



7631 Willow Glen Road
Hollywood Hills | 6 BD | 8 BA | \$14,000,000
Premiere Open 11-2

**ERNIE CARSWELL
&
PARTNERS**

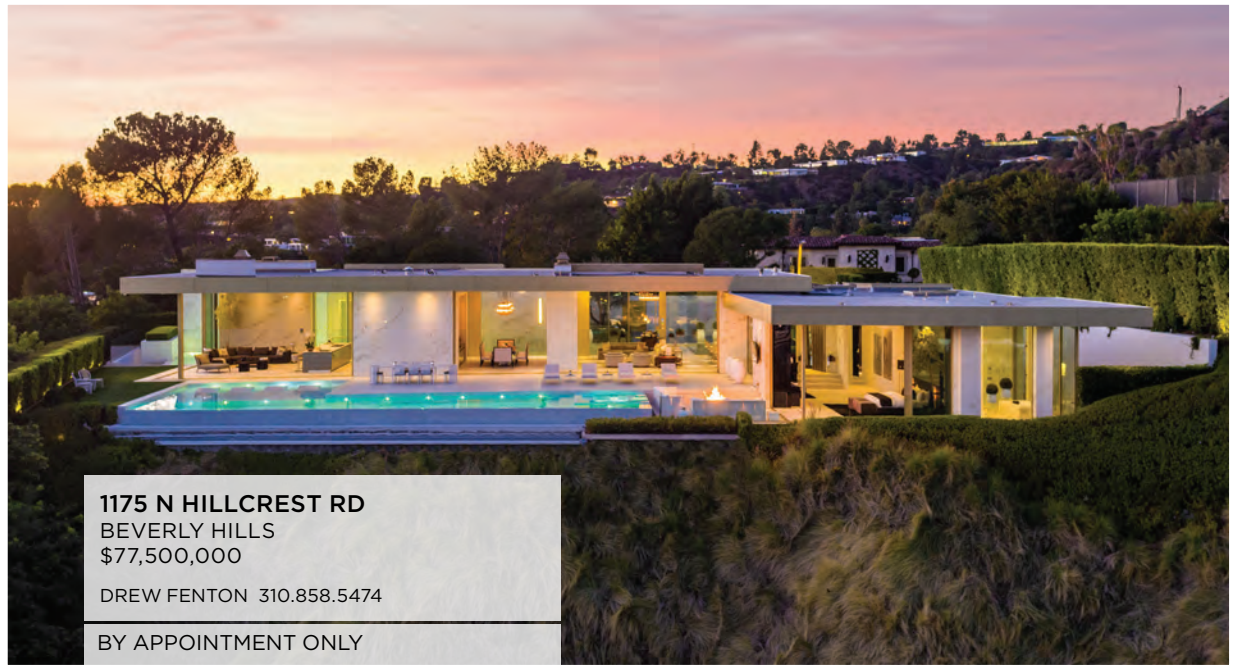


1317 Delresto Drive
BHPO | 7 BD | 10 BA
Guest House. | Theatre | \$14,495,000
Open 11-2



1625 Woods Drive
Sunset Strip | 4 BD | 6 BA | Roof Lounge
\$15,895,000
Open 11-2

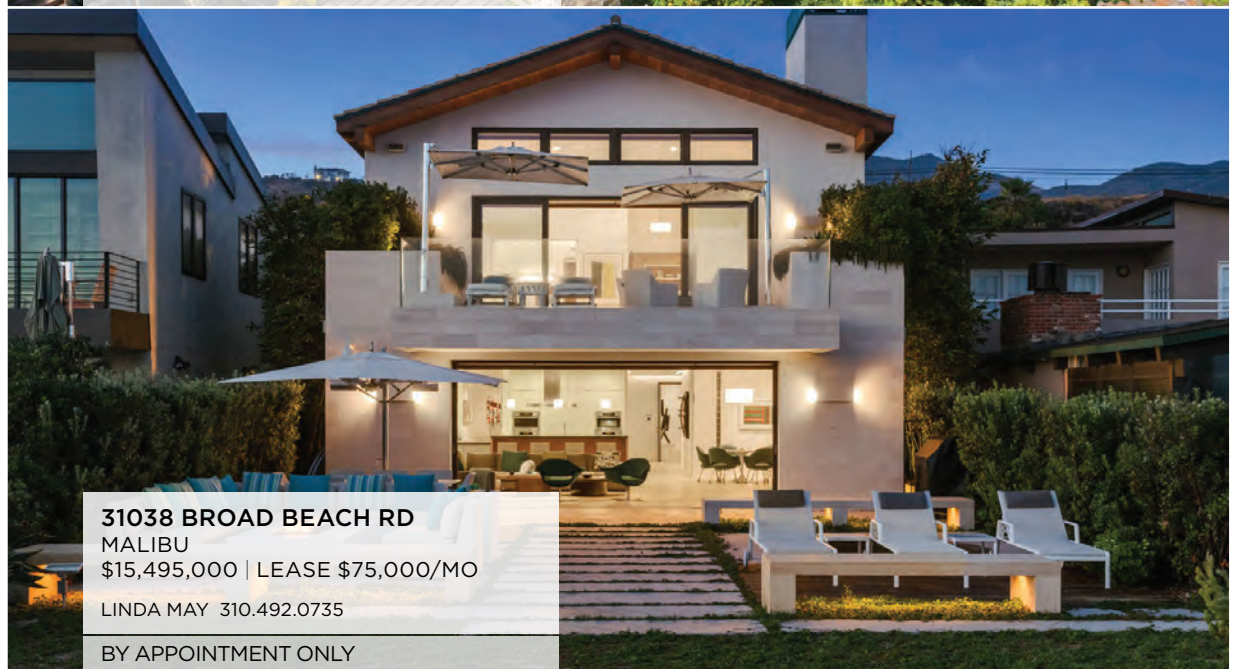
HILTON & HYLAND



1175 N HILLCREST RD
BEVERLY HILLS
\$77,500,000
DREW FENTON 310.858.5474
BY APPOINTMENT ONLY



2701 VIA ELEVADO
PALOS VERDES ESTATES
\$18,900,000
DAVID KONEHIM 310.803.9999
BY APPOINTMENT ONLY



31038 BROAD BEACH RD
MALIBU
\$15,495,000 | LEASE \$75,000/MO
LINDA MAY 310.492.0735
BY APPOINTMENT ONLY



9550 HEATHER RD
BEVERLY HILLS
NEW PRICE \$42,500,000

JONATHAN NASH, STEPHEN RESNICK
424.230.6088

BY APPOINTMENT ONLY



285 HOMEWOOD RD
BRENTWOOD
\$16,800,000

BRANDEN WILLIAMS, RAYNI WILLIAMS
310.691.5935

OPEN TUESDAY 11-2



1244 MORAGA DR
BEL AIR PLACE
NEW PRICE \$33,750,000

JEFF HYLAND 310.278.3311

OPEN TUESDAY 11-2



HILTONHYLAND.COM



THE OPPENHEIM GROUP
REAL ESTATE

CONTEMPORARY ABOVE THE SUNSET STRIP

This Hollywood Hills contemporary is located just above the Sunset Strip, offering beautiful views of the city lights and ocean. Expansive glass windows allow plentiful natural light, and two large balconies provide wonderful indoor/outdoor entertainment. The large master suite has a spacious walk-in closet and impressive canyon and city lights views. Downstairs has additional separate private access and could work well for a rental occupant. 2-car garage.



