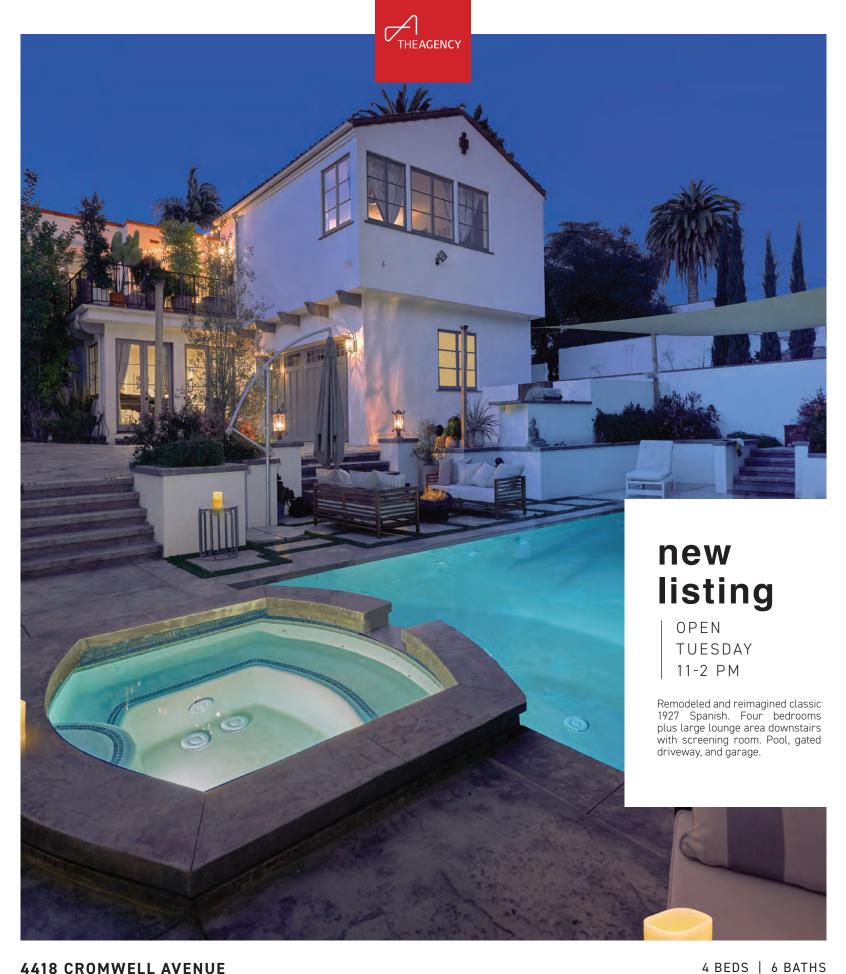
DANIEL STEVENSON

DSTEVENSON@THEAGENCYRE.COM 424.271.3344 LIC. #01981172

DAMIAN NELSON

DNELSON@THEAGENCYRE.COM 424.238.2475 LIC. #01409427



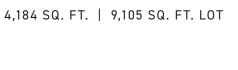


4418 CROMWELL AVENUE

LOS FELIZ | \$2,995,000

ERIC LAVEY

ELAVEY@THEAGENCYRE.COM 310.908.6800 LIC. #01511292







461 BELLAGIO TERRACE

BEL AIR | \$13,999,000

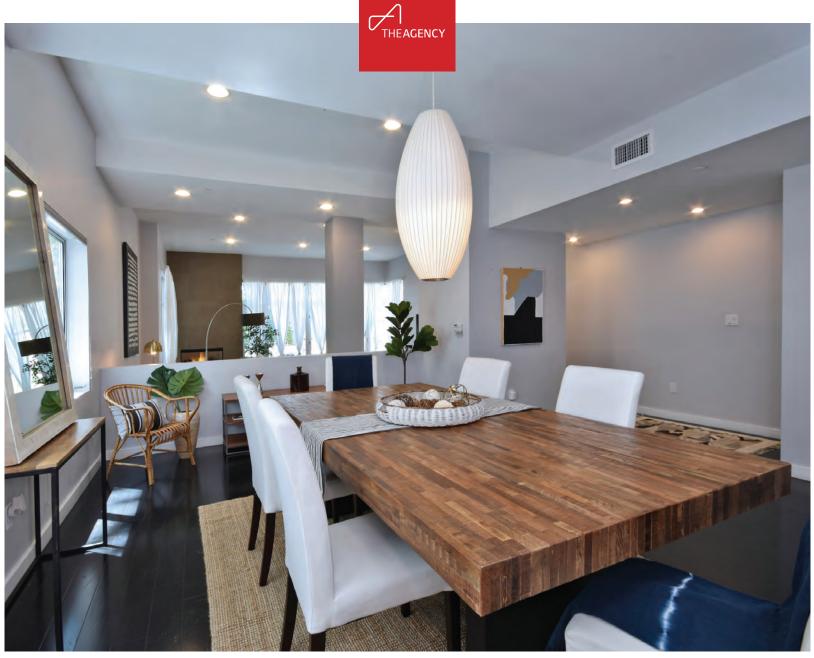
4 BEDS | 4.5 BATHS | 6,624 SQ. FT. | 60,829 SQ. FT. LOT

Gated and private mid-century showpiece with gorgeous ocean views. Originally built for Robby Krieger of The Doors, this unique hexagonal residence has been rebuilt by Brown Design Group with bespoke craftsmanship and distinctive shapes, and offers vignette views and prisms of light. A chic indoor-outdoor lifestyle, featuring disappearing walls, vaulted ceilings, a walnut Miele kitchen, Terrazzo floors, the original frieze of The Doors, pool, hot tub, built-in entertaining spaces and gardens.

NEW LISTING

11-2PM









900 N. WEST KNOLL DRIVE #3
WEST HOLLYWOOD | \$1,745,000

OPEN TUESDAY 11-2 PM | ESPRESSO BAR | NEW LISTING 3 BEDS | 2.5 BATHS | 2,760 SQ. FT.

