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TUESDAY, MAY 15, 2018

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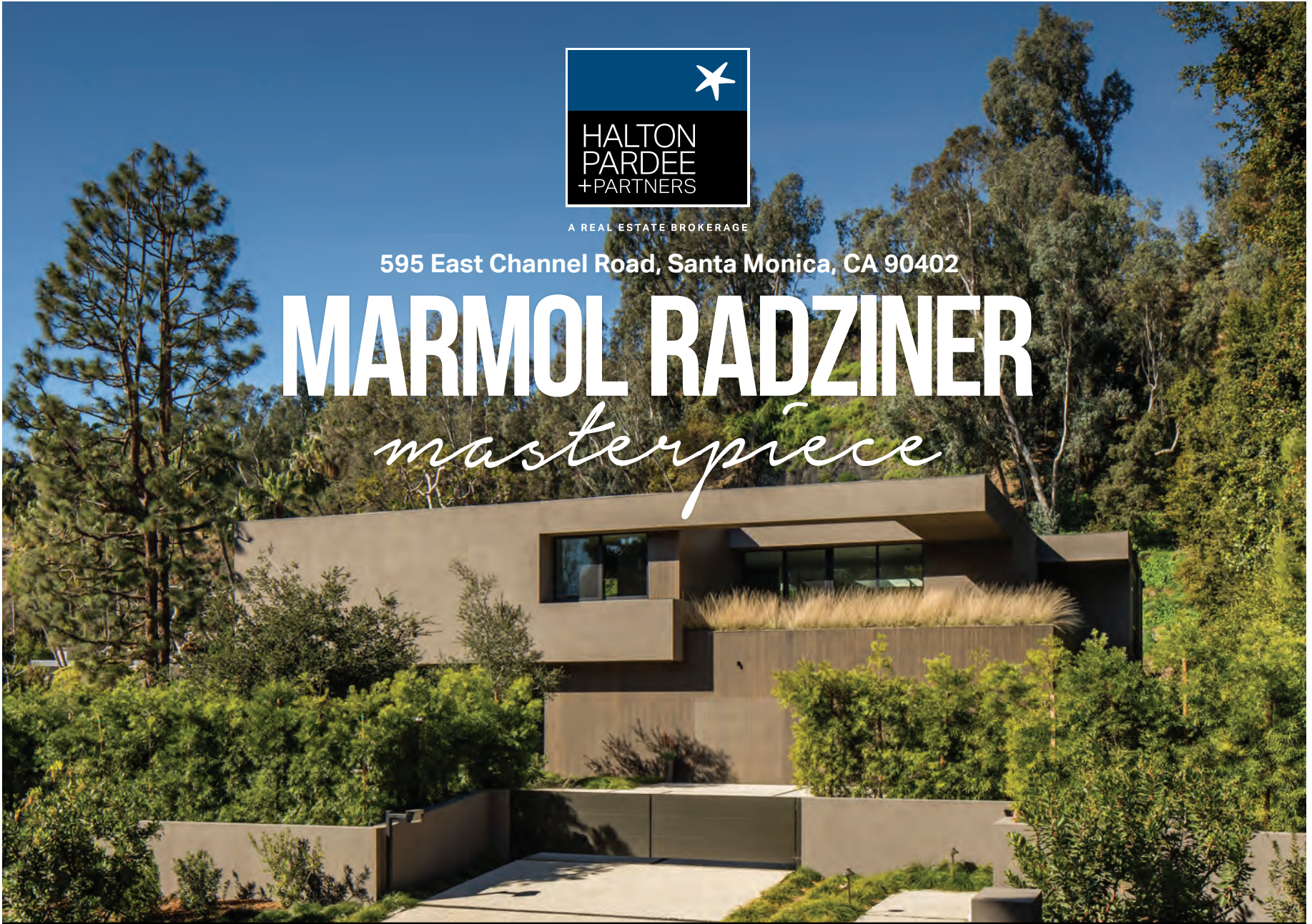


A REAL ESTATE BROKERAGE

595 East Channel Road, Santa Monica, CA 90402

MARMOL RADZINER

masterpiece



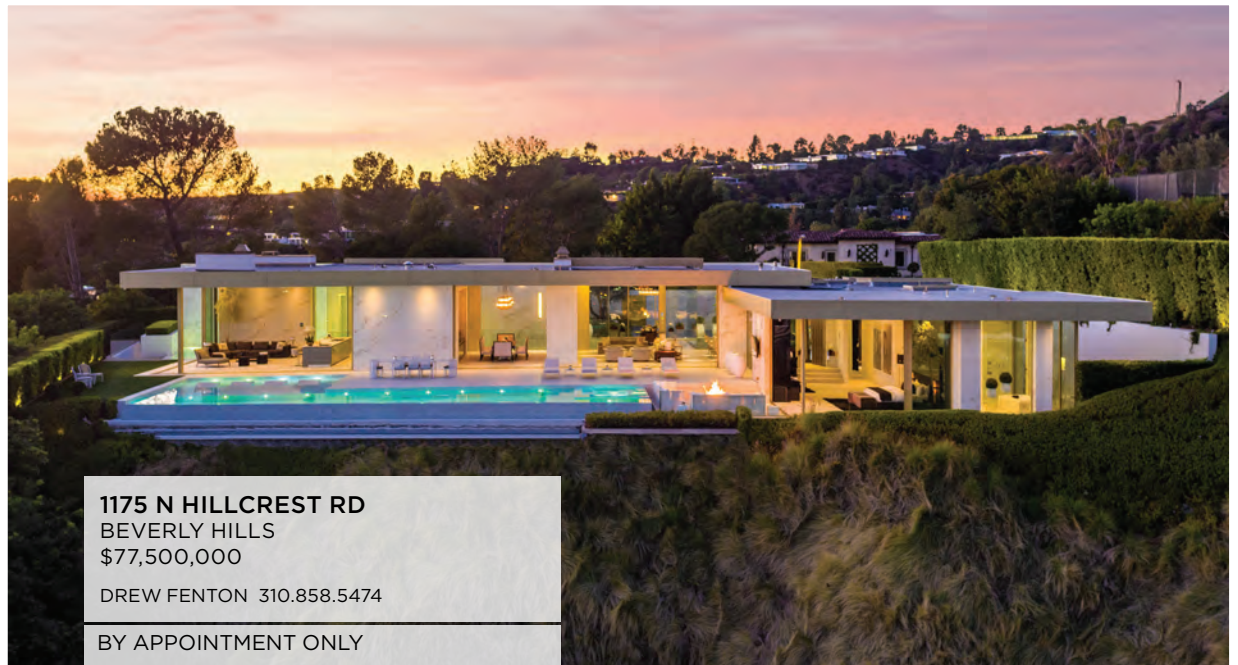
8 BED | 10 BATH | LIVING AREA ±9,500 SQ. FT. | LOT SIZE ±40,000 SQ. FT. (±21,000 SQ. FT. FLAT) | PRICE \$16,885,000

OPEN TUESDAY, MAY 15TH | 11 AM - 2 PM

310.907.6517 | kerryann@haltonpardee.com

DRE #01858429

HILTON & HYLAND



1175 N HILLCREST RD
BEVERLY HILLS
\$77,500,000
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826 GREENWAY DR
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\$31,900,000
BRANDEN WILLIAMS, RAYNI WILLIAMS
310.691.5935
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NEW PRICE \$10,299,000
RONA PASSMAN 310.403.3811
OPEN TUESDAY 11-2



9550 HEATHER RD
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1317 DELRESTO DR
BEVERLY HILLS
\$14,495,000

SUSÂN PERRYMAN 310.261.7960

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9434 CHEROKEE LN
BEVERLY HILLS
\$110,000,000