SUNSET STRIP

8556 FRANKLIN AVE.

\$1,499,000 | 3^{BED} 2^{BTH} 2,180^{SQ. FT.}

OPEN TUESDAY 11-2PM

8556FRANKLIN.COM

JASON OPPENHEIM
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

PRIVATELY GATED SUNSET STRIP CONTEMPORARY WITH VIEWS

Located above the Sunset Strip at the end of a quiet cul-de-sac behind private gates, this stunning estate sits on approximately half an acre of land with breathtaking city and ocean views. Soaring ceilings, an open floor plan, and disappearing glass doors opening up to lavishly manicured grounds, salt water pool and spa, and numerous outdoor fireplaces and expansive yard and deck. With no expenses spared, this home offers state-of-the-art amenities. Truly a one-of-a-kind retreat for the most discerning buyer.



SUNSET STRIP

1551 VIEWSITE DR.

\$9,499,000 | 5^{BED} 6^{BTH} 5,275^{SQ. FT.}

OPEN TUESDAY 11-2PM

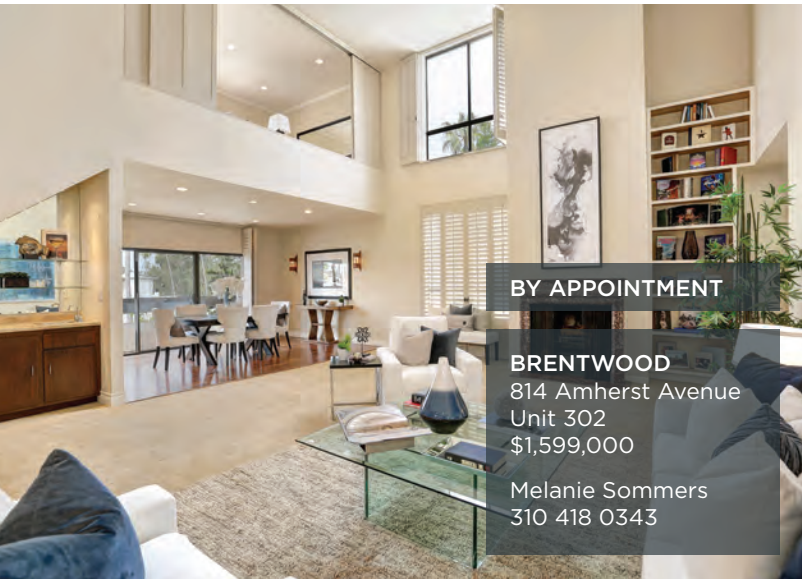
1551VIEWSITE.COM

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jason@ogroup.com | 310.990.6656

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8606 Sunset Blvd. | West Hollywood, CA 90069



BY APPOINTMENT

BRENTWOOD
814 Amherst Avenue
Unit 302
\$1,599,000
Melanie Sommers
310 418 0343



BY APPOINTMENT

BRENTWOOD
2550 La Condesa
Drive
\$3,000,000
Madison Hildebrand
Jennifer Chrisman
310 818 5788



