

JUST REDUCED IN BEVERLY HILLS



450 S MAPLE DR #305, BEVERLY HILLS OPEN TUESDAY, MAY 17TH 11-2

Expansive front facing Beverly Hills condo with open floor plan, floor to ceiling glass and views from Century City to the Hollywood Hills. This extremely rare single level 2 Bedroom 2.5 Bath unit extends over 2,100 feet of light & bright living space. Grand master bedroom suite with walk-in closet and direct views to Downtown. Walk to Beverly Hills shops, restaurants, and houses of worship.

Proudly offered at \$1,140,000

www.BeverlyHillsViewCondo.com



Rochelle Maize

rochelle@rochellemaize.com

www.RochelleMaize.com

office: 310.888.3367

cell: 310.968.8828

bre #: 01365331



RM ROCHELLE MAIZE
LUXURY ESTATES

AREA

2

BEVERLY HILLS POST OFFICE



Gated Street with Canyon Views and 2 Tennis Courts SHOWN BY APPOINTMENT ONLY



2612 Wallingford Drive, BHPO

Situated in the prestigious Wallingford Estates is this meticulously remodeled panoramic canyon view contemporary home **situated behind gates in one of Beverly Hills' few exclusive private streets with just 12 homes & 2 private tennis courts. Five bedrooms and six bathrooms.** Master suite downstairs with canyon views, large custom designed walk-in closet. **Approx. 3,562 sq.ft. on 67,164 sq.ft. lot.** Fabulous new state-of-the-art kitchen with Subzero & Wolf appliances, walnut cabinetry, white quartz countertops & stone walls with folding glass doors opening the entire dining area with fireplace to the deck/ views and pool for fabulous dining & entertaining. Two additional suites down & one suite up plus additional oversized loft suite with bath great for guests, studio, large office space or endless play space. **Cable, high speed internet and flat screens installed all rooms.** Seven inch solid oak floors throughout, white venetian plastered walls, all new bathrooms with Kohler & Duravit fixtures, LED lights throughout, pool remote system, 8 camera security system with iPad/phone control & endless details thruout with no expense spared.

SHORT OR LONG TERM LEASE AVAILABLE NOW!
Fully Furnished for \$25,000/month



Ginger Glass

Broker • Agent • Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com



AREA
3SUNSET STRIP -
HOLLYWOOD HILLS WEST

3345 Oak Glen Drive Hollywood Hills

2 bed 2 bath 1,744 sq ft 14,201 sq ft double lot

Rare home in the Hollywood Hills comes with a double lot totaling 14,201 sq ft of mostly usable, flat land. House is Traditional style with formal living room, kitchen open to dining area, and family room with bath. This level also includes a versatile office space. Upstairs are two spacious, light-filled bedrooms connected via Jack and Jill bath. There are hardwood floors throughout. Directly off the rear of the house is a flat patio, gardens with planting beds and substantial outdoor space beyond. Potential uses of the land include any combination of installing a pool, expanding the existing home, plus ample opportunities for outdoor dining, meandering paths and walkways, and an epic dog run. Or just enjoy the green as is. Minutes to cafes, Starbucks, restaurants and shops.

Offered at \$949,000
www.3345oakglen.com

Dia, Ray & Chase

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

kW
KELLERWILLIAMS

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



AREA
3

Newly Renovated Mid Century Home

Open House Tuesday 11-2pm

SUNSET STRIP -
HOLLYWOOD HILLS WEST



7415 Cervantes Place, Los Angeles

\$1,899,000

3bed, 3bath, approx. 2,232 sf on 14,851 sf lot. Hand crafted & painstakingly custom designed in each and every aspect by Jessica Rae Sommer of maverickdesign.com. Nestled just walking distance from Runyon Canyon. Open floor plan includes high quality oak Shiraz wide plank engineered hardwood floors, w post & beam ceilings. Kitchen boasts high end custom millwork featuring soft close hinges, upscale hardware, Calacatta Gold Marble counters, sprawling breakfast bar, w new appliances. Family room off kitchen features pitched roof with post & beam ceilings, walls of glass opening to large back yard w serene mountain views, sun deck, Fire pit, Lounge, and spa. Front living room boasts grand fireplace, accentuated with custom designed shelving. Large Master bedrm suite w 2 walk in closets. Master bath features intricate Asian statuary mosaic with ash gray and emperor black marble details. Formal Dining room, encaustic tile in hall bath with Carrara marble. 2 guest bedrooms, 3 car garage. A MUST SEE!