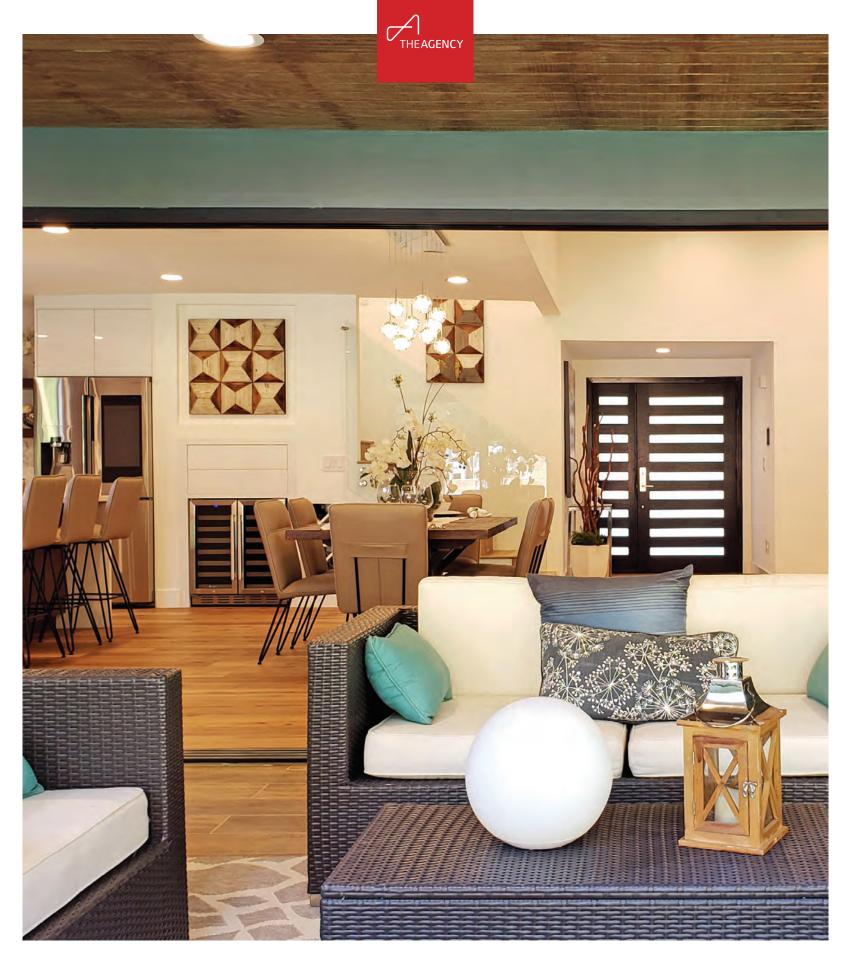
MARCI KAYS

MKAYS@THEAGENCYRE.COM 424.216.5471 LIC. #01397539

AMANDA DOWNING

AMANDA.DOWNING@THEAGENCYRE.COM 424.210.3136 LIC. #02011618





3727 WRIGHTWOOD DRIVE

STUDIO CITY | \$2,198,000

OPEN TUESDAY 11-2 PM & 5:30-7PM | NEW LISTING 4 BEDS | MAID'S ROOM | 4 BATHS | 2,996 SQ. FT. | 9,602 SQ. FT. LOT

LYNN TESCHNER

LTESCHNER@THEAGENCYRE.COM 424.231.2398 LIC. #01260831











7529 FRANKLIN AVENUE, HOLLYWOOD HILLS

Offered at \$3,845,000

By far the most recognizable home in Old Hollywood Estates. This famed Fatty Arbuckle home was made famous when it was used as the home in Rebel Without a Cause and thus became known as the James Dean house. This southern colonial gem was built in 1912 making it one of the oldest homes in Los Angeles. Totally restored and reinvented, this grand home is light filled and wonderful. Set high above the street, the 4,398 square foot home has an entry parlor that opens to the living room, formal dining room, eat-in kitchen, and lower level guest bedroom with bath. Upstairs includes master suite, two additional spacious bedrooms, and sun room. Extensive outdoor decking with veranda, barbecue area, and pool. The guest house is two floors and provides ample space with gym downstairs and steam room. Hikers will enjoy Runyon Canyon just a block away and history buffs will love the historic residence adjacent to Wattles Park. The ultimate location just blocks from the Sunset Strip.