JEFF HYLAND, DIMITRI VELIS 310.850.3900

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Richard Neutra, Architect



The Bonnet House, 1941

2256 El Contento Drive, Los Angeles, CA 90068

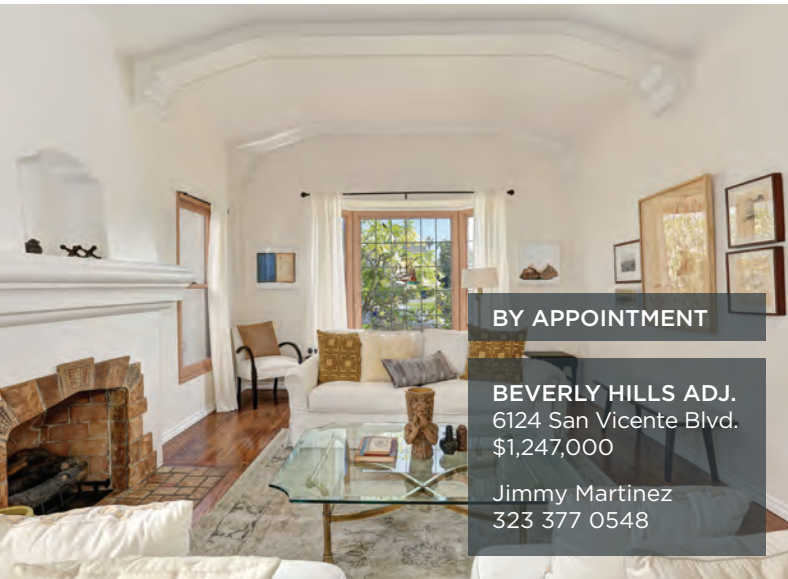
Open Tuesday, May 15, 11am-1pm

The Bonnet House, 1941. Richard Neutra, Architect. At the time of construction, this series of cubes angled into the hillside lot was widely hailed by critics in *Architectural Record* and *Arts & Artists* magazines. The 2 bedroom, 2 bathroom residence - with additional studio or office, and laundry room with wet bar - is brilliantly sited to maximize Southwest views of the surrounding Hollywood Hills, and City lights below. Living-dining areas expand through international style ribbon windows, and a mobile glass wall to a flagstone view deck. An ample side yard extends from the corner windows of the master bedroom and terraces up behind the house to a flat area for outdoor living. Maintaining its original floor plan, many systems have been replaced or upgraded by the current owner, from roof to HVAC, to plumbing and electric. Upgraded fixtures and finishes are of the highest quality and style. This smart home blends the best of original and new. Includes: 2 bedrooms and 2 bathrooms plus studio/office and laundry room with wet bar. \$ 1,795,000

Ilana Gafni 310.779.7497

Crosby Doe 310.428.6755

Pasadena: 626.793.6677



BY APPOINTMENT

BEVERLY HILLS ADJ.
6124 San Vicente Blvd.
\$1,247,000

Jimmy Martinez
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BY APPOINTMENT

MALIBU
6436 Sea Star Drive
\$3,250,000

Katie Bentzen
310 818 5752

Sarah Kosasky
310 804 8423



OPEN TUE. 11-2PM

SANTA MONICA
1139 Yale Street Unit 1
\$1,395,000

Nancy Ross
Laura Barton
310 500 3983

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51 offices | 1700+ real estate professionals | \$14 billion annual sales | Ranked 5th in the nation



BY APPOINTMENT

HOLLYWOOD HILLS

2460 Sunset Plaza Drive
\$8,300,000

Neville Graham
310 420 6809

Elizabeth Donovan
213 948 7983



BY APPOINTMENT

HANCOCK PARK

830 S. Windsor Boulevard
\$1,950,000

The McCormicks
310 367 2090



BY APPOINTMENT

BHPO

9901 Anthony Place
\$2,299,000

Lee Zamos
310 261 3849



NEW PRICE

HOLLYWOOD
5626 Observation Ln
\$1,058,000
Ryan Fitzgerald
310 402 6000



BY APPOINTMENT

SHERMAN OAKS
4169 Hazeltine Ave
\$3,795,000
Eric Lieberman
818 535 8755



NEW LISTING

WEST HOLLYWOOD
8917 Rosewood Ave
\$1,795,000
Brian Mazurkiewicz
310 386 9086



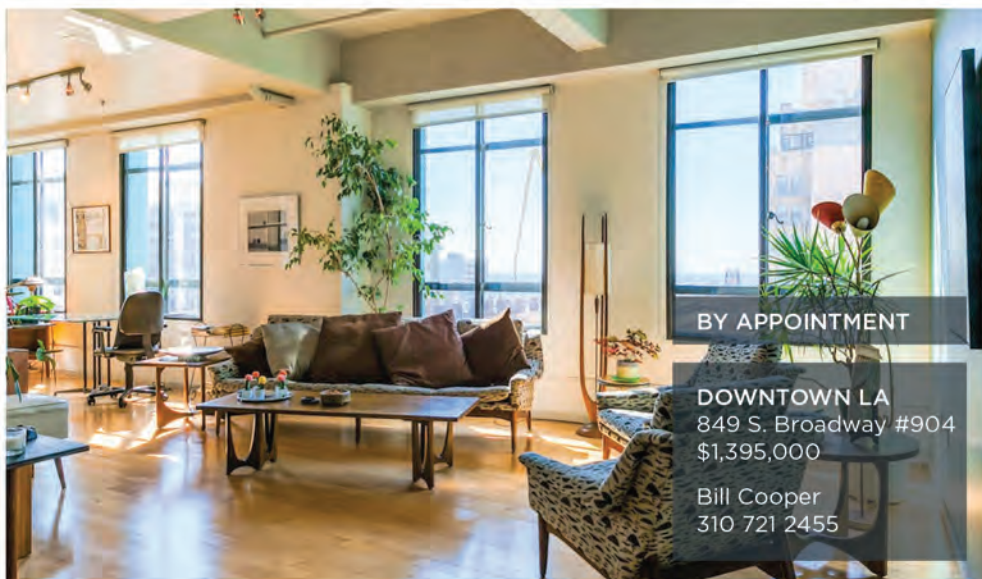
BY APPOINTMENT

PASADENA
1520 S. Oak Knoll Ave
\$3,249,000
Patrick Brandt
Luis Segura
626 222 1228



NEW LISTING

BEVERLY HILLS P.O.
12730 Mulholland Dr
\$2,195,000
Lynne Paxton
310 259 4056



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849 S. Broadway #904
\$1,395,000
Bill Cooper
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NEW LISTING

SUNSET STRIP
8157 Laurel View Drive
\$5,350,000
Steve Sanders
323 828 6471



NEW LISTING

BEVERLY HILLS
1138 San Ysidro Drive
\$3,799,000
Neyshia Go
310 882 8357
Aaron Kirman
424 249 7162



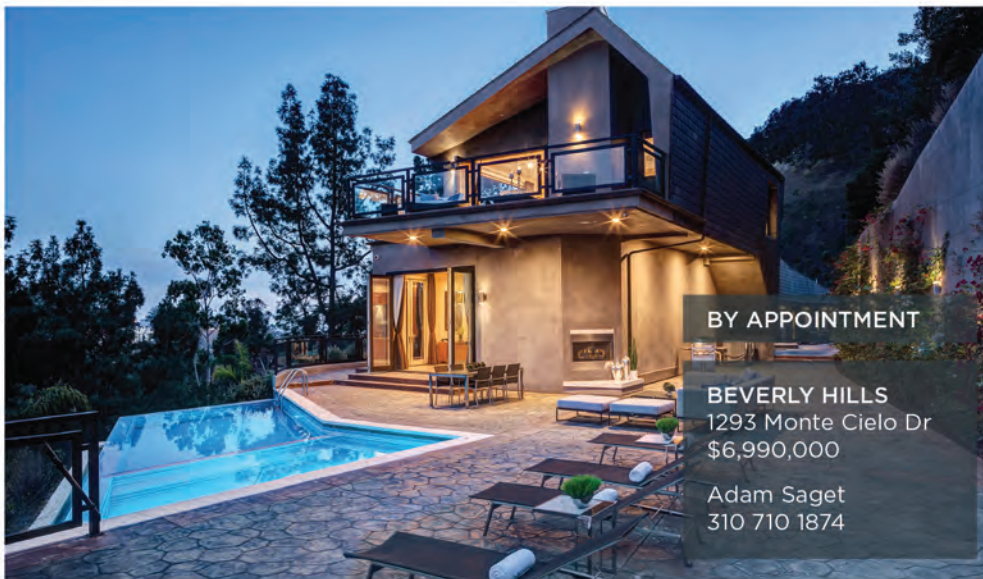
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HOLLYWOOD HILLS
2829 Westbrook Ave
\$2,125,000
Tish Rackley
310 729 5185



NEW LISTING

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9 Beverly Ridge Terr
\$22,000,000
Aaron Kirman
424 249 7162
Yawar Charlie
323 547 8900
Karen Sanchez
323 383 3753



BY APPOINTMENT

BEVERLY HILLS
1293 Monte Cielo Dr
\$6,990,000
Adam Saget
310 710 1874



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Wesley Earley
310 922 6691
Renée Avedon
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sherri@sherrinoel.com



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Art of Living

sothebyshomes.com/socal



BEVERLY HILLS | NorthPalmDrive.com | 6BD/6BA | \$14,995,000 | web: 0027987

Extensively remodeled Tudor Revival home offers a balance of classic and contemporary design. The gated estate incorporates top-tier technological features and fine finishes throughout. The main residence is approached from the circular driveway with a 4-car port de cochere. Enter into a grand foyer boasting high ceilings and custom wrought-iron staircase. Generous rooms featuring European French White Oak flooring flow from one to the next including the living room, office, family room, breakfast nook, chef's kitchen, formal dining room, and staff quarters. The gourmet kitchen is adorned with marble countertops, top of the line Wolf appliances and center island. The master suite includes a fireplace, separate sitting area, writing nook, wine bar and dual master custom cabinetry closets. The grand master bath has skylights that flood natural light into the spacious spa equipped room with heated floors. An adjoining balcony overlooks the lushly landscaped backyard with large swimming pool.