7415cervantes.com



KEITH SCADUTO

(310) 850-7992 | Keith@KeithScaduto.com

©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. CalBRE #01903784





Charming Contemporary Home

Open House Tuesday 11-2pm

AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



3290 Carse Drive, Los Angeles

\$949,000

2bed, 2bath, apprx. 1,365 sf on 5,580 sf lot: quiet street w/ canyon views. Renovated 2014, open floor plan w/ high ceilings, custom windows, & hardwood flooring throughout. Living room flows into chefs kitchen w/ breakfast bar, granite counter tops, Sub-zero & Viking app. Large Master suite opens to outdoor patio. Master bath w/ whirlpool tub, shower/steam room. Guest bed w/ French doors opening to modern balcony with walls of glass. Tranquil backyard w/ pool, spa, built in bbq & sitting area.

3290carse.com



KEITH SCADUTO

(310) 850-7992 | Keith@KeithScaduto.com

©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. CalBRE #01903784



VISIT EMPIREATBELLAGIO.COMEMAIL LEASING@EMPIREATBELLAGIO.COM

CALL 310.582.5936

3% COMMISSION!

ONE MONTH FREE!

LUXURY APARTMENTS FOR LEASE

A newly constructed 23-unit custom built multi-residential building, centrally located in West Los Angeles in the exclusive neighborhood of Bel-Air. Uniquely designed one, two and three bedroom apartment homes, providing the ultimate in luxury living.

Empire at Bellagio offers an unparalleled living experience with magnificent views, sophisticated design, and lavish amenities.

UNIT FEATURES

- Contemporary Designed Kitchen
- Bathrooms with Quartz Countertops and Imported Stone Tiles
- High Ceilings Up to 10' with Floor-to-Ceiling Windows
- Touch-screen and Smartphone Controlled Security System
- Large Private Balconies and Terraces
- Spacious Walk-in Closets with Custom Shelving and Drawers
- In-home Washer and Dryers*
- Gas Fireplaces with Stone Surrounds*

*In select units

BUILDING FEATURES

- Highly Sustainable LEED Certified Green Building
- Expansive 3,000 SF Rooftop Terrace
- Executive Business Lounge
- State-Of-The-Art Fitness Center
- Private Secured Storage Closets
- Complimentary Community Wi-Fi in Common Areas
- Monitored Security Surveillance System
- Pet Friendly Community, Gated Dog Run with Synthetic Grass and Pet Washing Station



CONTEMPORARY URBAN LIVING WITH STYLE

EMPIRE AT BELLAGIO | 11715 BELLAGIO ROAD | BEL-AIR, CA 90049 | 310.582.5936 | EMPIREATBELLAGIO.COM



All dimensions and square footage references are approximate and subject to field variations and should not be considered exact measurements. Actual unit, including but not limited to the layout, fixtures and amenities shown may differ materially from those shown herein. All information contained herein is subject to change without notice.





AREA
4
BEL AIR – HOLMBY HILLS

15482 MILLEDALE DRIVE



First time on the market since 1959! This prime development opportunity in Upper Bel Air sits on a flat and fully usable 1/2 acre of land at the end of a tranquil, wooded cul-de-sac. Surrounded by significantly larger residences, this property invites a buyer to envision the lot utilized to its full potential. The existing home offers an entry with mature landscaping, spacious living areas, and an expansive backyard. This coveted piece of property presents a significant value add opportunity.

Offered at \$2,599,000

Brodie Dizgun
805-705-6737
brodie.dizgun@sothebyshomes.com



AREA
6

BRENTWOOD



LISA MANSFIELD PRESENTS

11327 Chenault Street - Brentwood Glen

Open Tuesday 11 - 2



3 BEDS | 2 BATHS | DEN

www.ChenaultSt.com | Offered for \$1,249,000

Adorable Charmer! Clean and bright Traditional home with wood paneling, hardwood flooring, built-ins and 2 fireplaces. A great floorplan includes a lovely entry hall and formal dining room. Spacious and bright kitchen and cozy den have access to backyard. New carpet; double paned windows, Central A/C and Heat; storage shed; detached garage and additional covered parking.