OPEN TUESDAY 11-2



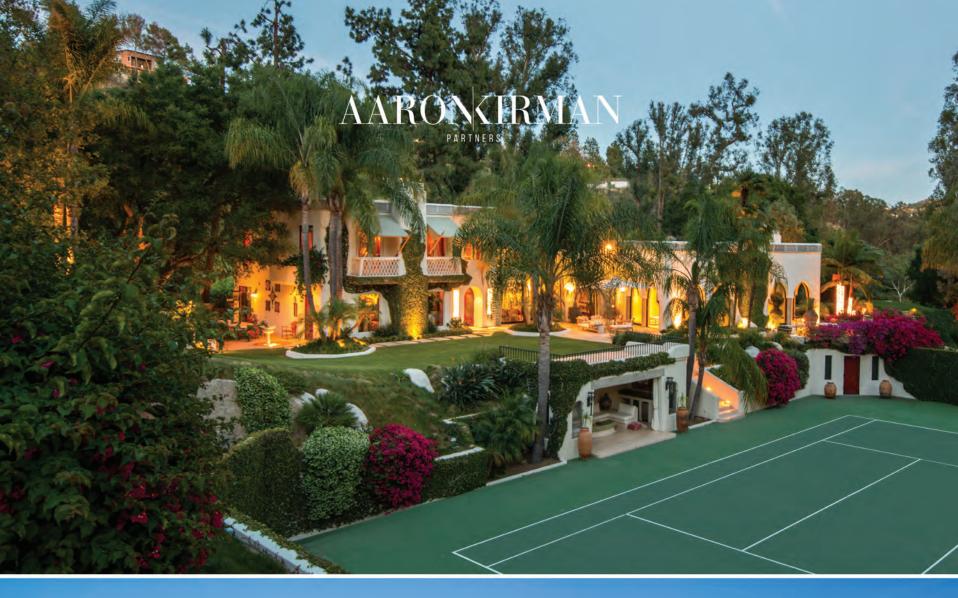
















THE FINEST EQUESTRIAN ESTATE IN THE COUNTRY

13+ ACRES OF BEAUTIFUL RIDING TRAILS





2727 BENEDICT CANYON DRIVE | BEVERLY HILLS

OFFERED AT \$69,995,000

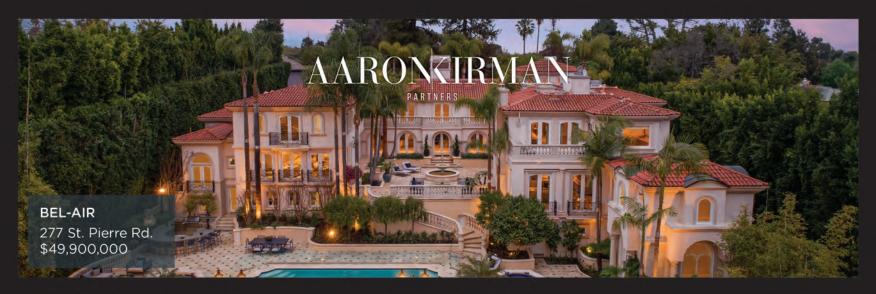
BY APPOINTMENT ONLY

AARON KIRMAN

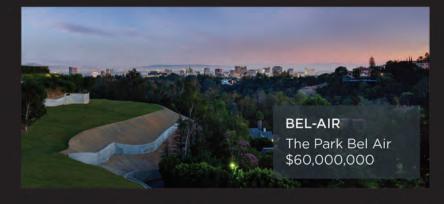
PRESIDENT, ESTATES DIVISION

424.249.7162 | aaronkirman.com











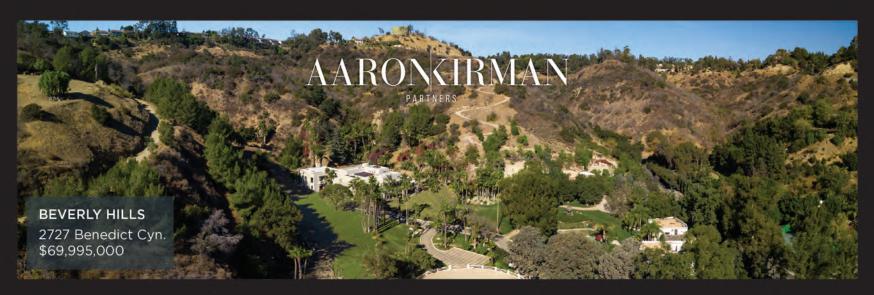




AARON KIRMAN PRESIDENT, ESTATES DIVISION

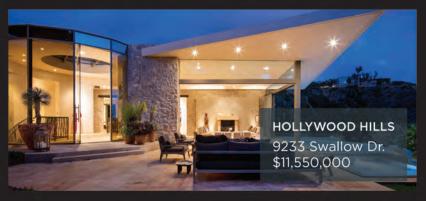
424.249.7162 | aaronkirman.com









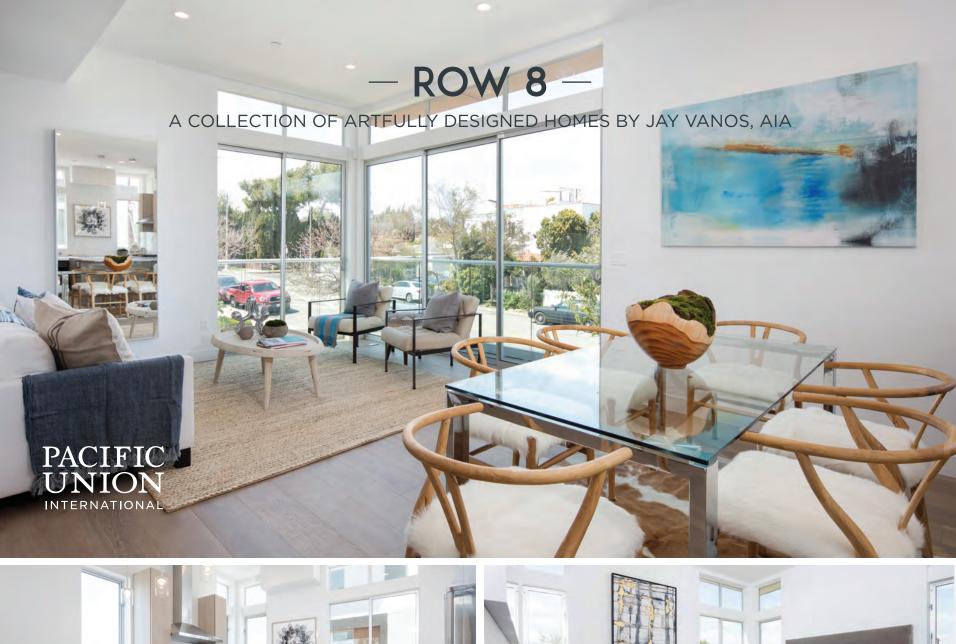








AARON KIRMAN
PRESIDENT, ESTATES DIVISION







8 SINGLE FAMILY RESIDENCES | CULVER CITY ARTS DISTRICT

STARTING FROM \$1,079,000

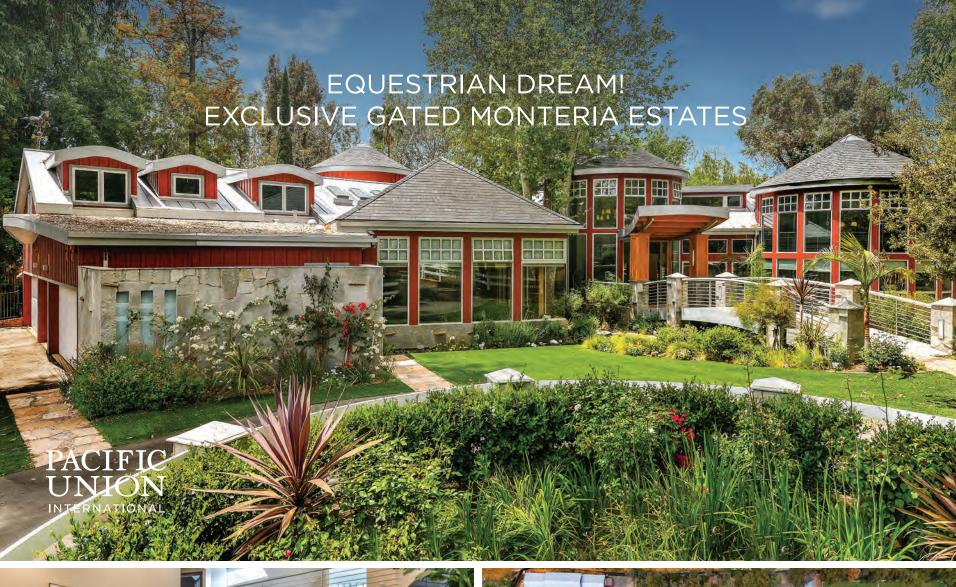
BY APPOINTMENT ONLY www.row8LA.com

NEYSHIA GO

DIRECTOR, ESTATES DIVISION

310.882.8357 | neyshiago.com









20700 NORTHRIDGE ROAD | CHATSWORTH

OFFERED AT \$3,488,000

OPEN TUESDAY 11-2PM & FRIDAY 11-2PM

ARVIN HADDAD

DIRECTOR, ESTATES DIVISION

310.909.6434 | arvinhaddad.com

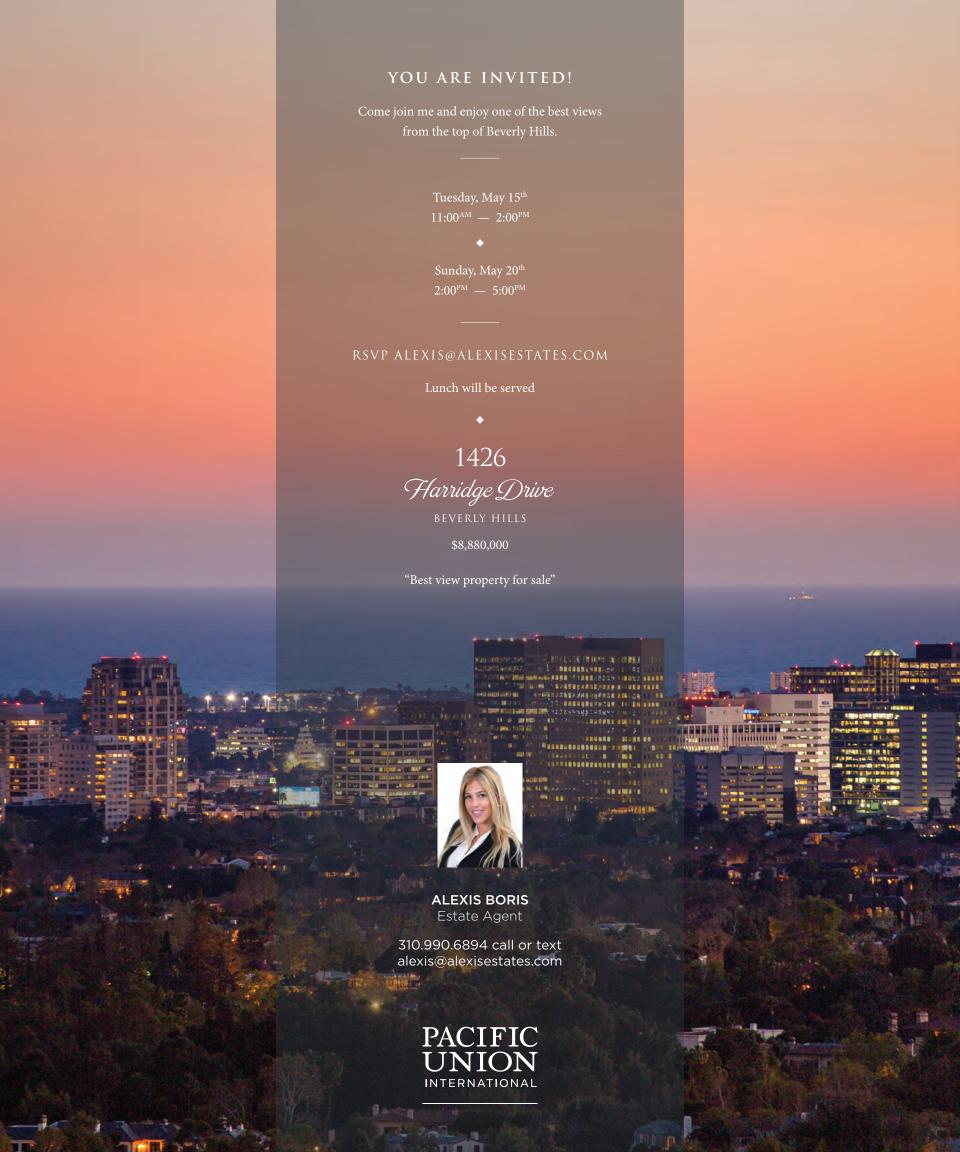
AI AKP

AARON KIRMAN

PRESIDENT, ESTATES DIVISION

424.249.7162 | aaronkirman.com







OLD WORLD HEART, MODERN SPIRIT







8157 LAUREL VIEW DRIVE | SUNSET STRIP

Tucked away just moments above the Sunset Strip and Chateau Marmont, this ultra-private contemporary in the Hollywood Hills marries classic California Spanish Colonial charm with cutting edge attitude. Outside, weathered doors, wrought iron fixtures and terra cotta tiles hark back to another era. Inside, a different world unfolds. The main level is one large, flowing expanse with soaring ceilings, eat-in chef's kitchen, dining area and an array of entertaining environments. Vast windows surround the space, filling it with light. French doors here open to the leafy grounds, set with a shimmering pool, trellis-shaded seating area and upper patio dining terrace. On the home's upper level, three luxurious bedroom suites surround an expansive family room with high, skylit ceiling. Some suites adjoin a secluded rear stone patio with a soothing fountain; both the master and a second suite open to covered front balconies with airy rooftop and treetop views. A fourth suite on the main level includes a kitchenette and bath. Welcome to your private paradise.