MARC NOAH

Marc.Noah@sothebyshomes.com | 310.968.9212

KYLE DORDICK

Kyle.Dordick@sothebyshomes.com | 310.508.0966



Malibu | 7225Birdview.com
6BD/6.5BA | \$19,995,000 | web: 1300402
Cormac & Wailani O'Herlihy 310.980.1194



Santa Monica | 537PalisadesAve.com
5BD/5BA | \$5,995,000 | web: 0344255
Barbara Boyle 310.255.5403



Westwood | LifeInTheCalifornianSky.com
3BD/3.5BA | \$4,495,000 | web: 0356089
Simon Beardmore, James Rucker 310.892.6454



Pacific Palisades | 716 El Medio Avenue
5BD/5.5BA | \$4,150,000 | web: 0309205
Alessandro Perdichizzi 310.986.5552



BHPO | 1908NBeverlyDrive.com
4BD/4.5BA | \$2,950,000 | web: 0027996
Drew, Dean, Brooke 310.777.5135



Hollywood Hills | 9044 Hollywood Hills Road
3BD/3BA | \$1,299,000 | web: 0287429
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11847 GORHAM AVE #301 · BRENTWOOD
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Sandra Miller · (310) 616-6213



2182 CENTURY HILL · CENTURY CITY
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248 RUA SENADOR PEDRO VELHO · RIO DE JANEIRO
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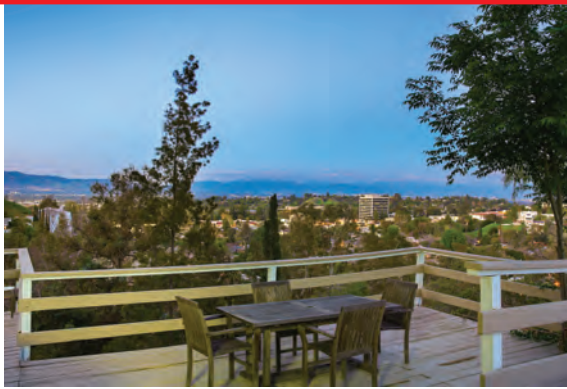
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ONE COAST

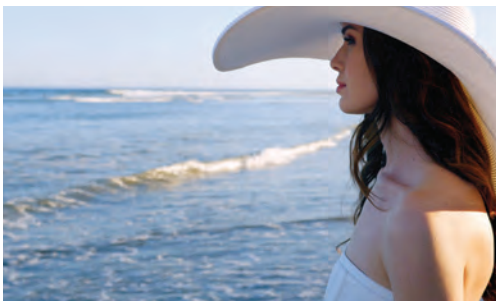
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CHARMING TRADITIONAL ABOVE THE SUNSET STRIP

This timeless Sunset Strip traditional features wood floors throughout and a tranquil backyard with bbq and grassy area with room for a pool. The spacious chef's kitchen comes with stainless steel Viking appliances and Carrera marble countertops. A gorgeous master suite offers a sitting area with city views, a balcony, and stunning bathroom. 2-car garage.



SUNSET STRIP

1622 SUNSET PLAZA DR.

\$2,199,000 | 3^{BED} 2^{BTH} 2,028^{SQ. FT.}

OPEN TUESDAY 11-2PM

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GALLERY



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ECHO PARK'S "LOST LAUTNER"

By Kevin Mark Lodie

The discovery of previously unknown artworks is often not a matter of finding, but a matter of attribution. Take da Vinci's *Salvator Mundi*. For centuries, over-painting and poor attempts at restoration obscured its authorship until it became regarded as the work of apprentices – an attribution that garnered a mere \$10,000 price tag in 2005. Designated as a work of the Master years later, the painting fetched \$450 million at auction in 2017.

When it comes to architecture, notable works may also become hidden in plain sight as a result of alterations accruing over time. An addition here, a renovation there, perhaps a new façade, and soon it's not the edifice it once was. Such is the case with an 1,100-square-foot gem in Echo Park known as the Salkin House.

Mid-century architect John Lautner built the hillside home in 1948 for Jules Salkin, whom he had met while apprenticing under Frank Lloyd Wright at Taliesin. With its prominent butterfly roof and angled structural bents, Salkin House foreshadows Lautner's influential "Googie" style as well as design ideas brought to their apotheosis in the architect's Atomic-Age masterpieces, the John Sheats House and Malin Residence.

Over time, however, Salkin House's characteristic features became less evident. The original poured-concrete floor was covered, floor-to-ceiling windows fell into disrepair, and a bedroom added in the 1960s converted the home's futuristic carport into a box. In addition to the structural masking of the architect's hand, the original plans had been signed by another architect as the young Lautner did not yet have his license.

In 2014, fashion designer Trina Turk and her husband, photographer Jonathan Skow, purchased the residence. The couple, who had beautifully restored a low-slung post-and-beam home built in the 1940s by J.R. Davidson, engaged Bestor Architecture, Anigo Garden Design and Knoll Design Build to restore the "lost Lautner."

This month, the Los Angeles Conservancy will honor the Salkin House project with its prestigious Preservation Award.



ARCHITECTURAL HOMES OF THE WEEK

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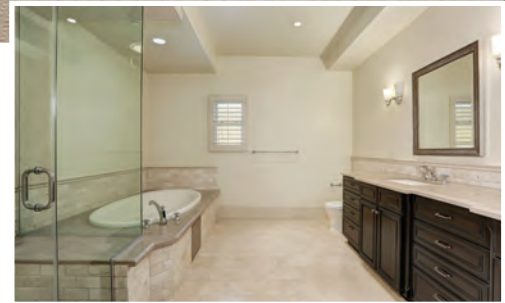
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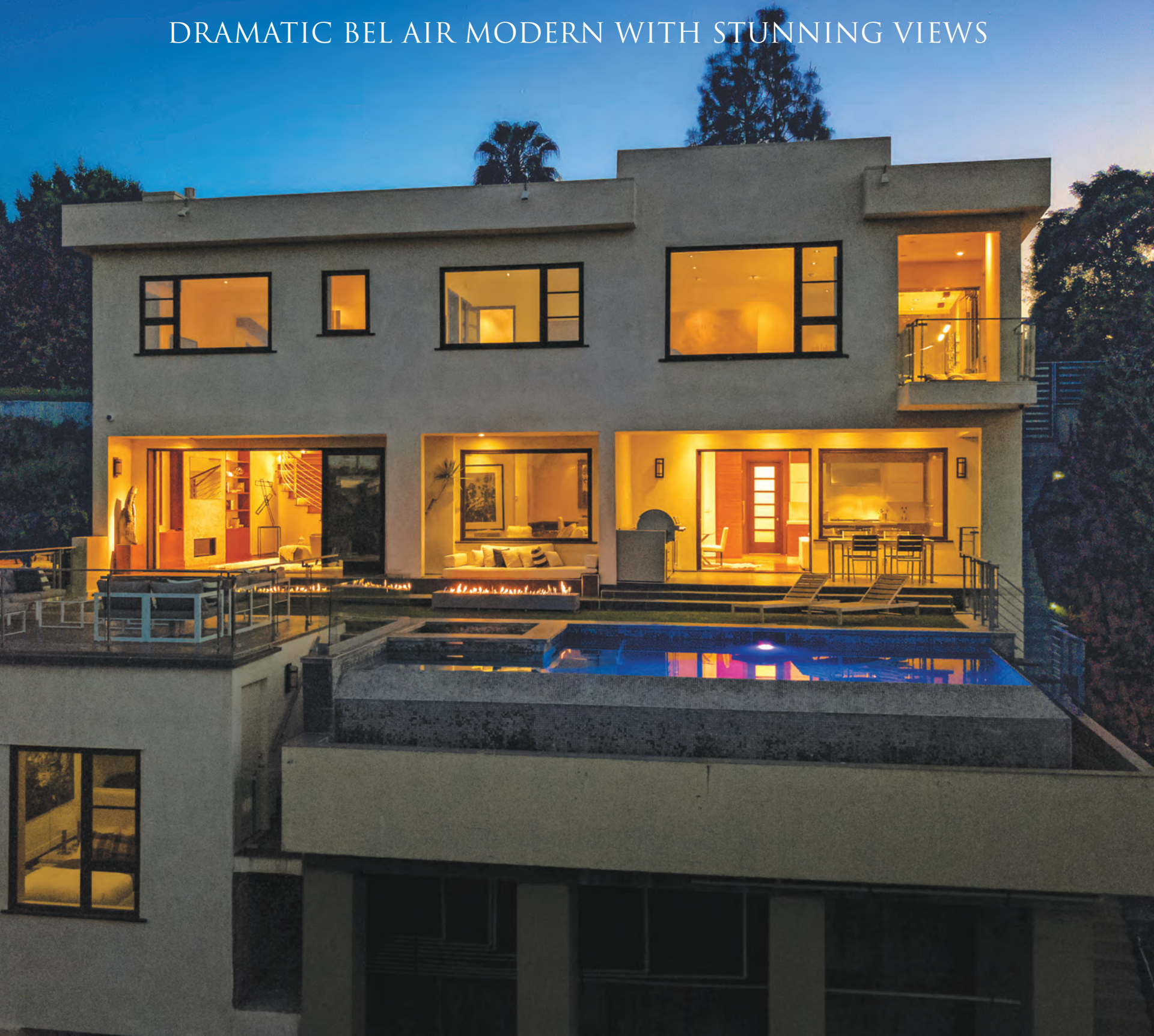