OPEN TUE. 11-2PM

BHPO
9901 Anthony Place
\$2,299,000
Lee Zamos
310 261 3849

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BY APPOINTMENT

LOS FELIZ
4915 Los Feliz
Boulevard
\$6,888,000

Madison Hildebrand
Gina Kirkpatrick
310 818 5788



BY APPOINTMENT

SANTA MONICA
802 San Vicente
Boulevard
\$8,295,000

Charles Pence
310 403 9238

Jeff Nowinski
424 744 0784



BY APPOINTMENT

BRENTWOOD
878 Gretna Green Way
\$4,095,000

John Hathorn
310 924 4014



OPEN TUE 11-2

NEW PRICE
SANTA MONICA
1220 Hill Street
\$2,425,000

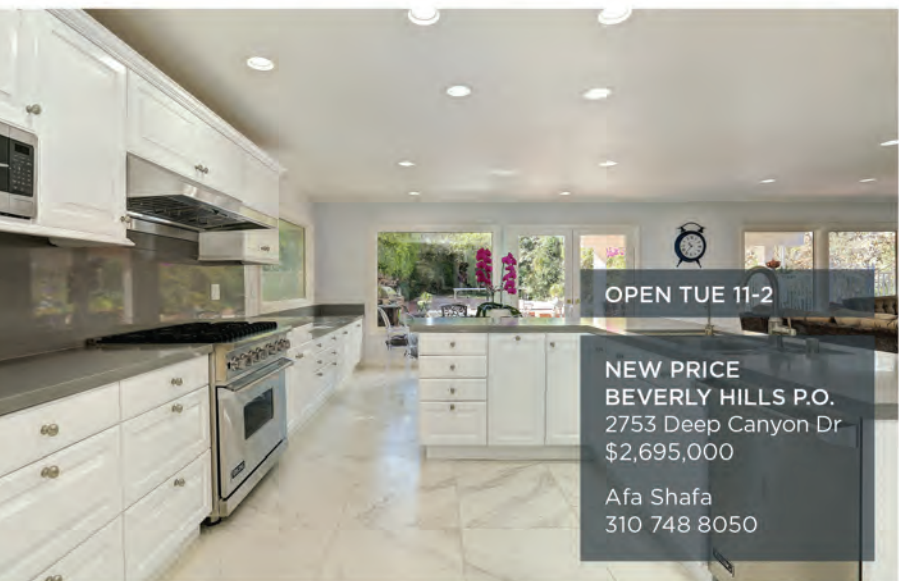
Gaby Schkud
310 291 5800



BY APPOINTMENT

HOLLYWOOD HILLS
7815 Mulholland Drive
\$2,549,000

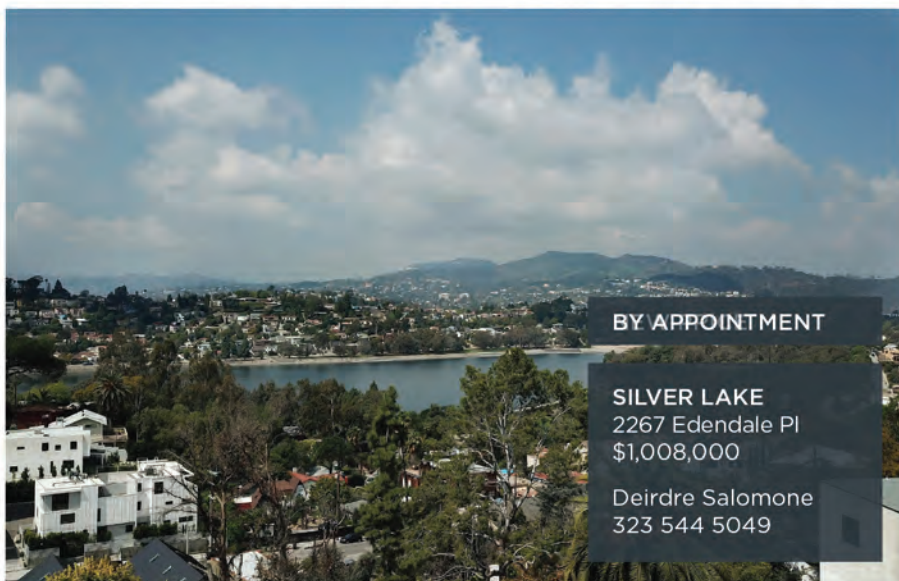
Chris & Sandy Carlson
323 496 6655



OPEN TUE 11-2

NEW PRICE
BEVERLY HILLS P.O.
2753 Deep Canyon Dr
\$2,695,000

Afa Shafa
310 748 8050



BY APPOINTMENT

SILVER LAKE
2267 Edendale Pl
\$1,008,000

Deirdre Salomone
323 544 5049



BY APPOINTMENT

HOLLYWOOD HILLS
3434 Oak Glen Drive
\$1,545,000

Dorit De Luca
818 235 9433
Angelo Fierro
323 821 5353



BY APPOINTMENT

ALTADENA
2515 Boulder Road
\$3,500,000

Ricardo Ochoa
909 327 1135
Aaron Kirman
424 249 7162

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NEW LISTING

BEL-AIR
960 Stradella Road
\$24,980,000

Verna Helbling
310 849 2485
Aaron Kirman
424 249 7162



NEW PRICE

BRENTWOOD
343 S. Bundy Drive
\$3,295,000

Bret Parsons
310 497 5832



NEW LISTING

SAN MARINO
2446 S. Oak Knoll Ave
\$3,300,000

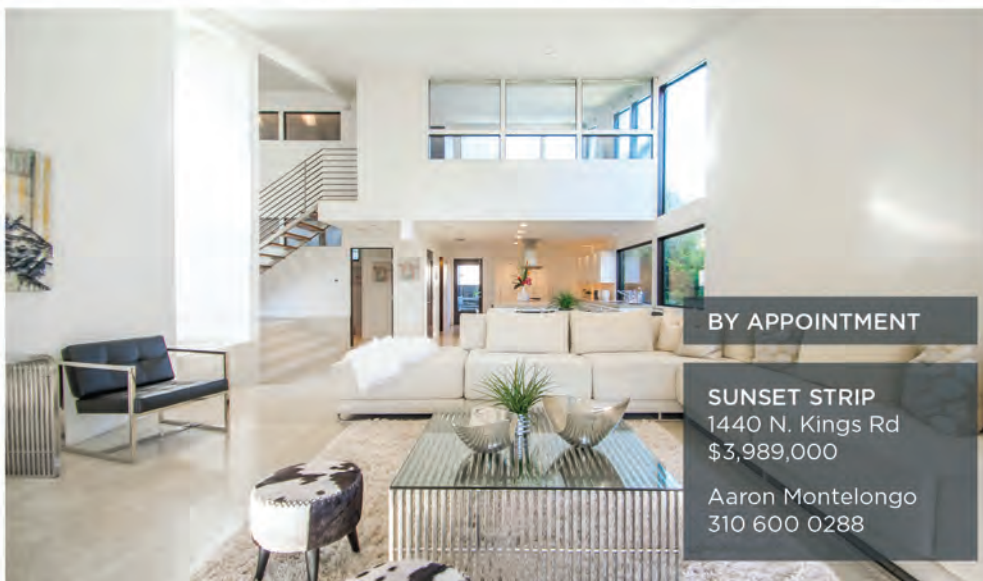
Sarah Rogers
626 390 0511



BY APPOINTMENT

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

Aaron Kirman
424 249 7162



BY APPOINTMENT

SUNSET STRIP
1440 N. Kings Rd
\$3,989,000

Aaron Montelongo
310 600 0288



BY APPOINTMENT

SUNSET STRIP
1738 Nichols Cyn Rd
\$3,399,000

Jay Martinez
323 377 8332
Gilbert Dirige
310 801 0317



KELLER WILLIAMS

721 DOLO WAY
BEL AIR

LISTED AT \$17,950,000

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4 BEDROOMS | 6 BATHS | GUEST HOUSE

DAVID LUKAN 805.403.4935

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5688 HOLLY OAK DRIVE
LOS FELIZ