OFFERED AT \$5,350,000



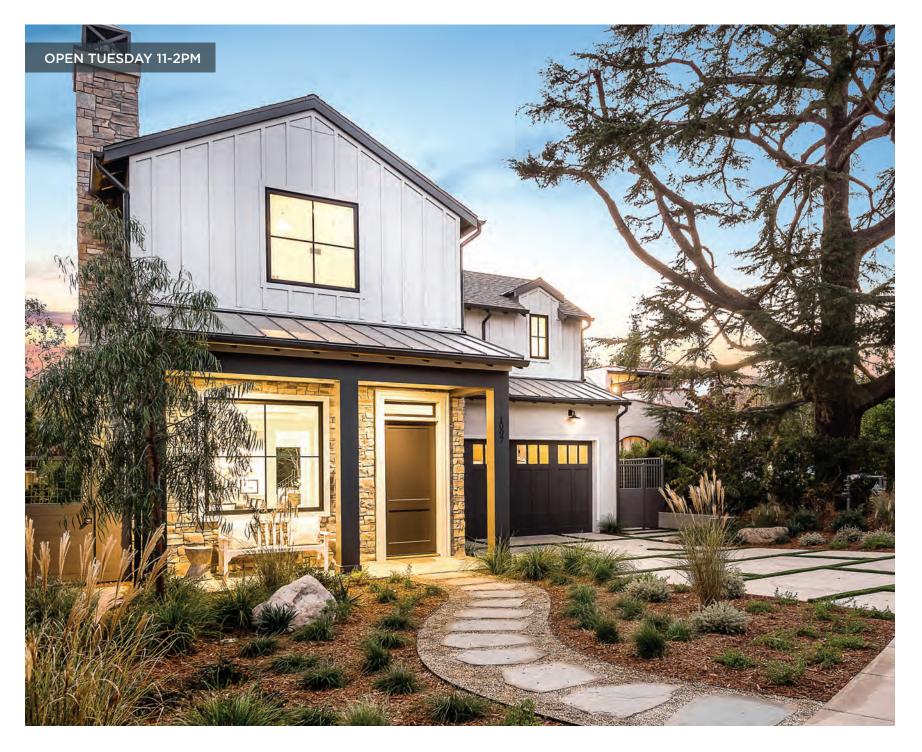
STEVE SANDERS
Realtor

323-828-6471 SSanders@pacunionla.com

RICHARD STEARNS | DIANA TSOW, ESQ. LAURENT MAMANN SLATER







1007 WELLESLEY AVENUE BRENTWOOD

Set upon an oversized creekside lot, this 2-story home exudes a casual, contemporary farmhouse style. The main residence boasts 5 bed/5.5 baths and an open concept kitchen with butler's pantry. The loggia is accessed via bi-fold doors for year-round alfresco dining on the terrace, with outdoor fireplace, and and attends to lawn, pool/spa and large deck areas. Recognized with a Decade Honor Award in 2006, the detached guest house has 1bed/1bath, living area and an updated kitchen.

1007wellesley.com

Offered at \$5,295,000

RICHARD STEARNS



NEW PRICE \$5,998,000

NEW CONSTRUCTION | 7,216 SQ.FT. | 9,135 LOT | 6 BD 9 BA

smithandberg.com

Exquisite Contemporary Home in **Bird Streets!**



9318 Warbler Way, LA CA 90069







3 bedrooms | 3.5 bathrooms | 3080 sq. ft. | 7816 lts.

\$2,999,995

Incredible, fully redesigned and updated home in the highly desirable bird streets. 3,000 square feet of indoor space with plenty of green outdoor space. Minutes away from all the best West Hollywood and Beverly Hills have to offer. Located at the end of a very quiet street (no cut through traffic), this private home features extraordinary views of the LA basin and ocean.



Broker's Open: Tuesday 11 - 2

Catered by Mendocino's!

Twilight Open: Tuesday 6:30 - 8:30

Wine, Sake & Sushi!

Open House Saturday & Sunday (May 26th & 27th)

2:00 to 5:00

Valet parking will be provided for both open houses!







Comtemporary with Expansive Views in Bird Streets!



9324 Warbler Way, LA CA 90069









2 bedrooms | 2 bathrooms | 1560 sq. ft. | 5661 lts.

\$1,899,000

This charming Pied De Terre is located in the most sought out desirable Bird Streets! Minutes to Sunset Plaza, Restaurants, shopping, & Nightlife This beautiful Contemporary modern luxury home is surrounded by True Nature, trees, beautiful flowers, & sound of bird, very serene!



Broker's Open: Tuesday 11 - 2

Catered by Mendocino's!

Twilight Open: Tuesday 6:30 - 8:30

Wine, Sake & Sushi!

Open House Saturday & Sunday (May 26th & 27th)

2:00 to 5:00

Valet parking will be provided for both open houses!



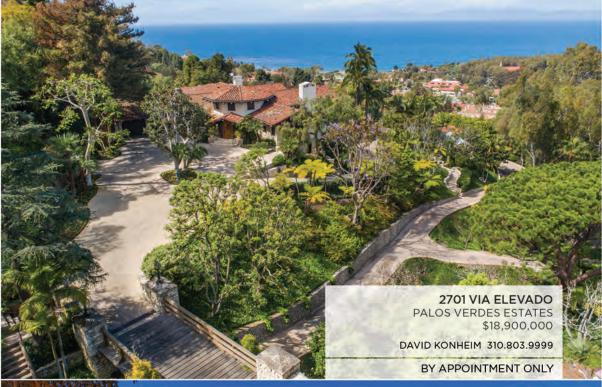
Melissa@MelissaZeeGroup.com www.MelissaZeeGroup.com CalBRE# 10451028





HILTON & HYLAND













HILTON & HYLAND











9279 SIERRA MAR DRIVE

\$8,995,000

Sited On A Unique Promontory In The Highly Coveted "Bird Streets"