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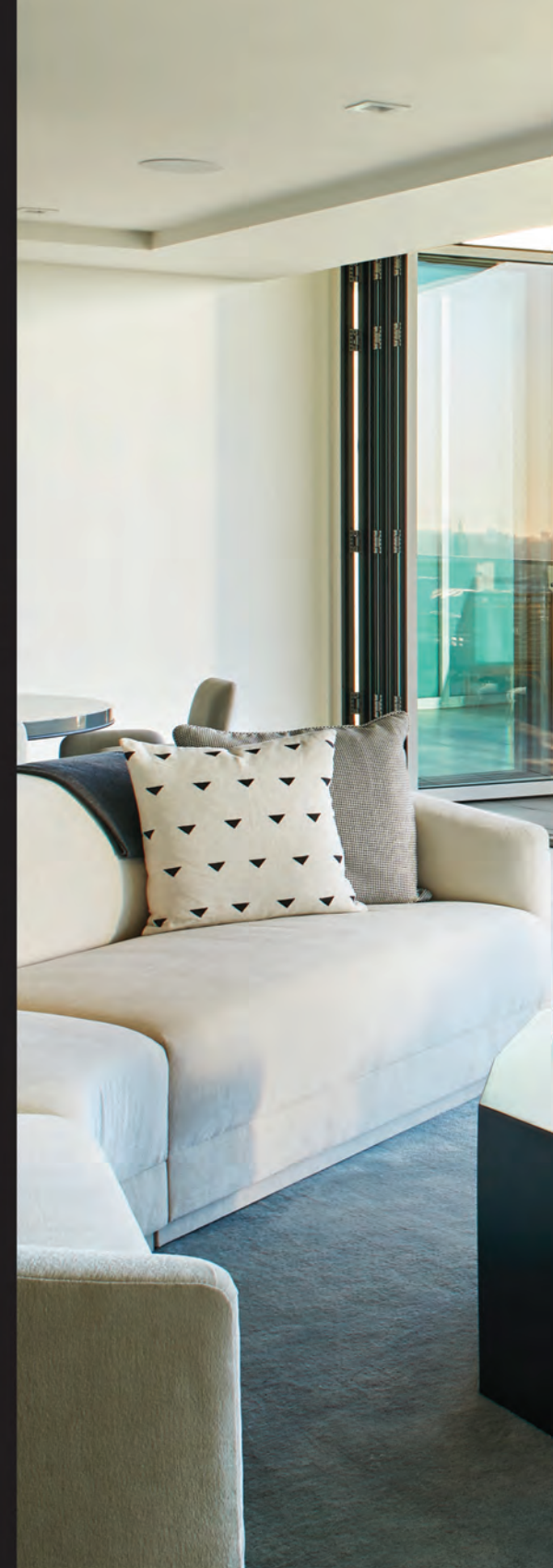
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\$2,795,000 | 4 Bedrooms, 5 Bathrooms

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VENICE | 917 NOWITA PLACE

\$4,350,000 | 4 Bedrooms, 3 Bathrooms

Juliette Hohnen M: 323.422.7147 LIC# 01772623



VENICE | 716 MARCO PLACE

\$3,425,000 | 4 Bedrooms, 5 Bathrooms

Marny Maslon O: 424.202.3298 LIC# 01322584



VENICE | 722 BROOKS AVENUE

\$3,048,000 | 3 Bedrooms, 4 Bathrooms

Marny Maslon O: 424.202.3298 LIC# 01322584



WEST HOLLYWOOD | 7615 HAMPTON AVENUE

\$1,655,000 | 3 Bedrooms, 2 Bathrooms

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OPEN TUESDAY 11-2



STUNNING BEL AIR ESTATE NEW LISTING | OPEN TUESDAY 11-2

Bel Air | 2911 Antelo View Drive | \$37,900,000 | 6-BR, 7-BA | Set atop Bel Air, with striking views from the city to the ocean, sits an unapparelled timeless European estate behind two private gates. A luxurious (approx.) 10,000 square-ft. main house, two guesthouses, tennis court, and pool all encompass the endless 5 acres. The main house has 6 bedrooms, 6 baths, 2 powder rooms, gym, theater, wine room, library, and maid's quarters. The master bedroom boasts his-and-hers baths and walk-in closets, with an additional private office. The 5 acres of lush park-like grounds, gardens, fountains, and pathways make this property irreplaceable. This is truly a once in a lifetime opportunity to own such expansive land in Bel Air. **Web# 18342180**

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O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

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OPEN TUESDAY 11-2



STUNNING "TREE HOUSE MODERN" ESTATE NEW LISTING | OPEN TUESDAY 11-2

Bel Air | 727 North Belverly Glen | \$6,495,999 | 4-BR, 7-BA | Far above the street, set behind an impressive gated motor court in lower Bel Air, surrounded by some of the city's most significant estates. Upon entering, you're struck by the volume of living space, quality of the surfaces and execution of the design elements bringing in light, greenery, and energy from the outside, while paying homage to mid-century clean lines and architectural design. Massive walls of glass doors open to an infinity pool off the main level with clean white wide plank oak flooring bringing the seamless transition between indoor and out. Boasting multiple patios, courtyards, a four-car garage with additional parking along drive, it needs to be seen in person. **Web# 18342182**

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OPEN TUESDAY 11-2



AMAZING HOME IN ENCINO NEW LISTING | OPEN TUESDAY 11-2

Encino | 4095 Hayvenhurst Drive | \$2,000,000 | 4-BR, 3-BA | Finally, a home with well-balanced traditional and mid-century elements ideally located on a great street in prime Encino, moments from Lanai Elementary. This 4-BR, 3-BA single-level home has a timeless layout and design. The open-concept kitchen has Viking and Thermador appliances, a large Carrera marble island, and plenty of storage. The master, family room, and living room all open to the private backyard, complete with a pool, fire pit, sport court, outdoor dining pavilion, and grassy yard. **Web# 18341922**

eli karon

Realtor®

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eli.karon@elliman.com

CalBRE# 01732369



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OPEN TUESDAY 11-2

New Listing | Wilshire Corridor | 10727 Wilshire Boulevard #901
\$1,995,000 | 2-BR + Den, 3-BA | Web# 18342114



OPEN TUESDAY 11-2

New Listing | Brentwood | 11667 Gorham Avenue #407
\$1,300,000 | 2-BR + Loft, 3-BA | Web# 18338690

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OPEN TUESDAY 11-2



SERENE AND STYLISH TOWNHOME OPEN TUESDAY 11-2

Santa Monica | 944 15th Street #2 | \$1,598,000 | 2-BR, 3-BA | This serene and stylish remodeled townhome is located within close proximity to shops and restaurants on Montana Avenue. The eat-in gourmet kitchen features stainless steel appliances, designer tiles, and five-burner gas cooktop, perfect for the at home chef. There is a large den/office with skylight windows, which could be a third bedroom. The master bedroom has a fireplace and a luxurious master bath, complete with dual sinks, a steam shower, and separate tub. The living room with adjacent formal dining area, has a fireplace. High ceilings, maple floors, plantation shutters, and french doors to the patio are just a few of the beautiful upgrades. The private, direct entry two-car garage has a bonus storage room. **Web# 18334024**

MELISSA ALT

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betsy.smith@elliman.com

CalBRE# 02052555



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OPEN TUESDAY 11-2



HIP HOLLYWOOD HILLS CONTEMPORARY HOME NEW LISTING | OPEN TUESDAY 11-2 | COFFEE BAR

Hollywood Hills West | 3159 Ellington Drive | \$1,099,000 | 2-BR, 3-BA | Nestled in the hills of the historic Cahuenga Pass, this hip Hollywood Hills contemporary home invites light and nature into its clean and bright open spaces, while displaying verdant views of the surrounding hillside. The chef's kitchen, complete with limestone countertops, satin sheen cabinetry, and stainless steel appliances overlooks a window-close dining room and a bookshelf-lined living room, which includes recessed lighting, maple hardwood flooring, and functional fire place. The upper floor boasts two master suites with vaulted ceilings and walk-in closets, adjoined by an outward-facing open office/studio/playroom with ample storage and shelf space. Outdoor areas and lush hillside plateau naturally call for al fresco dining and entertaining. Two-car garage. Location central to El Paseo de Cahuenga Park, Lake Hollywood, Runyon Canyon, Universal, Warner Bros., Disney studios, Ventura Boulevard, retail, dining, and services. **Web# 18341292**



MARC HERNANDEZ

Realtor®

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marc.hernandez@elliman.com

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16405 MULHOLLAND DRIVE
BEL AIR

OFFERED AT \$13,900,000

OPEN TUESDAY 11-2



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LLOYD ROSS
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Cal BRE# 02046500



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N° 1

THE NEW CASTLE







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BY UNVARNISHED

SCOTT GILLEN
UNVARNISHED
DIRECTOR. BUILDER. THINKER. CREATOR



6250 HOLLYWOOD BLVD. PH14I
HOLLYWOOD | \$1,695,000

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

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DAVID PARNES DPARNES@THEAGENCYRE.COM | 424.400.5916 | LIC. #01905862



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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

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310.926.9808

LIC. #01492489

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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 dual parcel, this extraordinary Malibu equestrian property offers breathtaking panoramic ocean views and spectacular grounds.