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OPEN TUESDAY 11-2PM

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LOS FELIZ

LISTED AT \$2,199,000

OPEN TUESDAY 11-2PM

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BY APPOINTMENT

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MEHRY ZIAI 310.897.0762

www.5413TAMPA.com

mehry@mehryziai.com

1930 N. SYCAMORE AVENUE
HOLLYWOOD HEIGHTS
LISTED AT \$2,999,000

OPEN TUESDAY 11-2PM

5 BEDROOMS | 6 BATHS | PRIVATE

TIM MEINELSCHMIDT 213.841.1317

trmeinelschmidt@kw.com

www.1930SYCAMORE.com



8381 HOLLYWOOD BLVD
SUNSET STRIP

LISTED AT \$6,888,000

OPEN TUESDAY 11-2PM

4 BEDROOMS | 4 BATHS | STUNNING

OMEGA GROUP

TODD MICHAUD 310.429.8191

www.8381HOLLYWOOD.com

www.OMEGAGROUP.la

ToddMichaud.LA@gmail.com



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brentwood 310.826.8200

hollywood hills 310.623.1300

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MONTECITO | EastValleyRoad.com | 3BD/4.5BA | \$40,000,000 | web: 0114130

This newly constructed Bird Streets Masterpiece, The Cork House, boasts expansive and incomparable views from all three floors courtesy of the rare 300 feet of frontage. The cork tree, a symbol of resilience and intention, served as an inspiration for the construction; a single tree was integrated into the home's design early on. The contemporary design offers a spacious, open floor plan that includes 5 bedrooms, 7 full bathrooms, 3 powder rooms, and a 4-car garage. Natural light pours throughout the nearly 10,000 square foot home from the Fleetwood automatic pocket doors and the floor-to-ceiling windows, making this house the embodiment of indoor-outdoor living. Entertainers will be delighted by the custom wine/tequila cellar, state-of-the-art Bulthaup kitchen, and multiple gathering spaces. The home offers a wellness alcove, wide plank walnut and Italian breccia stone floors, furnishings from top LA designers, fine art sculptures, and a subterranean projector room beneath the glass-bottom pool. 5,000± sq. ft. of patio space invite you to dine al fresco, watch the sunset from the glass-bottomed infinity pool, or relax in the secluded backyard jacuzzi. No detail was too small in creating a home that represented the highest standards in luxury.

SUZANNE PERKINS

Suzanne.Perkins@sothebyshomes.com | 805.895.2138



PACIFIC PALISADES | 1061WillRogers.com
5BD/5.5BA | \$8,995,000 | web: 0356085
Karine Mailliez 310.279.7527



VENICE | 550 Rialto Avenue
3BD/4BA | \$5,550,000 | web: 1350078
Robin Walpert 310.480.4980



CENTURY CITY | TheCentury11C.com
3BD/3BA | \$4,800,000 | web: 0027797
Josie Tong 310.808.8808



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



VENICE | 206Venice.com
2BD/2BA | \$2,385,000 | web: 0027971
Penelope Stipanovich 212.518.6233



SILVER LAKE | 1827 Silver Lake Blvd.
3BD/3BA | \$1,295,000 | web: 0287396
Robert Kallick 323.775.6305

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Timeless Masterpiece Estate in Lake Sherwood



946 W. Stafford Road • Westlake Village

Open Wednesday, May 2 from 11 am to 1 pm

5 bed • 5.5 bath • 6,518 sf • 26,691 sf lot

A look inside this stunning Sherwood Country Club estate evokes the senses and reorients to the beauty of luxury. Fully remodeled with professional brilliance and modern design, this property incorporates architectural details that will impress even the most discerning eye. The entry is decorated with modern lighting and delightful views of the bright, open concept. Soaring ceilings are enhanced with crown molding, and the wood floors create the perfect contrast to the white interiors. The state of the art kitchen features new appliances, functionality, and sophisticated design, where the kitchen is the new living room. Open the wall-length pocket doors for an experience that is true California chic, eliminating the bounds to the spectacular outdoors. The master suite is ultra-luxurious with mountain views, an expansive private patio, lounge suite with kitchenette and a superb master bath. Guests are welcomed with the attached tricked-out guest house, privately located above the garage with a separate entrance to the backyard. The sheer magnificence of this property is reflective of modernism and tradition, co-existing harmoniously. Serene views of the mountains and trees create a resort escape within your own private dwelling.

Offered at \$3,999,500

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 \$4,365,000 · 6 bed · 7 bath · 6,661 sf · 35,313 sf lot
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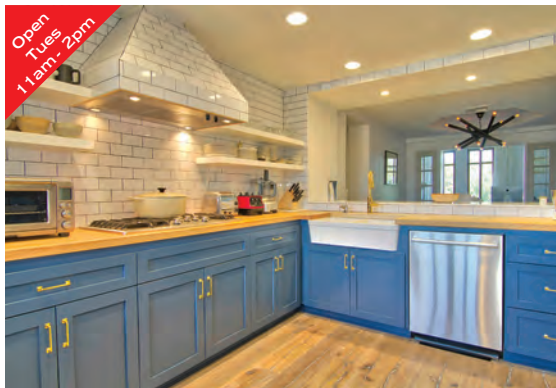
714 16TH ST · SANTA MONICA
 \$4,895,000 · 5 bed · 4.5 bath · 4,100 sf · 7,481 sf lot
 Andréa Martin · (310) 720-7187



120 OUTRIGGER MALL · MARINA DEL REY
 \$3,950,000 · 5 bed · 5.5 bath · 5,034 sf
 C. Montgomery-Duban | D. Wächter · (310) 433-8009



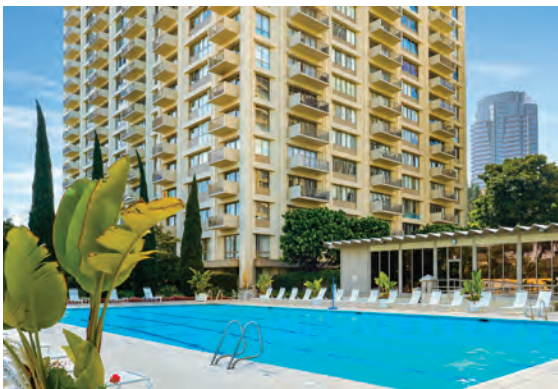
922 BERKELEY ST · SANTA MONICA
 \$2,699,000 · 3 bed · 3 bath · 2,114 sf · 8,398 sf lot
 Sandra Miller · (310) 616-6213