LISA MANSFIELD
Realtor®, NRT's Top 1,000 Sales Associates
310.481.4313 | lisa.mansfield@sothebyshomes.com
www.lisamansfield.com | CalBRE#: 01105508

Sotheby's
INTERNATIONAL REALTY

SOTHEBY'S INTERNATIONAL REALTY BRENTWOOD BROKERAGE | sothebyshomes.com
11911 San Vicente Blvd, Suite 200, Los Angeles, CA 90049 | ONLYWITHUS.COM

Operated by Sotheby's International Realty, Inc. Sotheby's International Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

13127 Sherry Lane

AREA
6

BRENTWOOD



SUPERB VALUE - \$1,995,000

Off Picturesque Mandeville Canyon Road

Serene 2-Story Hacienda on approx 1 acre park-like setting with sweeping canyon view and complete privacy. Floor plan includes a gracious living room with over-sized fireplace, formal dining with brick fireplace and built-in buffet - overlooking pool, gardens, and dramatic views. The center-island Cook's kitchen opens to a private patio as well as a charming library den. Upstairs are 3 guest bedrooms, a full bath plus a grand master ensuite including his/ hers walk in closets, fireplace, a large attached office/nursery and large balcony overlooking the dramatic canyon vistas and pool. Ample off street parking. Resort - like setting and Superb Value!

www.13127SherryLane.com



Sue Ellen Douglas

Previews Estates Director

310.710.7682

sueellendouglas@gmail.com

CalBRE# 00691666



Joan caplis

Previews & Architectural Properties Specialist

International President's Elite

310.748.2208

joancaplis@gmail.com

CalBRE# 00629011



©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

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

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

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

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

LUNCH PROVIDED BY



Milton Dellossier, NMLS ID 1474438
310-880-0480

WELLS FARGO HOME MORTGAGE



Stephen Brown
310-433-3860

PREMIER
NATURAL HAZARD DISCLOSURES



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

Thursday, May 19, 2016
11:30am - 1:30pm

Complimentary Lunch & Validated Parking
BH/GLAAR Members only

We have limited space & registration is required!
Please Register Today at
www.BHGLAAR.com

PARKING SPONSOR



6330 SAN VICENTE BOULEVARD | SUITE 100 | LOS ANGELES | CALIFORNIA | 90048
P 310.967.8800 | F 310.967.8808 | WWW.BHGLAAR.COM

AREA
6

BRENTWOOD



CELEBRITY HOME IN SOUGHT AFTER BRENTWOOD

Open | Tuesday May 17th 2-5pm

LOS ANGELES | 1851 Mandeville Canyon Road | Offered at **\$7,185,000**

6BD, 8BA | Interior: 6,077 sq.ft. (approx.)

Built in 2013, this gem offers a formal living and dining room, oversized great room with gold-leafed coffered ceiling, fireplace, chef's kitchen with double island, breakfast room, office and wet bar. Upstairs includes a media room, luxurious master suite with dual fireplace, balcony, two large closets, spa tub/steam shower and three en-suite bedrooms. In addition to the two-car garage there is room for six cars in the driveway plus convenient off street parking nearby. Security and Crestron system. This 6077± sq. ft. picturesque property also has a BBQ area, salt-water pool/spa, al fresco dining and grassy yard with citrus trees.

www.1851MandevilleCanyon.com

SUNSET STRIP BROKERAGE | 310.205.0305

9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069

sothebyshomes.com/losangeles



Sharona Alperin

310.888.3708

Sharona.Alperin@sothebyshomes.com

CalBRE#: 0923981

www.MySharona.com

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.