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323.646.8866
LIC. #01101684

CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM
424.230.3718
LIC. #01377932



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

BY APPOINTMENT ONLY
7 BEDS | 11 BATHS | 1.04 ACRES

MAURICIO UMANSKY
MUMANSKY@THEAGENCYRE.COM
424.230.3701
LIC. #01222825



DREW FENTON
DREW@DREWFENTON.COM
310.858.5474
LIC. #01317962



**NEW
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BY
APPOINTMENT
ONLY

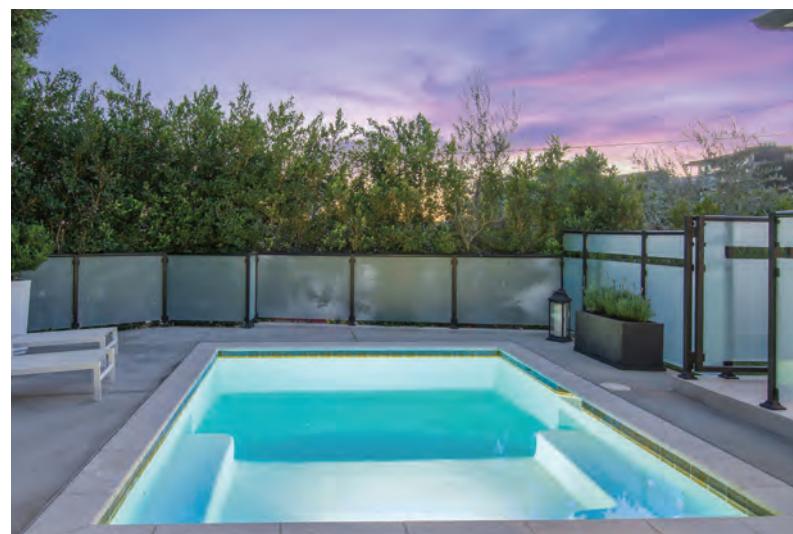
1120 LOMA VISTA

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.

MAURICIO UMANSKY MUMANSKY@THEAGENCYRE.COM | 424.230.3701 | LIC. #01222825
ROUJA KOLEVA RKOLEVA@THEAGENCYRE.COM | 424.400.5922 | LIC. #01936334
BRANDEN WILLIAMS BRANDENWILLIAMS@MAC.COM | 310.691.5935 | LIC. #01774287



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



DREW MEYERS
DM@WEAHOMES.COM
310.300.0983
LIC. #01865732





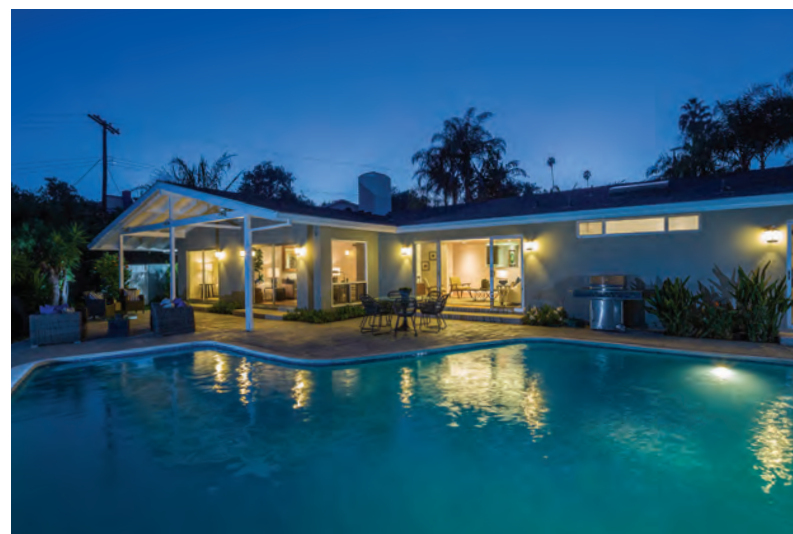
15475 MILLEDALE DRIVE
BEL AIR | \$5,995,000

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

MAX NELSON

MNELSON@THEAGENCYRE.COM
424.238.2482
LIC. #01409958

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



9662 WENDOVER DRIVE
BEVERLY HILLS | \$4,595,000

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



new listing

OPEN
TUESDAY
11-2 PM

Remodeled and reimagined classic 1927 Spanish. Four bedrooms plus large lounge area downstairs with screening room. Pool, gated driveway, and garage.

4418 CROMWELL AVENUE
LOS FELIZ | \$2,995,000

ERIC LAVEY

ELAVEY@THEAGENCYRE.COM
310.908.6800
LIC. #01511292

4 BEDS | 6 BATHS
4,184 SQ. FT. | 9,105 SQ. FT. LOT



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.

**OPEN
TUESDAY
11-2PM**

**NEW
LISTING**



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

310.720.3524
JOSH@JOSHFLAGG.COM
WWW.JOSHFLAGG.COM
CalDRE# 01470467

JOSH **FF** FLAGG





OPEN TUE 11-2

SANTA MONICA
430 Adelaide Drive
\$12,500,000
Veronica Klein
310 704 3554



OPEN TUE 11-2

SUNSET STRIP
1543 Marmont Ave
\$2,349,000
Haya Handel
310 779 5217
Gary Barkin
310 251 5523



BY APPOINTMENT

MARINA DEL REY
4840 McConnell Ave
\$880,000
Sally Paquette
310 749 0111
Sue Levitt
310 717 6114

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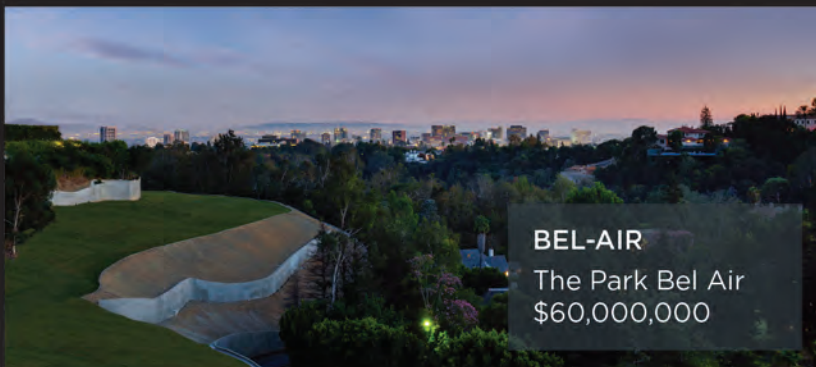
AKP



BEL-AIR
277 St. Pierre Rd.
\$49,900,000



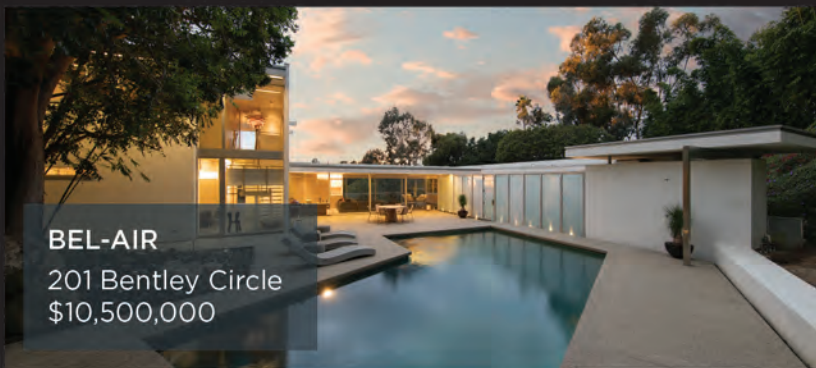
HOLLYWOOD HILLS
1814 N. Doheny Dr.
\$19,995,000