11847 GORHAM AVE #301 · BRENTWOOD
 \$1,675,000 · 2 bed · 2.5 bath · 1,823 sf
 Sandra Miller · (310) 616-6213



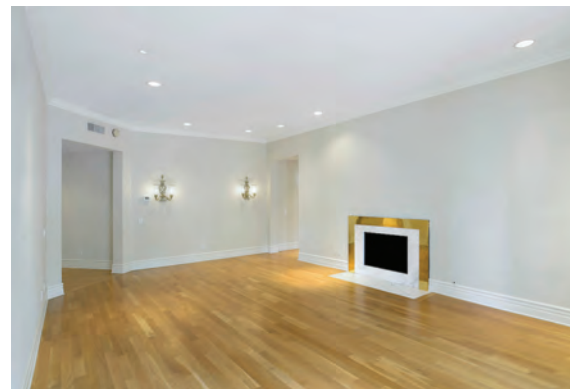
5160 MEDINA RD · WOODLAND HILLS
 \$969,999 · 3 bed · 3 bath · 2,184 sf · 16,911 sf lot
 A. Winston | J. Sturman · (310) 651-0336



2160 CENTURY PARK EAST #1007 · CENTURY CITY
 \$825,000 · 2 bed · 2 bath · 1,053 sf
 A. Winston | J. Sturman · (310) 651-0336



101 OCEAN AVE #C200 · SANTA MONICA
 \$17,000/mo · 2 bed · 3 bath · 2,902 sf
 Sandra Miller · (310) 616-6213



10100 EMPYREAN WAY #101 · CENTURY CITY
 \$6,995/mo · 2 bed · 3 bath · 2,276 sf
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1787 Old Ranch Road | Brentwood

Peter Choate Architectural In The Heart of Brentwood



4 Beds | 4.5 Baths | 4,001 S.F. | 22,955 S.F. Lot | \$5,995,000

- Rare offering in prime Sullivan Canyon in the heart of Brentwood, Peter Choate AIA-1977, meticulously upgraded and re-imagined
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- Ideally sited among mature trees and verdant landscape
- Soaring ceilings, walls of glass & sky-lit gallery hallways
- 1 story floor plan offers 4 bedroom suites in one wing & a Master suite w/ fireplace, spa style bath & custom walk-in closet
- True formal dining room w/ back bar & serving buffet
- Gourmet kitchen w/ professional grade stainless appliances, family rm, bk bar, & catering entrance offering access to the outdoor kitchen
- Central great room flows to the outdoor living/dining patio & overlooks the pool/spa
- Media/office space, gym, hen house compound, terraced fruit orchard, koi pond & 3 stall horse area, near community Equestrian center



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\$7,995,000 | Villa Raphael, Montecito Upper | 3BD/5BA
Nancy Kogevinas/Robert Kemp | 805.450.6233/229.6318
 Lic # 01209514/01246412



\$3,695,000 | 70300 San Lorenzo Road, Palm Desert | 9BD/13BA
St. James + Canter | 310.704.4248 | Lic # 00949711/01810156



\$2,195,000 | 18141 Green Meadow Dr, Encino | 5BD/4½BA
C. Goldstein/M. Shevin | 818.421.4141/818.251.2456
 Lic # 1983065/00559629



\$2,095,000 | 3550 Multiview Dr, Hollywood Hills | 3BD/2½BA
Terry & Rose | 323.854.4607
 Lic # 00515229/00904202



\$1,650,000 | 203 N Lucerne Bl, Hancock Park | 3BD/2BA
Kirk Gerou | 323.671.1272
 Lic # 01336597



\$2,895,000 | 4338 Empress Avenue, Encino | 5BD/6BA
Fran Chavez | 818.517.1411 | Lic # 01013357



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

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\$2,997,770 | 4762 White Oak Avenue, Encino | 6BD/8BA
Cameron/Spitz | 818.380.2151/818.817.4284 | Lic # 00675971/00924610



\$4,250,000 | 1160 McClellan Dr, Brentwood | 4BD/6BA
Y. Beranek/G. Salazar | 424.343.4213/310.400.6756
Lic # 01957970/00884017



\$1,585,000 | 7718 Skyhill Dr, Studio City | 4BD/3BA
Trena Berk | 818.314.7722
Lic # 00903161



\$1,449,000 | 13650 Marina Pointe Dr #607, Marina del Rey | 2BD/2BA
Ryan Sokolowski | 310.344.0898
Lic # 01859461



\$1,295,000 | 18125 Coastline Dr #D, Malibu | 2BD/1½BA
Dolly Niemann | 310.230.3706
Lic # 00416255



\$945,000 | 6539 Firmament Ave, Van Nuys | 4BD/4BA
David Krygier | 818.370.6024
Lic # 01903274



\$1,795,000 | 4223 Sea View Lane, Mount Washington | 3BD/3½BA
Mancinelli/Moore | 323.578.3093 | Lic # 01259427/01057987

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

666 North Saltair Avenue Brentwood

Open House
Tuesday, May 1
11 - 2 pm
Bristol Farms Lunch

4 Bedrooms | 4 Bathrooms
3,884 SF Living Area | 25,644 SF Lot Size

Paul Trousdale 1940s Traditional.
Beautifully-sited on a verdant promontory.
Gated driveway. Original architectural details
intact with warmth, charm & abundance of light
throughout. 3 bedrooms upstairs including a
master suite & junior master. Pool & Spa. Private
estate-like property with pastoral views of the
surrounding hills & the Pacific.

\$4,895,000

666NSaltair.com



Larry Young



Realtor®
Luxury Properties Director

(310) 777-2879
Larry@LarryYoungWestside.com
DRE #00999537



LARRY YOUNG WESTSIDE.COM

Christopher Roscoe



Realtor®

(310) 487-3032
roscoec@bhhsca.com
DRE #01771552



1050 Hilts Avenue Little Holmby

Open House
Tuesday, May 1
11 - 2 pm
Bristol Farms Lunch

4 Bedrooms | 4 Bathrooms
3,654 SF Living Area | 7,798 SF Lot Size

Quintessential Two-Story Traditional. Today's floorplan with easy flow from the indoors to the outdoors. Period details intact & gleaming. Outstanding cook's kitchen with fantastic family room adjacent. Terrific master suite. Picturesque wooded, mostly flat yard with pool & koi pond. Wonderful outdoor living spaces. Located in the coveted Warner Avenue Elementary school district.