AREA
6

BRENTWOOD



301 N. Bowling Green Way, Brentwood

OPEN TUESDAY 11-2PM

This 4 bedroom, 3.5 bath home features more than 4,700 sf of living on more than 11,800 sf property - so rare on Bowling Green! Custom remodeled and expanded with ultimate taste, it is a perfect mix of modern traditional and Asian touches. Soaring ceilings and skylights throughout create a sun-filled environment. The house features a den/media room, formal dining room with fireplace, granite with S/S open kitchen and generous living room - perfect for large parties or intimate gatherings. The vast studio can be used for dance and yoga, yet easily becomes a teen's game and party retreat. Custom French doors lead to the patio with fire pit and expansive yard complete with koi pond, landscaped gardens and verdant hillside - an extraordinary oasis in the middle of Brentwood!

Offered at \$4,495,000 | www.301BowlingGreen.com



LYNN WHITAKER

310.622.7404 direct

917.553.8726 mobile

Lynn@LynnWhitaker.com

LynnWhitaker.com



Hampton's Style Brentwood Home
159 S. Gretna Green Way

OFFERED AT \$5,995,000
Open Tuesday 11-2 pm

5 Bedrooms | 8 Bathrooms | 5,879 Sq Ft | Lot Size 10,993



Exclusively Represented By:



Ron Wynn | Coldwell Banker/WSA | 310.963.9944
ron@ronwynn.com | www.ronwynn.com | BRE No. 00420587

Chrys Stamatis | Coldwell Banker | 310.922.3970
cstamatis1@gmail.com | www.chrysstamatis.com | BRE No. 00469535



AREA
7

WEST LOS ANGELES

Brand new construction West La

\$2,295,000



2106 Federal ave AVE
5/17/2016 11-2



Amazing opportunity brand new construction in West Los Angeles Modern style, this home has 3 stories, abundant natural lighting 1st floor has one bedroom with complete bathroom 2 car garage side by side attach to the house and laundry room 2nd floor is open floor inviting to entertain in a big kitchen

with built-in top of the Appliances open to dining and family room plus 2 more bedroom with complete bathroom. At the top floor you have a big master with bathroom separate bathtub with walking closet.



Camila Healy
310-801-2543



10931 W. Pico Blvd Los Angeles, CA 90064

AREA
13

PALMS - MAR VISTA



10021 TABOR ST #107

Beautiful Palms Condo, located in one of the best areas on this side of town! Spacious condo with fireplace, 2 private patios, 2 bedrooms, 2 bathroom, Dining Area, inside Laundry room, Pool, Gym, and Secured Access!. Conveniently located near entertainment and shopping

centers. Easy and close 405 and LAX access.

Offered At **\$650,000**



Michael Hananel
213-985-1122

AREA
13

PALMS – MAR VISTA

OPEN TUESDAY (05/17) 11-2 PM



11540 Clover Avenue | Mar Vista



Offered at \$3,395,000... Clark Remington designed brand new construction in the beautiful Westdale/Trousdale area of Mar Vista. This 5,223 sqft., with a 3 car garage, elegant traditional Cape Cod situated on a 7,717 sqft., features 5 bedrooms, 5.5 bathrooms. This exquisite home opens its front door to a magnificent two-story high entry with an abundance of natural light, large formal living and dining room. The gourmet kitchen with high-end appliances flows to a breakfast area and a very large entertaining family room with home theater area. The large manicured backyard is landscaped for kids play or just lounging. The guest suite on the first floor has its own private side yard entrance. Upstairs features: 3 large en-suites, plus a large community/teen/play area; the master retreat includes a beautiful fireplace, separate sitting/living area and a luxurious spa like master bathroom. House automation managed by Control 4 featuring Nest HVAC control, Luma Camera Security Surveillance, DSC security, LED Lighting Control, Multi Room Music throughout the house. This beautiful family home offers everything you wish and more! All centrally located in one of the nicest neighborhoods in West Los Angeles.

www.11540Clover.com


Marco Rufo
310.488.6914
info@marcorufo.com
www.marcorufo.com
 CalBRE# 01362095

BERKSHIRE HATHAWAY
 HomeServices

LUXURY
Collection

The Crown Jewel of Sunset Park 1330 Sunset Avenue

OFFERED AT \$3,795,000

Open Tuesday 11-2 pm

4 Bedrooms | 4 Bathrooms | 3,460 Sq Ft | Lot Size 8,024



Exclusively Represented By:
Ron Wynn | Coldwell Banker/WSA | 310.963.9944
ron@ronwynn.com | www.ronwynn.com | BRE No. 00420587



Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2014 by TheMLS.com. Information deemed reliable but not guaranteed. Presented by: Ron Wynn Cal BRE# 00420587

AREA
14

SANTA MONICA



417 10th Street

\$5,499,000

Open Tuesday, May 17th

Beautiful, Contemporary Mediterranean home North of Montana.