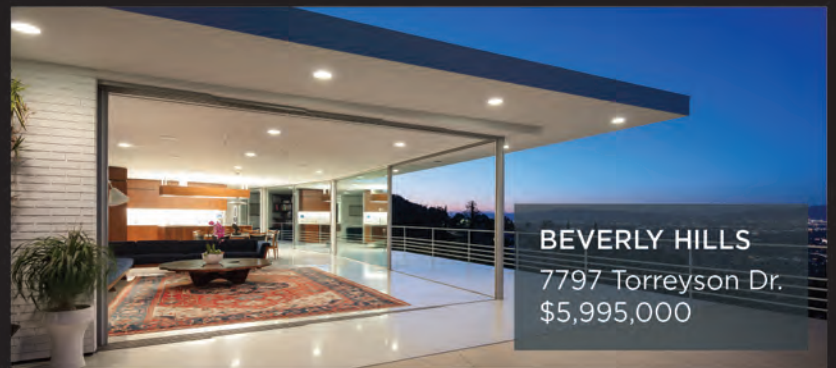
BEL-AIR
The Park Bel Air
\$60,000,000



HOLLYWOOD HILLS
1654 Blue Jay Way
\$18,500,000



BEL-AIR
201 Bentley Circle
\$10,500,000



BEVERLY HILLS
7797 Torreyson Dr.
\$5,995,000

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BEVERLY HILLS
2727 Benedict Cyn.
\$69,995,000

BEVERLY HILLS
9 Beverly Ridge Terr.
\$22,000,000

BEL-AIR
960 Stradella Rd.
\$24,980,000

HOLLYWOOD HILLS
9233 Swallow Dr.
\$11,550,000

HOLLYWOOD HILLS
8954 St. Ives Dr.
\$5,495,000

BEVERLY HILLS
1608 San Ysidro Dr.
\$1,749,000



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Tuesday, May 15th
11:00^{AM} — 2:00^{PM}



Sunday, May 20th
2:00^{PM} — 5:00^{PM}

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OPEN
TUE 11-2



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



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INTERNATIONAL

OPEN TUESDAY 11-2PM



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 extends 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

RICHARD STEARNS

Offered at \$5,295,000

310 850 9284
richard.stearns@pacunionla.com
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303 SOUTH WESTGATE AVENUE
BRENTWOOD

SMITH
& BERG
PARTNERS

NEW PRICE \$5,998,000

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

smithandberg.com

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Exquisite Contemporary Home in Bird Streets!



MELISSA ZEE GROUP
— LUXURY REAL ESTATE —

9318 Warbler Way, LA CA 90069



www.9318Warbler.com

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!

Valet parking will be provided for both open houses!

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

2:00 to 5:00



Melissa Zee
President MZG
310.309.0099

Melissa@MelissaZeeGroup.com
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KW HOLLYWOOD HILLS
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Comtemporary with Expansive Views in Bird Streets!



MELISSA ZEE GROUP
— LUXURY REAL ESTATE —

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!

Valet parking will be provided for both open houses!

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

2:00 to 5:00



Melissa Zee
President MZG
310.309.0099

Melissa@MelissaZeeGroup.com
www.MelissaZeeGroup.com
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KW HOLLYWOOD HILLS
KELLERWILLIAMS. REALTY



1220 LOMA VISTA DR
BEVERLY HILLS
\$16,950,000
DREW FENTON 310.858.5474
OPEN TUESDAY 11-2



9279 SIERRA MAR DR
SUNSET STRIP
\$8,995,000
ZACH GOLDSMITH 310.908.6860
OPEN TUESDAY 11-2

RENDERING



1027 CHEVY CHASE DR
BEVERLY HILLS
\$6,400,000
LINDA MAY, GUY LEVY 310.492.0735
OPEN TUESDAY 11-2

HILTON & HYLAND



2701 VIA ELEVADO
PALOS VERDES ESTATES
\$18,900,000
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10527 ROCHESTER AVE
WESTWOOD
\$3,499,000
DAVID KRAMER, LISA GILD 310.691.2400
OPEN TUESDAY 11-2



7621 NORTON AVE (DUPLEX)
WEST HOLLYWOOD
\$1,850,000
THOMAS GLABMAN 310.614.7345
OPEN TUESDAY 11-2



1855 INDUSTRIAL ST #309
DOWNTOWN LA
\$1,699,000
ALPHONSO LASCANO, BJORN FARRUGIA
424.253.5489
OPEN TUESDAY 11-2

HILTON & HYLAND



7735 82ND ST
PLAYA DEL REY
\$2,749,000

ALPHONSO LASCANO, BJOR FARRUGIA
424.253.5489

OPEN TUESDAY 11-2



959 N DOHENY DR #202
WEST HOLLYWOOD
\$1,795,000

ISKANDER LEMSEFFER, MARCIE HARTLEY
310.993.1176

OPEN TUESDAY 11-2



249 OCEAN PARK BLVD
SANTA MONICA
\$1,200,000

RAYNI WILLIAMS, GREG LAPLANT
BRANDEN WILLIAMS, 310.691.5935

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HILTONHYLAND.COM



RENDERING

9279

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

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ZACH GOLDSMITH
310.908.6860
DRE 01454329

AL HUGHES, BROKER
310.245.8500
DRE 01328525

NEW PRICE | OPEN TUE 11-2

400 CASTLE PL | BEVERLY HILLS
400CASTLEPLACE.COM | \$10,299,000



RONA PASSMAN
310.403.3811 | RONA@RONAPASSMAN.COM
DRE 01435889

HH HILTON & HYLAND

OPEN TUES 11-2PM
1027 CHEVY CHASE DR | BEVERLY HILLS
\$6,400,000

PRIME BEVERLY HILLS SPANISH CHARMER
4 BD+ 4 BA 4,200+SF, 13,000+SF FLAT LOT
ChevyChaseSpanish.com



LINDA MAY
PROPERTIES

LINDA MAY
310.492.0735
DRE 00475038

GUY LEVY
310.492.0734
DRE 01374536

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NEW LISTING | OPEN TUE 11-2PM

10527 ROCHESTER AVE | WESTWOOD

\$3,499,000



DAVID KRAMER
310.691.2400
DRE 00996960

LISA GILD
310.497.9223
DRE 01954882

DKG
DavidKramer.group

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NEW LISTING

959 N DOHENY DR #202 | WEST HOLLYWOOD

BOLDY REIMAGINED TOWNHOUSE NEAR THE HEART OF THE SUNSET STRIP



OPEN TUESDAY 11-2

959DOHENY.COM | \$1,795,000



- 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

HH HILTON & HYLAND

OPEN TUESDAY 11-2

9577 LIME ORCHARD | BEVERLY HILLS

\$8,750,000 | 5BD 7BA 7,000 SQ FT ON OVER 1 ACRE



 BRETT LAWYER

310.858.5402 | BRETT@BRETTLAWYER.COM | DRE 00897489

 HILTON & HYLAND



7735 W 82ND ST | PLAYA DEL REY
OPEN TUESDAY 11-2 | 5BD 4BA | \$2,749,000



1855 INDUSTRIAL ST #309 | DTLA
OPEN TUESDAY 11-2 | 1BD 2BA | \$1,699,000

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



S D A L E

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DREW FENTON
310.858.5474
DRE 01317962

JADE MILLS
310.285.7508
DRE 00526877



GLOBAL
LUXURY

CHOICE PROPERTIES AVAILABLE



Wilshire House
By Appointment

Reduced !

10601 Wilshire Blvd. #704

Los Angeles

A Completely Newly Guttled, 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.



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.



Wilshire House
By Appointment

For Lease

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



Just Listed !

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 Gallery 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.