Explosive Jetliner Views From Downtown To The Ocean

Rare small pocket of RE-11 zoned property has no HOA or fees

Less restrictions compared to zoning on every other prime view street

OPEN TUESDAY 11-2





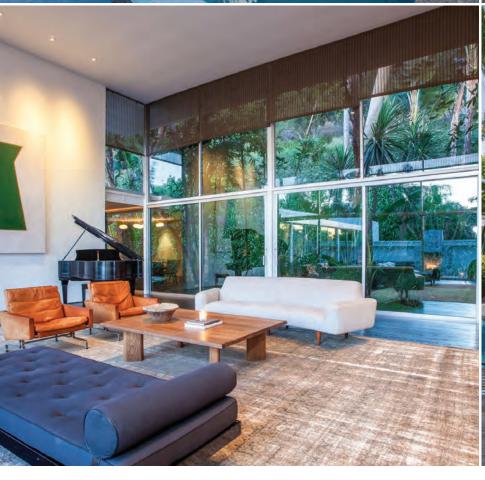
NEW PRICE | OPEN TUE 11-2

400 CASTLE PL | BEVERLY HILLS

400CASTLEPLACE.COM | \$10,299,000









RONA PASSMAN 310.403.3811 | RONA@RONAPASSMAN.COM





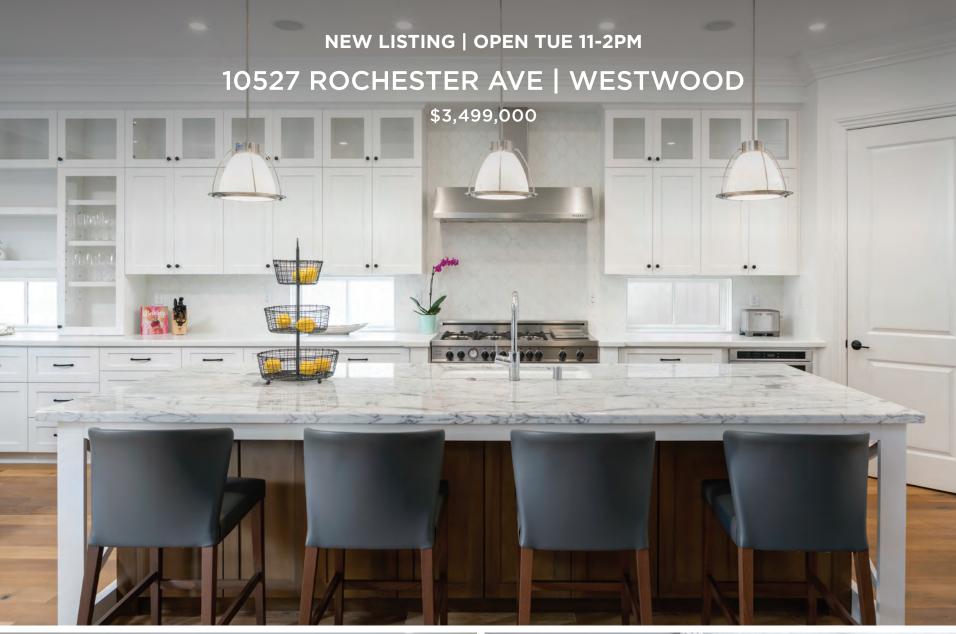




LINDA MAY
PROPERTIES

LINDA MAY 310.492.0735 DRE 00475038 **GUY LEVY** 310.492.0734 DRE 01374536









DAVID KRAMER 310.691.2400 DRE 00996960

LISA GILD 310.497.9223 DRE 01954882











- Over 2,100 sq. ft of living space
- 3 bedrooms, 3.5 baths
- Located minutes from the heart of West Hollywood and the Sunset Strip
- Living, dining, and huge sunken family room with fireplace
- Kitchen with premium Stainless Steel Viking Appliances
- Secured building with gated parking for 3 cars
- Huge wrap around terrace, plus 2 additional balconies

ISKANDER LEMSEFFER 310.993.1176 DRE 02032973 MARCIE HARTLEY 310.691.5950 DRE 01358268



OPEN TUESDAY 11-2

9577 LIME ORCHARD | BEVERLY HILLS \$8,750,000 | 5BD 7BA 7,000 SQ FT ON OVER 1 ACRE









HH HILTON & HYLAND

310.858.5402 | BRETT@BRETTLAWYER.COM | DRE 00897489





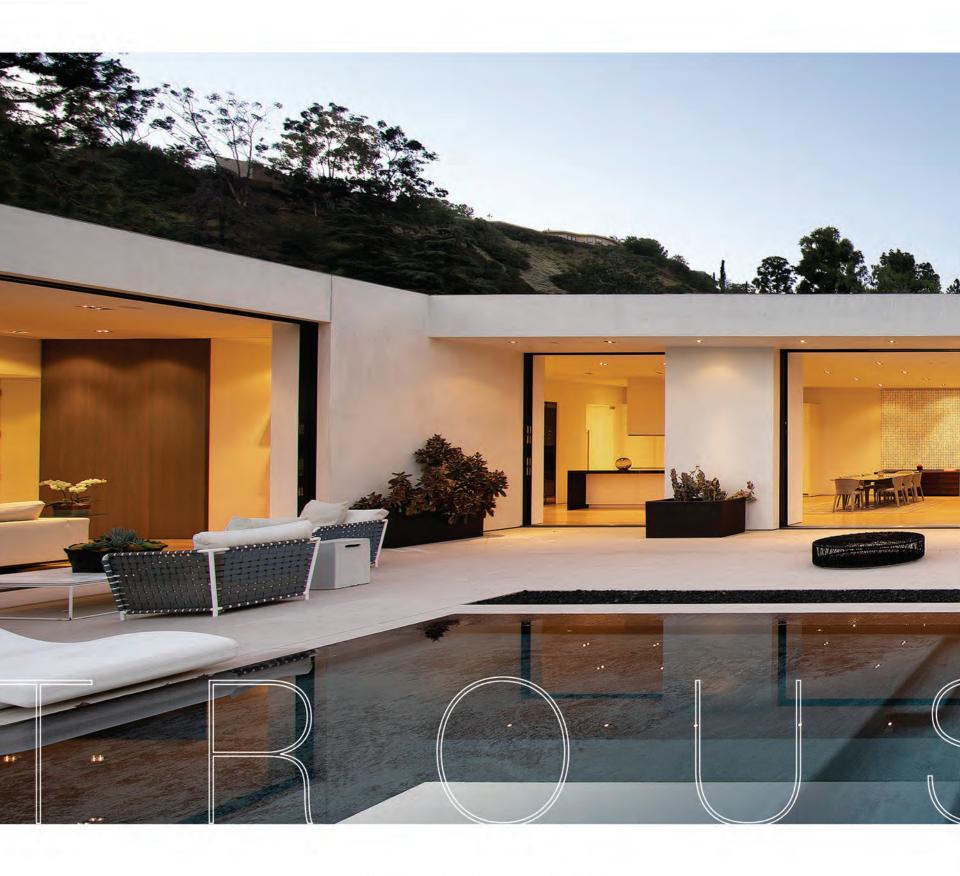
BJORN FARRUGIA 310.998.7175

DRE 01864250

ALPHONSO LASCANO 818.800.28848

DRE 01723550





1220 LOMA VISTA , BEVERLY HILLS OPEN TUESDAY 11-2 \$16,950,000





DREW FENTON 310.858.5474 DRE 01317962 JADE MILLS 310.285.7508 DRE 00526877



GLOBAL LUXURY.

CHOICE PROPERTIES AVAILABLE



10601 Wilshire Blvd. #704

Los Angeles

A Completely Newly Gutted, Rebuilt & Extremely Rare and High Demand 3bed. + Den + Formal Din.room with quiet & serene mountain views in fabulous Wilshire House. This Trophy Architectural Contemporary has it all! Grand Gallery Entrance, Open and Spacious Living Room with designer fire place & Formal Dining Room. Separate Den with pocket doors, State of The Art Gourmet Scavolini Custom-built Kitchen Cabinetry with top of the line stainless steel appliances, designer wood flooring throughout, Miele Coffee System with warming drawer, Superb Master Suite with two big Pianca Walkin Closets, Smart Home Accessories and many more.

Offered at \$ 3,950,000.



10601 Wilshire Blvd. #902

Los Angeles

Sleek, sophisticated & stylish 2Bed/2 Bath residence with coveted S/SE/SW exposure in fabulous Wilshire House, LA's premier and highly reputable high-rise building, with only two units per each floor wing of the building. Formal entry hall way leading to Grand Living & Dining Rooms with panoramic views. Recently renovated Italian Poliform kitchen with spacious breakfast area and a built-in laundry room. Sumptuous master suite with huge walk-in closet and redone master bath, a 2nd bedroom suite. Highest quality French lime stones, designer fire place in living room, central sound system & tons of built-ins. Wrap around balconies & full A class service amenities in the building.

Offered at \$ 10,750./month



Prime Beverly Hills
For Sale

9965-67 & 9969-71 Durant Dr.

Beverly Hills

A once-in-a generation opportunity to purchase two rare, high-demand, adjacent multi-family properties in prime Beverly Hills on a coveted double lot (two separate APN.'s) on a lovely wide street just behind The Peninsula Hotel & within close proximity to Century City. One property is a remodeled & spacious Triplex & the second one was a duplex that has been turned into a most charming single family residence with a well thought out floor plan. Ideal for owner/user/ Investor/ future potential development.

For Sale \$ 7,800,000.