Designed by renowned architect, J. Charles Scott.

6 bed / 6 ¹/₂ bath home flows graciously throughout its three full levels. Sky-high ceiling in foyer with huge skylight floods the home with natural light. Alluring, arched doorways on main level lead the way from room to room. High ceilings throughout the entire home. Elegant built-ins in living & family rooms. Family room has sophisticated bar with Subzero® fridge, and French Doors which open to the back yard. Large, open kitchen with huge island and breakfast area looks out into backyard. Kitchen features Viking® stove, Bosch® dishwasher, & Subzero® fridge and wine cooler. Sweeping staircase leads to upper level with 3 en-suite bedrooms plus a generous master suite. Master includes fireplace, balcony, his and her walk-in closets, & master bath with relaxing spa tub and separate, steam shower. Large, carpeted, finished basement with lots of natural light, has 2 bed / 1 ³/₄ bath. Each bedroom has French Doors to exterior, great for uses that require a separate entrance. Basement also includes a large rec room / home theater. Backyard has covered patio, fruit trees, and stone path leading to detached 2 car garage.

Kate Bransfield



Estates Director
Previews Properties Specialist
President's Premier

BRE# 01218699



310.395.1133

Kate@NorthOfMontana.comwww.NorthOfMontana.com



AREA
15

PACIFIC PALISADES



16966 Avenida De Santa Ynez, Pacific Palisades

OPEN TUESDAY 11-2PM

Enter the double doors to this exquisitely updated home offering a perfect floor plan and wonderful, private rear yard. Features include a large, elegant living room with vaulted ceilings, picture windows, step-down library/office area with built-ins and stone fireplace. Glass French doors lead to the expanded, formal dining room and remodeled, chef's kitchen with high-end appliances, wine refrigerator, Sub Zero, custom cabinetry and breakfast nook overlooking the bright, open family room. Upstairs includes an enormous bonus room with majestic mountain views, four bedrooms, including a master suite with soaring ceilings, beautiful built-ins, dramatic windows, walk-in closet and gorgeous, remodeled bath with spa tub, large shower and heated, inlaid stone floors. Other features of this beautiful home include hardwood floors, custom windows, tankless water heater and lush yard, all within a short distance to the great recreation center with pool, spa, gym, clubhouse, tennis courts and children's park.

Offered at \$1,895,000 | www.16966AvenidaDeSantaYnez.com



PROPERTIES BY GOLD

Beverly Gold
beverly@propertiesbygold.com

Kimberly Gold
kimberly@propertiesbygold.com

www.propertiesbygold.com
310.496.5995

CHARMING + UPDATED MID CITY SPANISH**1618 S RIDGELEY DRIVE • OFFERED AT \$699,000****WWW.MIDCITYSPANISH.COM****3 Bedrooms • 2 Bathrooms**

Behind the gated yard and through the front door, you enter into the home's inviting sunken living room with high ceilings and hardwood floors. The formal dining room opens to a large and updated kitchen with granite countertops and stainless steel appliances. In the front of the home are two well appointed bedrooms with a shared hall bathroom. This adorable bathroom features period tile and separate tub and stall shower. Stepping back to the spacious master suite, added on in 2014, you will see a generous bedroom with two large walk in closets. The en-suite bath includes a double vanity and large walk in shower with bench. The small vegetable garden out back is perfect for you to test your green thumb. The back yard, surrounded by hedges, gives the area plenty of privacy. A covered patio is the perfect spot to entertain. The home is located just two blocks from Picfair Village and close to Pico Blvd with chic cafes and boutiques that have turned this into a very walkable neighborhood. Additional upgrades include dual-paned windows throughout, central air & heat and a finished two-car garage.