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CALBRE#00987571

1943 CHEREMOYA AVENUE BEACHWOOD CANYON

\$2,250,000


OPEN TUESDAY 11-2PM

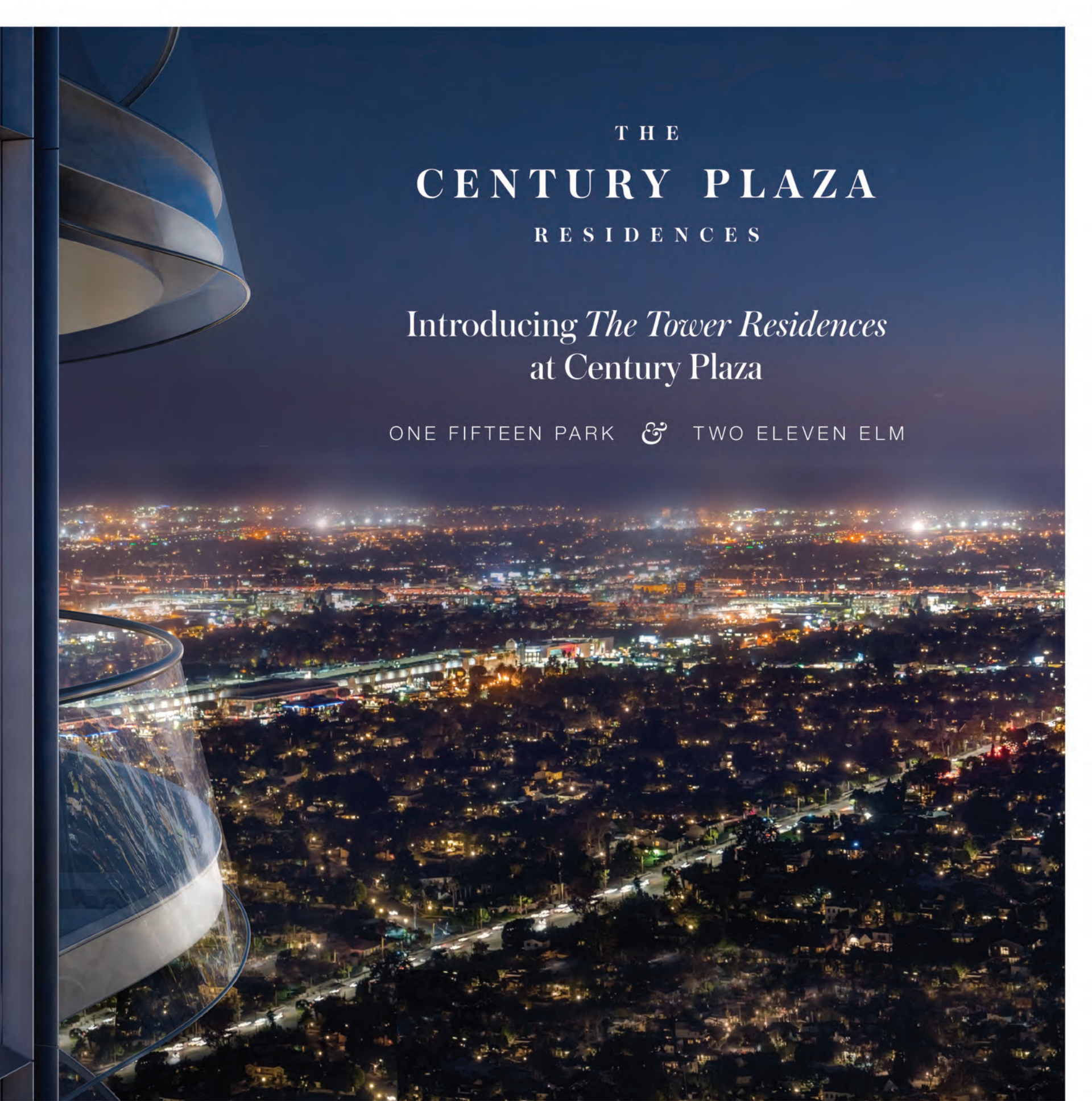
4 UNIT APARTMENT BUILDING

kw
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Introducing *The Tower Residences*
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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.

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REAL
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BRE# 00852660

2617 HARLESDEN COURT
HOLLYWOOD HILLS, CA 90046

\$2,495,000

OPEN TUESDAY 11 - 2

ST. JAMES + CANTER
LUXURY REAL ESTATE



JUST LISTED

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@stjamescantor.com

WWW.STJAMESCANTOR.COM

WWW.1543BEVERLY.COM

MARKUS CANTER

Luxury Properties Director
310.704.4248 | markus@stjamescantor.com

BERKSHIRE HATHAWAY | California Properties
HomeServices

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



\$1,250,000 | 6250 Hollywood Bl #6E, Hollywood | 2BD/3BA
Matt Epstein | 818.789.7408
Lic # 01121162

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\$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

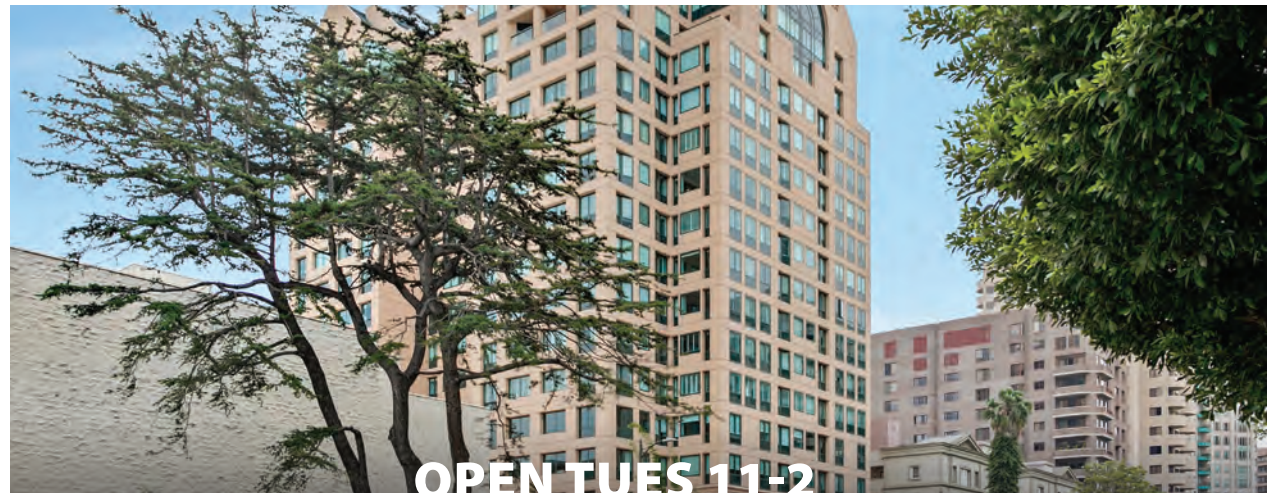


\$1,439,000 | 13650 Marina Pointe Dr #607, Marina del Rey | 2BD/2BA
Ryan Sokolowski | 310.344.0898
Lic # 01859461



OPEN TUES 11-2

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

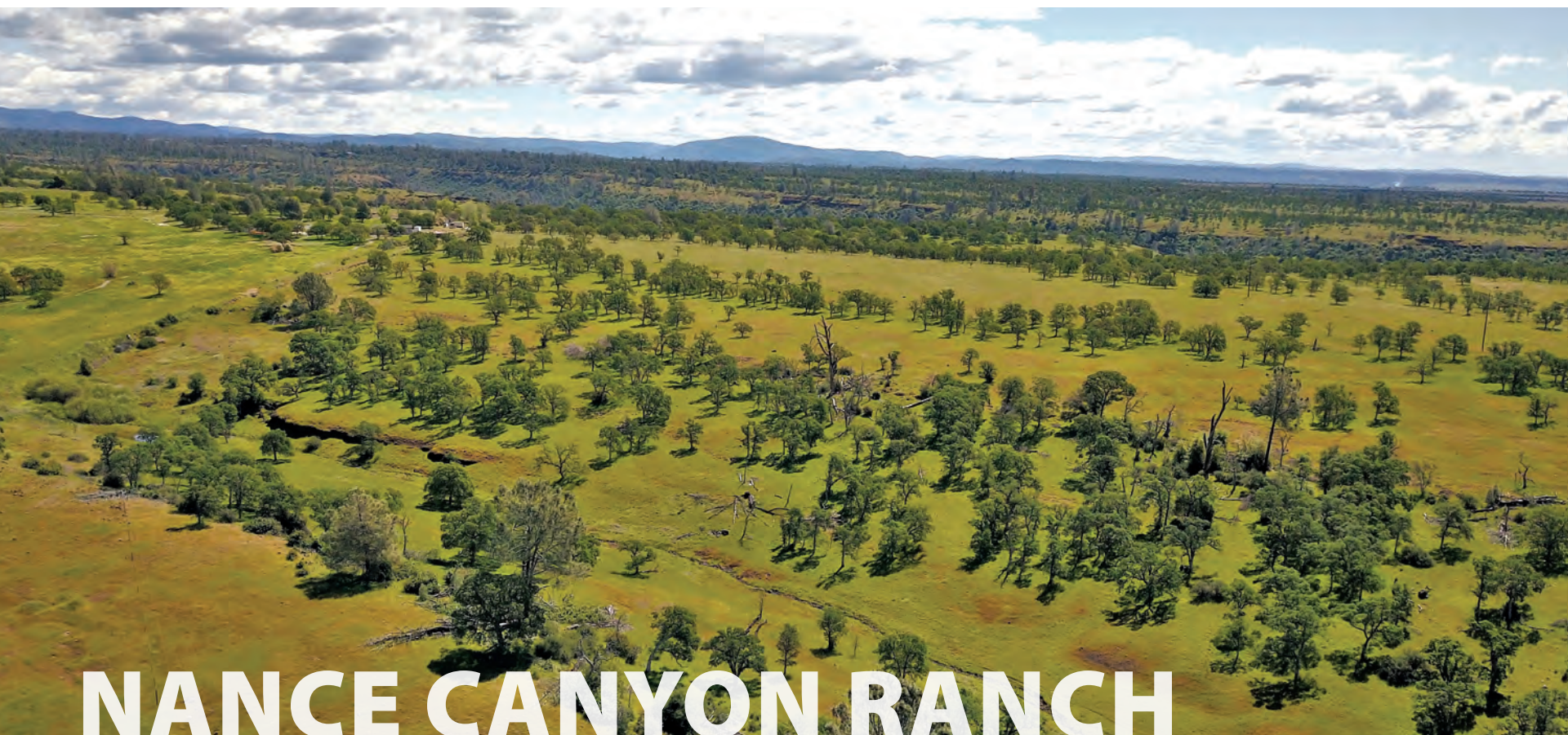


OPEN TUES 11-2

\$875,000 | 10520 Wilshire Boulevard #1208, Westwood | 2BD/2BA
Marcy Roth | 310.539.3000 | Lic # 02008165

PALISADES | PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA

features of property. Info. is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. Buyer is advised to independently verify the accuracy of that information. Lic# 01317331



NANCE CANYON RANCH

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.susansanford.com



Bill Brouhard
530.879.4420
bill@gbrealestate.net



BERKSHIRE HATHAWAY | California Properties
HomeServices



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



COMPASS

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 AIA'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."