10601 Wilshire Blvd. #603

Los Angeles

Spacious & sensational fully remodeled 2bed. + Sep. den in fabulous Wilshire House, one of LA's most prestigious high-rises. Formal entry hall way leads to grand Living room with a centered fire place, Formal dining room & a sep. den. Designer kitchen with stainless steel appliances & large breakfast area. Other features include Gallary hallway, private Master Suite with his & her's closets, gorgeous bathroom with double sink counter & extra large shower stall, 2nd. bedroom en-suite and a sep. powder room. Exquisite finishes throughout, floor to ceiling windows & wrap around balconies with city views.

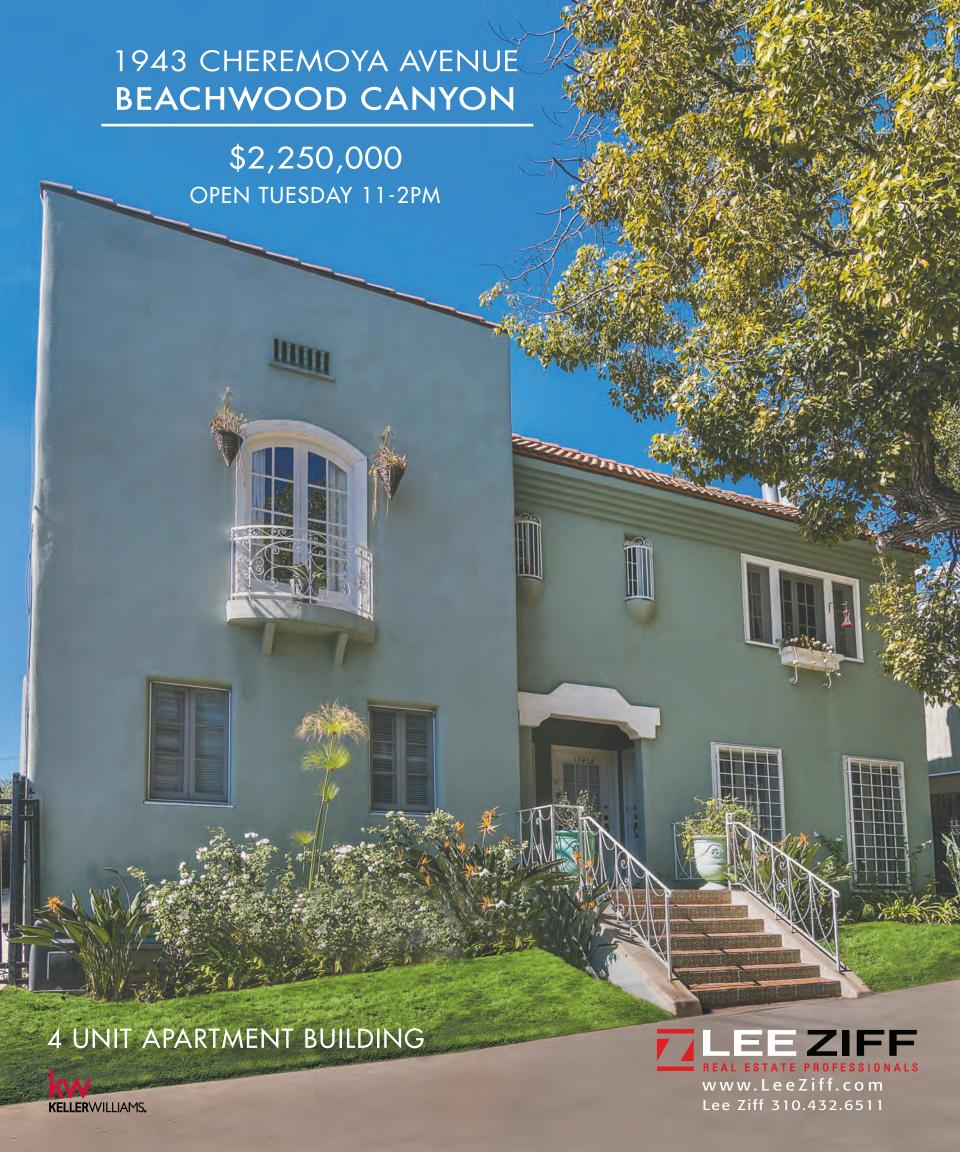
Offered at \$ 2,395,000.

MAZDA HOGHOUGHI

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(310)271-4040 ext. 123 CALBRE#00987571

Elite Properties Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the conditions or features of property provided by the Seller or obtained from public record or other sources.





All images are artist renderings for illustration purposes only and are not indicative of the actual and/or final finishes which will be contained within the project and the residences. No federal agency has judged the merits or value, if any, of this property. Nothing contained herein shall be construed as an offer to sell or a solicitation to buy in any state where prior registration is required. Prices, plans, products and availability are subject to change without notice. Availability of certain amenities is not assured, and may require a separate agreement and payment of additional fees. The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the residences without prior notice. Exclusive sales and marketing: Next Century Realty, Inc., BRE # 02028123. Equal Housing Opportunity. Creative by DBOX



Century Plaza's two new towers represent the standards of indulgence. Floor-to-ceiling windows offer unparalleled vistas that span from Hollywood and Downtown to the Pacific Ocean. Unique column-free interiors and glass balcony railings seamlessly blend indoor and outdoor living, designating the towers as the pinnacle in luxury, privacy, and distinction.

Now Accepting Reservations

Monday-Friday 10-6pm, Open Tuesday 11-2pm Weekends by Appointment 10250 Constellation Blvd., Suite 3050 1.310.246.4777



MIMI STARRETT

310.467.4395 mimi@corerealestategroup.com BRE# 00852660 2617 HARLESDEN COURT HOLLYWOOD HILLS, CA 90046

\$2,495,000

OPEN TUESDAY 11-2





1543 N BEVERLY DR, BEVERLY HILLS, CA 90210

OFFERED AT \$2,495,000

Discover this diamond in the rough, first time on the market in ~40 years! Bring your vision to this pristine gated private 2BD+office/den+3BA two-story home in ideal Beverly Hills Post Office location and update to perfection. Great Entertainer's home with indoor and outdoor entertaining spaces.







OPEN HOUSE Tuesday, May 15, 11-2pm

CRISTIE ST. JAMES

Luxury Properties Director 310.291.1029 | cristie@stjamescanter.com

MARKUS CANTER

Luxury Properties Director 310.704.4248 | markus@stjamescanter.com WWW.STJAMESCANTER.COM

WWW.1543BEVERLY.COM

 $\begin{array}{c} BERKSHIRE\ HATHAWAY\ |\ California\ Properties\\ Home Services \end{array}$

BERKSHIRE HATHAWAY | California Properties HomeServices



\$16,000,000 | Nance Canyon Ranch, Chico | Land **Susan K. Sanford (Co-listed) | 323.646.2422** Lic # 01965277



\$6,950,000 | 23920 Linden Terrace, Calabasas | 6BD/10BA **Marc & Rory Shevin | 818.251.2476** | Lic#00559629/00671618



\$6,650,000 | 3077 Hidden Valley Ln, Montecito | 4BD/6BA **MK Properties | 805.565.4014** Lic#01426886/01930309



\$4,250,000 | 3725 Medea Creek Rd, Agoura | 7BD/6½BA **Scott Wynne | 818.294.4545** Lic#01291071



\$2,350,000 | 642 Erskine Dr, Pacific Palisades | 4BD/2BA **Michael Mangimelli | 310.230.3758** Lic # 01226920



\$2,495,000 | 1543 N Beverly Drive, Beverly Hills | 2BD/2BA **St. James + Canter | 310.291.1029** | Lic # 00949711/01810156





\$5,399,000 | 4027 Farmdale Avenue, Studio City | 4BD/5BA **D. Hanson/G. Howard | 818.521.1131/818.469.0230** | Lic#00881314



\$8,500,000 | 10606 Chalon Rd, Bel Air | 6BD/6BA **Kim Halverson | 310.737.8173** Lic # 01761439