OPEN TUESDAY, MAY 17TH 11am-2pm**SKY'S TACOS + MEXICAN COKE TO BE SERVED**

CARRABBA + GROUP
HOMES. INVESTMENT PROPERTIES. REAL ESTATE.

kw | KELLER WILLIAMS
REALTY

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

1038StearnsDrive.com

AREA
19

BEVERLY CENTER - MIRACLE MILE

NEDBROWN

310.270.9288 | ned.brown@telesproperties.com



1038 Stearns Drive
Beverly Center - Miracle Mile
1,762 sq. ft.
3bd 1.75ba

LOVELY 1925 SPANISH MID-BLOCK IN CARTHAY SQUARE!

Charming 3 bed / 2 bath Spanish home, perfectly situated in the middle of a lovely tree-lined block in Carthay Square. Tiled entryway, barrel ceilinged living room with fireplace, large open dining room, breakfast room, laundry room. Spacious kitchen, vintage character master bath with built-ins and hex tiles. Beautifully refinished hardwood floors, updated plumbing, new HVAC in 2011, tremendous natural daylight. Private, grassy backyard and a 2 car garage. 1038StearnsDrive.com

Ned Brown: California Bureau of Real Estate #01362039

©2016 Teles Properties, Inc. Teles Properties is a registered trademark. Teles Properties, Inc. does not guarantee accuracy of square footage, lot size, room count, building permit status or any other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of the information.

TELES
PROPERTIES

AREA
30

HOLLYWOOD HILLS EAST

A SLICE OF HEAVEN IN THE HEART OF THE HOLLYWOOD HILLS



OPEN
SUNDAY
2-5
TUESDAY
11-2



3203 BEACHWOOD DR | 90068

3 BED | 2.5 BATH | 1,894 SqFt on a 9,754 SqFt LOT (apx) | BUILT IN 1964
\$1,440,000

Pull up onto your own private knoll to this killer two story mid-century retreat, tucked away at the end of Beachwood Canyon Drive - the gateway to miles of hiking trails to LA's most iconic vistas & the historic Sunset Ranch.

Wrapped in thriving walls of green for ultimate privacy in a restful setting, this never better haven has been thoughtfully re-imagined to pay tribute to its heritage.

Be the very first to orchestrate a feast in this inspiring kitchen appropriately outfitted with Carrera marble & butcher block counter tops & brand new stainless steel appliances. Savor a fresh, aromatic cup in the cheerful breakfast area or just beyond the French doors on the quaint patio surrounded by lush landscaping.

Inside, entertain favorite guests in the stylish dining room which is open to the step down living room with polished concrete floors, refaced fireplace & oversize glass slider to another private patio with lush wrap around private lawn.

Upstairs, wake up to glorious sunrises in the master suite with private balcony, walk-in closet & en-suite bathroom tastefully redone with Carrera marble & period tile. Two additional bedrooms with treetop views share a third full bathroom, mindfully re-finished to echo the 60's. Includes laundry area near the attached 2 car garage & off street driveway parking for two or more cars. Just a few steps to historic Beachwood Village & a few minutes drive to most major studios.

kw
KELLERWILLIAMS.

4061 Laurel Canyon Blvd. | CA 91604



Karen Medved

REALTY® | CalBRE Lic# 01235215

C: 310/266.4236

O: 818/432.2672

karen@teammedved.net

www.teammedved.net



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

RARE
 PROPERTIES

 AREA
 72

SHERMAN OAKS

RARE SHERMAN OAKS HOME


Open House
 Sunday May 15th, 2pm to 5pm

Brokers Open
 Tuesday May 17th, 11am to 2pm

Valley Brokers
 Friday May 20th, 11am to 1pm

TOM DAVILA
 KENNON EARL

310.432.6492
showings@rarepropertiesinc.com

4424 LONGRIDGE AVE. SHERMAN OAKS, CA 91423

4 beds + 3 baths
 Over 10k Sq Ft Lot
 Pool
 Double fireplaces
 Close to studios & Dixie Canyon school

beautiful hardwood floors. The home features double fireplaces, one in the living room and the other in the family room. Ample natural light pours in from the skylights in the large family room. Set on a large lot, this property offers wonderful outdoor life with a pool and grassy area. Close to studios and Dixie Canyon school, this home is just what you been waiting for.