Brent Chang
 626.487.8100
 brent@brentchang.com
 DRE 01822562



Linda Chang
 626.233.1066
 linda@compass.com
 DRE 00698480



changgrp.com | compass.com

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2048 Stanley Hills Place, Laurel Canyon

COMPASS



\$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



CANYONHAUS

Tori Horowitz
 Estate Director

323.203.0965

torih@compass.com

canyonhaus.com

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COMPASS

OPEN HOUSE
MAY 20
2-5PM

146 North McCadden Place

BROKER'S OPEN
MAY 15
11AM-2PM

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

\$5,795,000

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



**THE JACKIE
SMITH GROUP**

COMPASS

346 South Lucerne Boulevard

OPEN HOUSE • OPEN HOUSE
MAY 15
11AM-2PM
• OPEN HOUSE • OPEN HOUSE

\$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 Ehrlich
310.968.8881
re@weahomes.com
CalBRE 01267136



**THE JACKIE
SMITH GROUP**



10535 VESTONE WAY, BEL AIR

Catered Open Tuesday 11am to 2pm | \$19,500,000 | 10535VestoneWay.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
310.579.2200
sally@sfjgroup.com

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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.



SFJ GROUP

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COMPASS

SHAUNA WALTERS

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MYRA NOURMAND

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OPEN TUESDAY 11 - 2 PM



Beachwood Canyon

2759 CRESTON DRIVE

4BD/4BA | 3,058± sq. ft. | Offered at \$1,795,000 | 2759Creston.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.



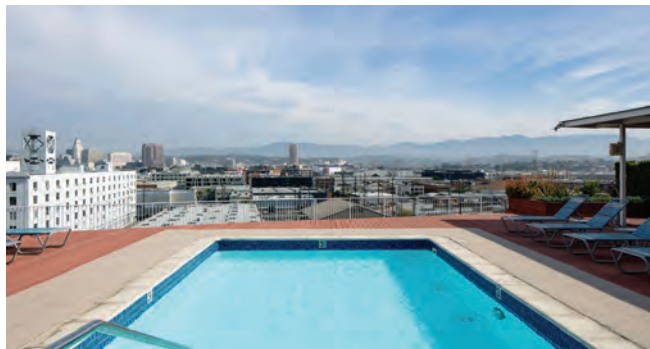
Patrick Martin

DRE: 1306122 | 323-353-7200

PatrickMartin323@sbcglobal.net

SUNSET STRIP BROKERAGE | 9255 Sunset Blvd, Mezzanine., West Hollywood, CA 90069 | sothebyshomes.com
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INTERNATIONAL REALTY



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



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!



Quintessential California living in prime Woodland Hills.

List Price: \$1,149,000

ADAM SIRES

asires@nourmand.com
www.nourmand.com
direct: 310.498.1024
dre #: 01399199

JOHN PODHOR

john@johnpodhor.com
www.nourmand.com
direct: 323.592.9750
dre #: 01912131



Nichols Canyon Mid-Century Compound

OPEN TUES 11-2pm



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 perks 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

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11224 SUNSHINE TERRACE | STUDIO CITY



Open Tuesday 11 - 2



SOUTH OF THE BOULEVARD | 3 BED + 2.5 BATH | OFFERED AT: \$1,379,000



Picture-perfect 3 bed + 2.5 bath traditional set majestically on a knoll in the hills of Studio City. This gorgeous South of the Blvd home boasts incredible curb appeal and beautiful views from both the front and back. The sun-filled interior features a spacious open floor plan complete with hardwood floors, generous sized living room, formal dining room, remodeled kitchen with stainless steel appliances and bright sunroom leading out to the private grassy backyard. Other amenities include a huge attic space, a large extended balcony off the master bedroom, gated dog run, parking for up to 6 cars and room for a pool. Conveniently located within walking distance to shops and restaurants and all Studio City has to offer. A very special offering not to be missed!

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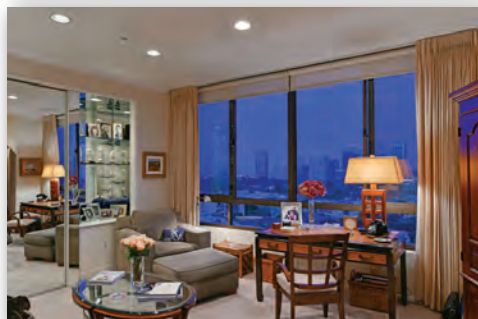
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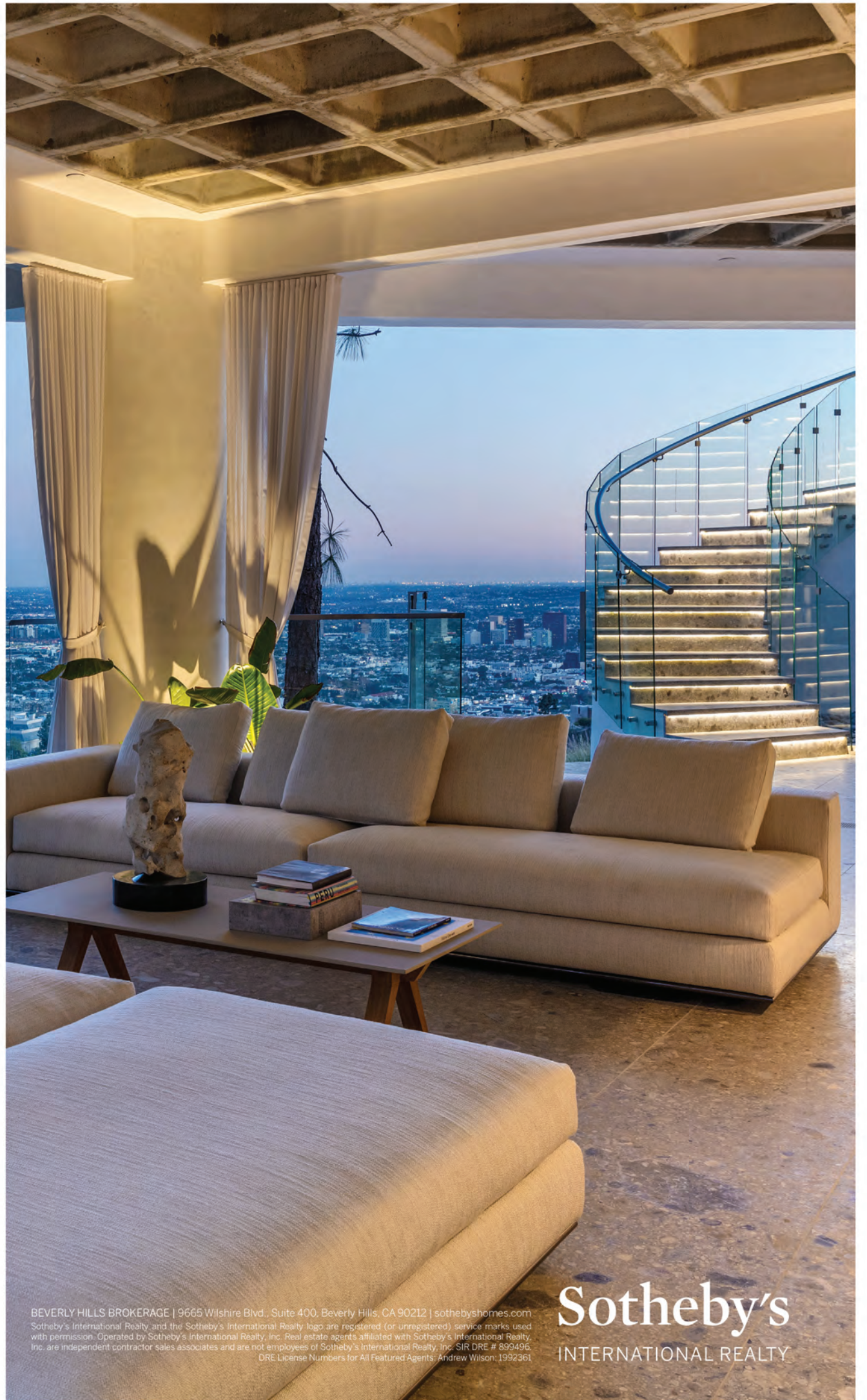


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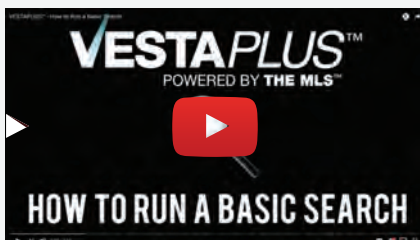
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