\$2,099,999 | 17145 Addison St, Encino | 5BD/4½BA

Andrew Spitz/Harriet Cameron | 818.817.4284/818.380.2151

Lic # 00924610/00675971



\$1,890,000 | 113 Rees St, Playa del Rey | Duplex **Christine Ross | 818.625.7305** Lic # 01086242



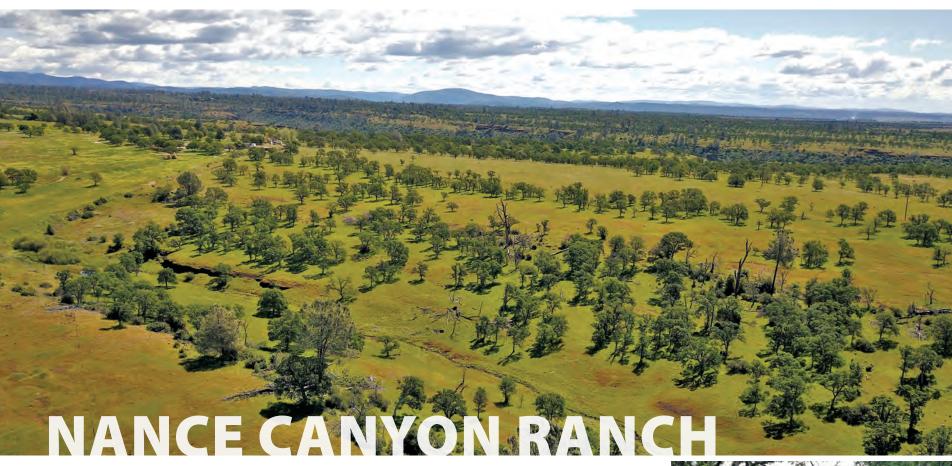
\$1,439,000 | 13650 Marina Pointe Dr #607, Marina del Rey | 2BD/2BA **Ryan Sokolowski | 310.344.0898** Lic # 01859461



\$995,000 | 2408 Hollyridge Dr, Hollywood Hills | 2BD/1BA **Anne Fitzgibbon | 323.671.1237** Lic # 00995175



WWW.**NANCECANYONRANCH**.COM



The natural aesthetic of Nance Canyon Ranch is superb, characterized by gradually sloping grasslands, majestic oak woodlands, seasonal streams and dramatic canyon ridgelines with breathtaking vistas. The property is located in an unincorporated area southeast of Chico. It is zoned AG-40 and has been historically leased for winter cattle grazing. *Land can be purchased in four sub-components*.

0 Nance Canyon Ranch | Chico Adjacent

Offered at \$16,000,000



Susan Sanford 323.646.2422 sanfordsk@att.net www.susanksanford.com



Bill Brouhard 530.879.4420 bill@gbrealestate.net









985 Linda Flora Drive

Lower Bel-Air



Open House Tuesday, May 15 11-2 pm **Bristol Farms Lunch**

5 Bedrooms | 5 Bathrooms 5,190 SF Living Area | 33,271 SF Lot Size

Lower Bel-Air Contemporary with preferred, quintessential floorplan of today. Wide open, voluminous, sun-filled public rooms with tall ceilings & big picture windows open to an expansive deck. Elegant formal living & family rooms with fireplaces. Formal Dining Room. Expansive Master Suite. Lower level functions as a rec room or self-contained guest area. Commanding pastoral views of the surrounding hills, canyon & Getty. Additional lower level yard is perfect for reinterpretation. Warner Ave Elementary.

\$4,299,000

985LindaFlora.com



Larry Young



Realtor® **Luxury Properties Director** (310) 777-2879 Larry@LarryYoungWestside.com LarryYoungWestside.com DRE #00999537







LARRY YOUNG WESTSIDE









Wallace Neff Masterpiece







1883 Orlando Road, San Marino \$11,800,000 1883orlandoroad.com 7 Bed | 6 Bath + Powder Room 10, 324 Sq Ft (Assessor) Home 33,660 Sq Ft (Assessor) Lot Built: 1928 | Architect: Wallace Neff

A landmark two-story masterpiece designed by noted architect Wallace Neff as his own personal residence. This "California interpretation of the Italian Lombard vernacular" estate, as described by Wallace Neff, Jr, is situated in a premier San Marino location, directly across from the Huntington Library, within close proximity to Cal Tech, Lacy Park and schools. This residence exemplifies the finest in architectural design, craftsmanship and materials.

Awarded the American Institute of Architects Honor Award in 1930 and being published in the *Architectural Forum* in 1934 along with being featured in the AlA's 1939 *Residential Architecture* and Gebhard and Winter's 1965 *Guide to Architecture in Southern California*, this property is an important contribution to Southern California architecture.

Featured in the 2006 motion picture, "The Holiday."



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2048 Stanley Hills Place, Laurel Canyon







\$1,595,000 | 4 Bed | 4 Bath **Open House May 15, 11am–2pm** Join us for lunch

- Private gated compound oasis
- 1920s Spanish modernized with vintage details
- 2 bed 2 bath main house
- Separate casita/recording studio with full bath
- Additional spacious 1 bedroom bonus apartment with full bath and kitchen



Tori HorowitzEstate Director

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Hancock Park 4 Bed | 6 Bath | 4,690 Sq Ft

\$5,795,000

Jackie Smith 213.494.7736 jackie.smith@compass.com CalBRE 01889096





\$4,595,000

Hancock Park 4 Bed 5 Bath 4,082 Sq Ft Jackie Smith 213.494.7736 jackie.smith@compass.com CalBRE 01889096 CO-LISTED BY

Richard Ehlrich 310.968.8881 re@weahomes.com CalBRE 01267136





10535 VESTONE WAY, BEL AIR

Catered Open Tuesday 11am to 2pm | \$19,500,000 | 10535 Vestone
Way.com

Situated atop a private street sits this spectacular estate property comprised of 3 separate structures on approx. 2 acres of land. Designed to unite both the traditional and contemporary, this 4 Bed, 8 Bath, 12,741 SF (which includes separate guest house) inspired estate embodies the very essence of sophistication. Enter this sanctuary-like compound through a privately gated entrance, through a porte-cochere and onto a private motor court. Here, you are greeted by an enormous main living structure. Enter to soaring 12ft ceilings and a huge open floor plan, rivaled by none, with unobstructed sight lines and walls of windows and glass doors. Enjoy a master chef's kitchen boasting custom cabinetry, huge center island and top-of-the-line SS appliances. Adjacent to the kitchen awaits a separate formal dining room, a more intimate family room and a stunning his and hers powder room. The third level's main corridor has incredible 18ft ceilings and leads you towards a master suite that is the epitome of luxury, with tranquil views of the pool and surrounding hills. Her master bath/closet suite is truly a sight to behold, as this enormous closet is equipped to hold endless designer goods and features a beautiful rainfall shower. His master bath spares no expense as well. The third level also features two additional impressive bedrooms. On the lower level, a grand entertaining space awaits with walls of windowed doors, perfect for a custom home gym, spacious playroom, or an additional bedroom/ guest suite. This level also boasts an impressive home theater/media room and full kitchen. Equally as impressive is the estate's exterior grounds with its manicured landscaping and well-curated plant life. A 70-foot lap pool surrounded by giant planters and fresh lawn is the back yard's stunning centerpiece. An outdoor spa and cabana sit adjacent to the pool as well. Escape the sun and head into the impressive guest/pool house, complete with fully-equipped kitchen and perfect for an additional guest suite, music/work studio, or family space with views overlooking the pool and landscape. Below the guest house is the luxurious double garage which holds 4 cars and features a porte-cochere. An additional approx. 600 SF 3-car garage sits alongside the private road, easily converted into a work/studio space. This imaginative retreat is located in the heart of Bel Air, only minutes away from the iconic Bel Air Hotel and the finest shops and dining that Bel Air and Beverly Hills have to offer. Experience this special property to truly appreciate its accomplished design and timeless elegance.