\$3,850,000

1040Hilts.com



Alicia Dry Cohen



Realtor®

(310) 948-4475
Alicia@AliciaDryCohen.com
AliciaDryCohen.com
DRE #02006396



Larry Young



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Larry@LarryYoungWestside.com
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COLLECTION

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WESTSIDE ESTATE AGENCY



THE GREY ESTATE HOLMBY HILLS | \$77,500,000

Renowned architect Howard Backen provides a seamless connection between interior and exterior. Tall steel and glass paneled doors disappear into pristine cubes of concrete creating the ultimate in CA living. Landscape architect Miranda Brooks & design idioms by Atelier AM. A sense of intimacy, warmth and informality pervades. Co-listed.

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



HOLMBY HILLS FINEST ESTATE HOLMBY HILLS | \$65,000,000

A world class estate that has been completely rebuilt with the highest level of taste, design, style, and craftsmanship. A once in a lifetime opportunity to acquire an iconic property with a storied Old Hollywood history. weahomes.com/listing/312-n-faring-rd

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061
Kevin Booker (310) 721-7736 | CalBRE# 01869691



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$50,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed.

weahomes.com/listing/33218-pacific-coast-hwy

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. weahomes.com/listing/121-udine-way

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



LOWER TROUSDALE'S BEST LOCATION BEVERLY HILLS | \$33,750,000

"The Skouras Residence". Behind gates with an expansive motor court and beautiful views, this classic 1956 Harold Levitt is timeless and in impeccable condition. On a large lot (39+k sq. ft.) rests this one-story signature Trousdale masterpiece with private swimming and sunning areas. weahomes.com/listing/skouras-residence

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



ONE OF MALIBU'S FINEST ESTATES MALIBU | \$29,985,000

On a pvt 4.8 acre knoll top w/unobstructed ocean view of Catalina. The finest architecture, construction & amenities, reminiscent of one of the great villas on the Amalfi Coast. Rolling lawns, infinity pool, sports court, basketball court, patios, & terraces. windingwayestate.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061
Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387

WEAHOMES.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



5 Bedrooms | 5.5 Bathrooms | Approx. 3,200 SF | \$4,095,000

This beautifully crafted Clark Remington, Cape Cod home is centrally located, minutes from the heart of the Palisades Village and new Caruso Development. With a bright open floor plan, this thoughtfully designed home features 5 spacious beds, 5.5 baths, elegant wood details, formal living and dining rooms w/ coffered ceilings, an inviting outdoor patio with custom built-in Lynx BBQ and expansive roof deck with stunning views of the ocean. The gorgeous gourmet kitchen showcases Wolf/Sub-Zero appliances, custom cabinetry, marble countertops, a beautiful kitchen island with prep sink and bar, breakfast nook area, 60" range, wine cooler, microwave and warming drawer. Upstairs, no detail was spared to create the luxurious master suite featuring a fireplace, steam shower, his and her vanities, walk-in closet, and ocean views.

860RadcliffeAve.com



Jessica Hoffman
 Coldwell Banker Residential Brokerage
 310-633-0180
 jessica@jhoffmanproperties.com
 CalRe# 02026293



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VIEW



BEL-AIR | \$49,900,000

REPRESENTED BY: JOYCE REY 310.285.7529

CalRE# 00465013

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FEATURED
Properties

**COLDWELL
BANKER** 



GLOBAL LUXURY

WHERE EXCELLENCE LIVES



10542 FONTENELLE WAY. SPECTACULAR ESTATE.
BEL AIR | \$8,750,000
Represented by: Ginger Glass
310.927.9307 | Ginger@GingerGlass.com
CalRE#01478465



FAB BEACH HOUSE W/ PANORAMIC OCEAN VUS
PLAYA DEL REY | \$1,995,000
Represented by: Alice Plato
310.704.4188 | aliceplato@gmail.com
CalRE# 01216340



129STAGECOACH.COM. EXQUISITE ESTATE.
BELL CANYON | \$1,950,000
Represented by: Katherine Stark
818.590.8847 | Katherinestark@coldwellbanker.com
CalRE#00947256



ONE-OF-A-KIND EQUESTRIAN COMPOUND.
MALIBU | \$3,645,000
Represented by: Sean Landon
424.235.9249 | seanlandonestates@gmail.com
CalRE#01981562



TRIPLEX ON MALIBU ROAD! EZ BEACH ACCESS.
MALIBU | \$4,250,000
Represented by: Sara Grisanti & Paul Grisanti
310.317.9327 | paul@malibure.com
CalRE#00955628, CalRE#0621552

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Beverly Hills North 310.777.6200

Beverly Hills South 310.273.3113

Brentwood 310.820.6651

Calabasas 818.222.0023

Glendale 818.240.1111

Hancock Park North 323.464.9272

Hancock Park South 323.462.0867

La Cañada Flintridge 818.790.3334

Los Feliz 323.665.5841

Malibu Colony 310.456.3638

Malibu West 310.457.6550

Manhattan Beach 310.802.5700

Marina del Rey 310.301.3500

Montecito 805.969.4755



ON THE NAPOLI RIM W/ OCEAN & CITY VIEWS.
 PACIFIC PALISADES | \$5,499,000
 Represented by: Fran Flanagan Properties
 310.801.9805 | fran@franflanagan.com
 CalRE#00413825



LOVELY, PRISTINE 5/4.5, GOLF COURSE VUS.
 BRENTWOOD | \$2,540,000
 Represented by: Carole Schiffer
 310.442.1384 | carole@caroleschiffer.com
 CalRE#00677619



MAJESTIC CELEBRITY ESTATE.
 BEL AIR | \$9,995,000
 Represented by: Joyce Rey & Timothy Di Prizito
 310.285.7529 | Joyce@JoyceRey.com
 CalRE#00465013, CalRE#01433017

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 Santa Monica Wilshire 310.829.3939
 Sherman Oaks 818.995.2424

Studio City 818.788.5400
 Sunset Strip 310.278.9470
 Venice 424.280.7400

Ventura 805.648.5051
 Westchester 424.702.3000
 Westlake Village 805.495.1048

DESIGNER VIEWS

Interview by Kevin Mark Lodie

Sitting in the clubby office of LA-based interior designer David Phoenix, you recognize some familiar faces in the photos that line the walnut-paneled room: the Pope, past presidents, A-list celebrities. When your clients live unique lives, they open you to possibilities and reveal what fundamentally matters in design and living. I met with David to get his perspective.