Experience this RARE California Ranch home on a tree lined street in desirable Sherman Oaks. With over 10,000 sq ft., this property remains spacious and private. There are quality finishes throughout and a sparkling pool outside. Main living areas are lined with

Listed at \$1,195,000 | www.RAREShermanOaksHome.com

KW BEVERLY HILLS
 KELLERWILLIAMS REALTY

Agent doesn't guarantee the accuracy of square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE #01394743, # 01725619

AREA
72

SHERMAN OAKS

3% SELLING OFFICE COMMISSION! + Open Tues, May 17 • 11am–2pm**14953 Sutton Street****Sherman Oaks****5 BD | 6.5 BA | APX. 5,600 SF | APX. 10,750 SF LOT**

Look no further, here is the home which is truly a one-of-a-kind custom-built property, located in the booming Sutton Estates area of Sherman Oaks South. Top quality is obvious throughout and you will appreciate the unique open flow floor plan filled with light. The kitchen is undoubtedly to die for! Builder has truly made a statement with this home offering so many extras not normally included. It's a must-see for high-end buyer that loves quality and design. Just some extras include wire-brushed white oak flooring, espresso machine built in, LED waterfall master shower head, walk-in pantry, fully automated Smart Home, JVC theater projector with 7.1 sound system, 11 HD cameras, staircase from master bedroom to backyard, electronic front door entry, ceiling fans and even an outdoor doggie wash!

HomeOnSutton.com**Offered at \$3,595,000****Dee Nep****818.430.1262****dee.nep@sothebysrealty.com****Wish | Sotheby's**
INTERNATIONAL REALTY

Dee Nep is a Realtor Associate, CalBRE#01164672. Wish Sotheby's International Realty does not guarantee the accuracy of square footage, lot size or other information concerning the condition, features or income (where applicable) of the properties which information has been provided by the sellers, third parties or from public records or other sources. Buyers are strongly advised to independently verify the accuracy of all such information through personal inspections and by the engagement of appropriate professionals. Buyers and Sellers are further strongly advised to engage appropriate legal and tax advice from their selected professionals in connection with the purchase and sale of real property. Seller & Broker cannot guarantee school entry or availability. If your property is currently listed with another real estate broker, it is not our intention to solicit the offerings of other real estate brokers. We will, of course, work with other real estate brokers and fully cooperate. Each office is independently Owned and Operated.

JOHN METTLE

HOME INSPECTIONS

20 years & 10,000 Home Inspections in Los Angeles

Civil Engineering Degree

Certified CREIA (*California Real Estate Inspection Assoc.*) Home Inspector

Detailed and easy to read report includes summary and photos

Professional, Thorough, and Works easily with Realtors & Clients

.....

As an agent working with Buyers, I am glad to have John Mettle in the Field. John's reports are the most thorough, professional, and user-friendly. The format of his reports with pictures, summary and itemized sections helps me and my Buyers understand and discuss what the concerns and issues are with the house. It makes it easier for me to get estimates from contractors and helps me negotiate credits with the Sellers because the issues are clearly spelled out in his reports for everyone to understand.

D.W.G. (Realtor)

Your report is fine tuned; very detailed and well documented with photos. The summary pages made it so easy to get estimates from different vendors. Thanks John, for a great job

R. A. (Realtor)



MOBILE: (818) 400-0227

JMETTLE@GMAIL.COM

WWW.JOHNMETTLEHOMEINSPECTIONS.COM

The Doorknockers!



Rave Up! at Nic's Martini Lounge! in Beverly Hills

Friday, May 20 (9:15 PM–12:30 AM)

- * Located at 453 N. Canon Dr. in Beverly Hills 90210
- * Call Nic's at (310) 550-5707 for Details & Reservations
- * Fine Food, Drinks & 34 Degree Vodka Tasting Room
- * Reservations Are Strongly Recommended
- * \$10 Admission, Pay at the Door
- * All Ages Are Welcome
- * Loads of Parking