SALLY FORSTER JONES
Executive Director, Luxury Estates

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SMITH AND BERG

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SFJGROUP.COM | COMPASS | PACIFICUNIONLA.COM | PACIFIC UNION

1041 1/2 N. BUNDY DRIVE BRENTWOOD









Open Tuesday 11am-2pm with Grilled Cheese Truck | \$4,500,000 | 1041Bundy.com

Set in elite Brentwood, this 1.26-acre lot is a one-of-a-kind opportunity to build the ultimate estate. Delight in the sweeping views of the city and canyons that surround the private cul-de-sac. Break ground on this land lot to design your own private sanctuary or use the plans and permits available for a 16,000-square-foot to complete a Marc Whipple designed contemporary home.



SALLY FORSTER JONES 310.579.2200 sally@sfjgroup.com **COMPASS**

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MYRA NOURMAND 310.888.3333 myranourmand@nourmand.com



NICOLE CONTRERAS 310.888.3332 nicole.contreras777@gmail.com

OPEN TUESDAY 11 - 2 PM



Beachwood Canyon

2759 CRESTON DRIVE

 $4BD/4BA \mid 3.058 \pm sq.\ ft. \mid Offered\ at\ \$1,795,000 \mid 2759 Creston.com$

Private contemporary set behind gates and hedges on the top of Creston Drive. Ideal entertainer's home with open floor plan leading to expansive decks on both levels capturing mesmerizing sunsets and views to the ocean. Open kitchen, oversized media room, bonus office space, separate guest unit with bedroom, bath, large living room, dinette and private entrance, ideal for live/work space, guests or rental income.

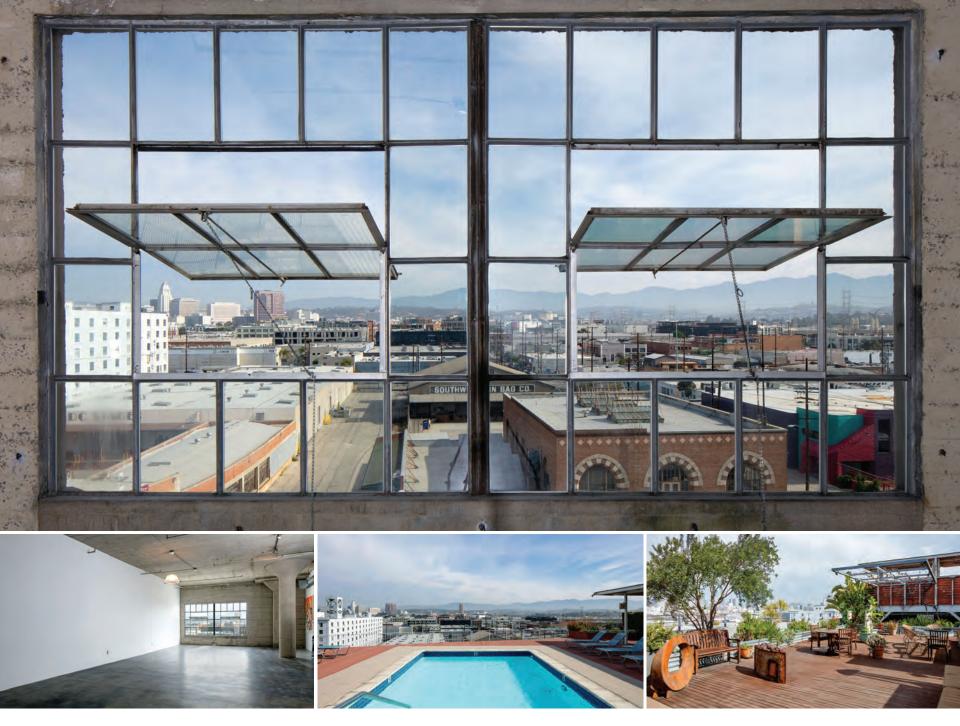


Patrick Martin

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1855 INDUSTRIAL STREET #716 | \$1,095,000

REPRESENTATION BY:

Daniel Dill

310-422-8280 dd@weahomes.com CALBRE# 01924087

Joshua Nixon

310-247-7779 jnn@weahomes.com CALBRE# 01910701

OPEN TUESDAY, MAY 15TH • 11-2PM

Built in 1924, the Toy Factory Lofts have become an iconic staple in the ever-evolving Arts District of Los Angeles. Walking distance to museums, events, shopping, restaurants, and the new Soho House—this top floor penthouse sits atop the action with expansive northern views of the Los Angeles skyline, San Gabriel Mountains, and the Los Angeles River. Original details include steel-reinforced concrete, oversize industrial windows, art gallery scale walls, concrete floors, and exposed columns. The building offers 24-hour security, fitness center, community gardens, a rooftop pool with cabanas, and jetliner city views.

TOYFACTORYLOFTS716.COM



WESTSIDE ESTATE AGENCY

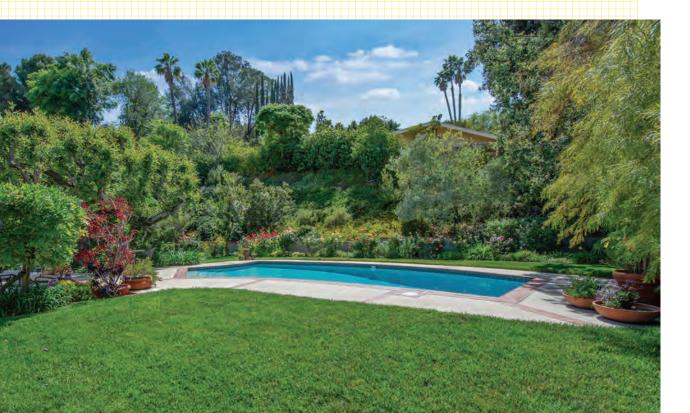
BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770 **MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171 **MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471







Quintessential California living in prime Woodland Hills.



4901 don juan place WOODLAND HILLS

OPEN TUESDAY 11-2

Situated south of the Boulevard in coveted Vista De Oro. Rich wood floors throughout the open floor plan. Walls of sliding glass doors in the Living and Dining Room lead out to the park-like grounds. The gourmet kitchen features custom cabinetry with Mission Tile West backsplash, Quartzite countertops, and Thermador, Miele and Electrolux appliances. Two well sized guest bedrooms share a newer remodeled bathroom with Calcutta marble countertops and custom walnut vanity with Hansgrohe fixtures. Spacious master suite features extensive built-in closets and an adjoining bath with dual vanities and Dornbracht fixtures. The bucolic backyard has fruit trees and lush foliage with landscape lighting. A sparkling pool and outdoor living areas allow for a relaxing indoor/outdoor lifestyle. There is an attached two-car garage with direct access and built-in storage. Pella doors and windows. Would make a wonderful place to call home!

List Price: \$1,149,000

ADAM SIRES

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JOHN PODHOR

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Nichols Canyon Mid-Century Compound











2551 Astral Dr, Nichols Canyon

Secluded & secured Nichols Canyon Mid-Century compound, perfect for celebrities and those seeking ultimate privacy. Large, fully gated, private motor court reveals this impeccably appointed, 'Palm Springs Modern' home offers one-story living with gardens or vistas from every room: 3 Bedroom, 2.5 Bath main residence featuring dark hardwood floors, crisp white walls, stone accents, floor to ceiling sliding glass doors and abundant daylight. A perfect retreat in the hills, yet just minutes from the Sunset Strip or Studio City. All rooms open to numerous outdoor sitting areas, lush garden patios and private salt water pool. Other features include a gourmet, open concept kitchen and family room, large informal dining room and sprawling master suite with walk-in closet and luxe bath, surround sound, a/c...and all the perqs for relaxing in a serene resort environment. Tons of storage space, 2 car garage and tons of gated off street parking. Separate full guest house with living room, kitchen, bedroom/bath and separate entrance. An artful, sophisticated offering.

Offered at: \$2,249,000 | 2551AstralDr.com

PETER **MAURICE** petermaurice.com 310-623-8819

TREGG **RUSTAD** treggrustad.com 310-623-8825