You have projects throughout the country. What makes LA unique? Diversity. People are interested in many styles: Spanish, Eastern Seaboard styles, a lot of contemporary homes like Paul McLean's work, but also many classic styles. I just broke ground on a 1920's home in Los Feliz with Richard Manion. We're respecting its classic Italianate vernacular while also upgrading infrastructure to today's standards. **Is smart technology one of those standards?** Definitely. It has filtered into all aspects of home design: lighting, AC, entertainment... **How does that affect design?** It makes spaces more flexible. When rooms don't have to be hardwired for a specific purpose, anything you need can happen anywhere you please. In a single room, you can find someone cooking, another on their Peloton, and the kids on xBox and laptops. **Sounds like Google headquarters.** Exactly. The smart tech allows everyone to come together in one communal space. **Even in these 8-bedroom houses on your walls?** Yes. **Then is "luxury" about community?** It's about comfort and the time to enjoy it. **What else is your client looking for?** Quality, good value. Bespoke items and treatments: the kitchen, the closets... every detail. For many of our clients, I have textile artisans designing carpets, wall coverings and fabrics that are unique to their environment. They're beautiful and completely original.

It's no surprise Phoenix will debut his own line of original fabrics created for Kravet later this year.



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: TIM CAMPBELL



SUNSET STRIP | \$19,995,000

On a promontory w/jetliner city to ocean views. Magnificent nu Modern classic mid-century.

STEVE FRANKEL 310.281.3981
CalRE#01195571

ARCHITECT: DON NULTY



MONTECITO | \$4,895,000

Stunning Montecito Home, Built in 2000 With Vaulted Ceilings & Bright Open Floor Plan.

RYAN STREHLOW 805.705.8877
CalRE#01044673

ARCHITECT: BOB RAY OFFENHAUSER



CLAREMONT | \$1,200,000

Designed by renowned architect, Bob Ray Offenhauser, 3BR/3BA, den, pool, city/mtn views.

DEL & PAT LILE 626.222.0464
CalRE#01891039, CalRE#00825572

1260 LAGO VISTA DRIVE, BEVERLY HILLS
SUBJECT TO BANKRUPTCY COURT APPROVAL AND OVERBID
OPEN TUESDAY MAY 1, 2018 FROM 11:00-2:00



OFFERED AT \$6,995,000

LOT SIZE: 39,600+ SF

MASTER ARCHITECT
ROBERT BYRD HOME

MICHAEL SAHAKIAN

310.285.7524 | CalRE#00876770

BILL FRIEDMAN

424.702.3007 | CalRE#00672015



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HOLLYWOOD HILLS



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952 STONEHILL LANE
OPEN TUESDAY 11AM - 2PM
THE MARY LU TUTHILL GROUP

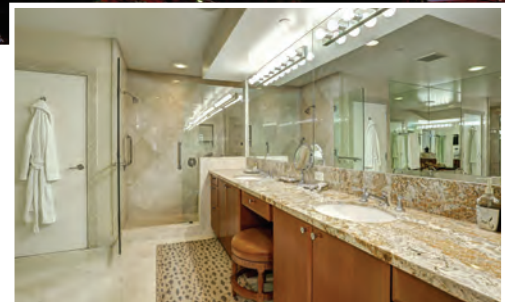
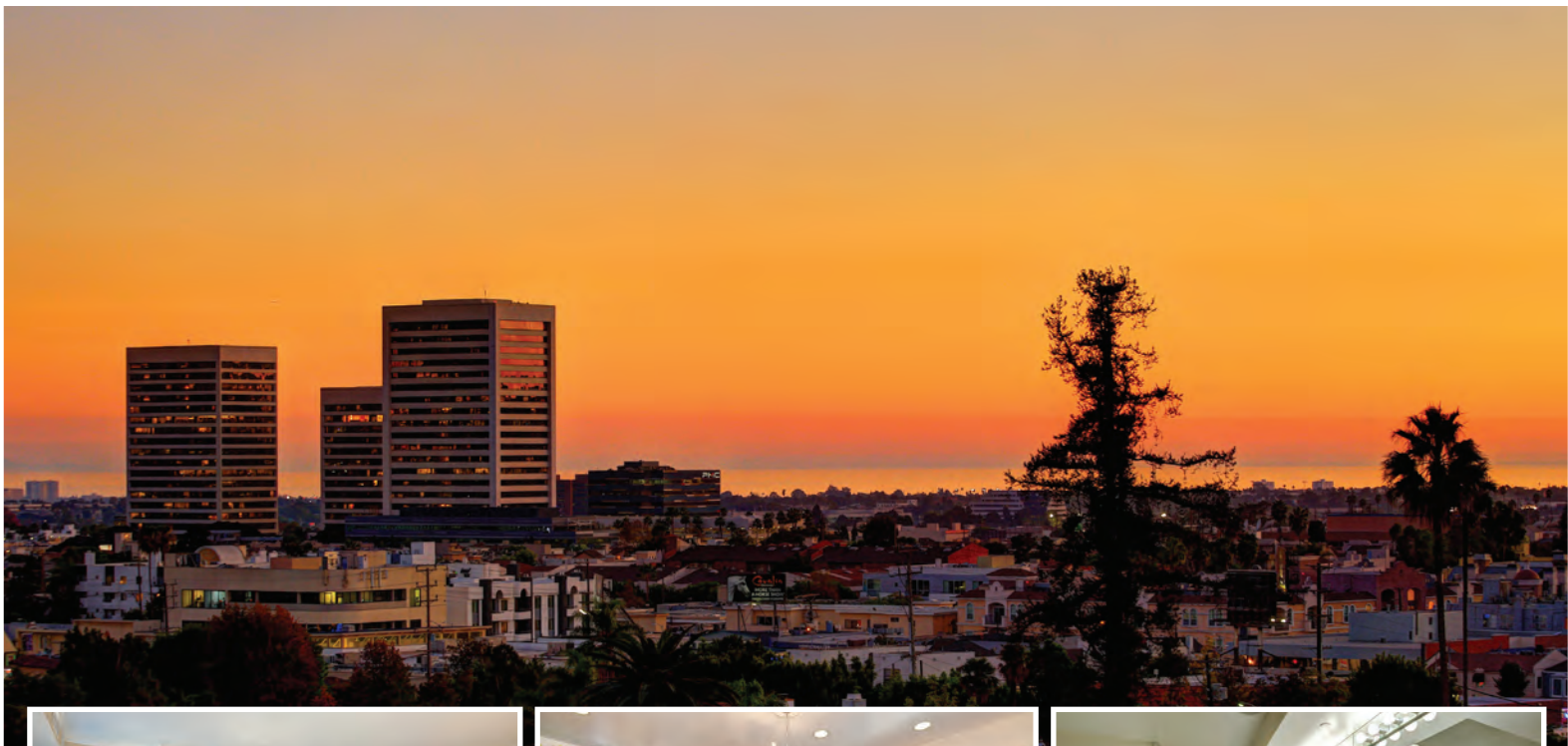
STYLE IN BRENTWOOD



This stylish residence defines chic, mid-Century living on a knoll with Getty and City Lights views. A solid wooden gate invites entrance into a private, romantic haven. The timeless beauty and panache of its era have been preserved and complemented with the most sophisticated renovations. Once you enter you will be captivated by fashionable style and tasteful ambiance. A serene contemporary, a unique retreat, ideal for the couple or single who demands a quiet private escape. \$3,695,000

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Pristine Customized Unit in The Californian



10800 Wilshire Blvd Unit 601 • Westwood

- Spacious tastefully-decorated sunlit NW corner unit with numerous upgrades
- Strikingly-framed views of the hills, city, and ocean
- Direct elevator access to the unit for privacy and security
- 2 bedrooms 2.5 baths in over 2,800 elegant square feet
- Master suite with closets galore and uber-luxe bath
- Second bedroom suite may be utilized as an easily convertible den
- "Great" room design allows for maximum entertainment space
- Stunning dual-sided fireplace in the "great" room
- Custom lighting, audio visual, and built-ins
- Phenomenal center-isle kitchen with top appliances
- Large laundry room in the unit with service entrance
- 24 hour valet service and front desk attendants
- Separate private storage room
- Gorgeous community pool, spa, cabanas, outdoor fireplace
- Private dog park and putting green
- Conference, media, and party/meeting rooms
- Amazing fitness center with fantastic equipment and sauna
- The most coveted newer full-service building on The Wilshire Corridor

By Appointment Only

\$2,775,000

Michael J. Libow
COLDWELL BANKER
(310) 285-7509



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Classic 60's Modern on Huge Flat Pad with Panoramic Views



1605 Carla Ridge • Beverly Hills

- First time for sale in over 55 years!
- Prime Trousdale Estates on coveted quiet road
- Spacious and sunlit one story contemporary
- Immaculate freshly-painted condition
- 5 bedrooms 4.5 baths
- Large family room w/bar/fireplace/vaulted ceiling
- Living room with vaulted ceiling and chic fireplace
- Separate formal dining room overlooks the grounds
- Wonderfully updated granite kitchen with top built-ins
- Master suite with views and updated bath
- Uniquely large flat yard w/lawns/patios/pool/views
- Canyon, city, and ocean views abound
- Endless potential for the creative in this one-owner estate!
- Trust Sale – Sold in As-Is condition



Open Tuesday, May 1st • 11-2

New price to sell immediately! \$6,980,000

Michael J. Libow
COLDWELL BANKER
(310) 285-7509



**GLOBAL
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COLDWELL BANKER RESIDENTIAL BROKERAGE

1244 MORAGA DRIVE

NEW PRICE \$33,750,000

MORAGAITALIANVILLA.COM

OPEN 11-2PM



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1 6 7 7 2 C a l l e d e M a r i s a | B e d s 4 | B a t h s 4 | S q F t : 3 , 0 3 2

Beautifully appointed home on a gated, private street with ocean and mountain views. The elegant entry leads to a step down living room and formal dining room. Remodeled kitchen features a custom center island, beautiful cabinetry, stainless steel appliances, Caesar stone countertops and breakfast area opening to a spacious family room with stone fireplace. Upstairs boasts four large bedrooms, including a spacious master suite with large sitting area, fireplace and balcony overlooking majestic ocean and mountain views. The gorgeous master bath offers dual sinks, spa tub, separate shower and large walk in closet. Lushly landscaped front and rear yard with Spanish pavers, built-in gas fire pit, outdoor BBQ, speakers and retractable awning. Additional features: hardwood floors, indoor speakers, volume ceilings, downstairs laundry room and direct access 2 car garage. Close to Summit Club with pool, spa, tennis, fitness center, basketball & child's playground.

Additional \$25/month for use of the gated Palisades Drive Community dog park and children's playground. Buyer to verify square footage and confirm HOA information.

Offered at: \$2,179,000



Mary Beth Woods
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310.463.1599 cell
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CHARMING WEST HOLLYWOOD BUNGALOW



JADE MILLS

310.285.7508
HOMES@JADEMILLS.COM

ALEXIS LAMONTAGNA

310.280.8080
ALEXISLAMONTAGNA@GMAIL.COM

901 N. ORANGE GROVE AVENUE
WEST HOLLYWOOD

\$1,195,000
OPEN TUESDAY 11 - 2

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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*Hidden Architectural Fortress
in Hollywood Hills...*



 **Douglas Elliman** EST. 1911
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Scott SEGALL
310.480.4823
CalBRE #01179028


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ERNIE CARSWELL
&
PARTNERS

*Premiere
Open 11-2*



ChrisPICKETT
310.800.7103
CalBRE #01475927

7631 Willow Glen Road

6 BD | 8 BA | Pool | Guest House | Theatre

Striking Architectural rises from the forest on a flat acre of beautiful land embellished with tall Oaks, Sycamores and Pines.

\$14,000,000

ErnieCARSWELL
310.345.7500
CalBRE #01111566

ERNIE CARSWELL
&
PARTNERS

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ANR

SIGNATURE COLLECTION



Douglas Elliman
REAL ESTATE

EST. 1911

Chris PICKETT

310.800.7103

CalBRE#01475927

1317 Delresto Drive

BHPO | 7 BD | 10 BA | Pool | Guest House | Theatre

Architectural compound in coveted lower BHPO pristinely set behind private gated driveway, offering sparkling city & ocean views.

\$14,495,000

Ernie CARSWELL

310.345.7500

CalBRE#01111566

ERNIE CARSWELL
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 Douglas Elliman EST. 1911
REAL ESTATE

Chris PICKETT
310.800.7103
CalBRE #01475927

1625 Woods Drive

Sunset Strip | 4 BD | 8 BA | Pool | Roof Lounge

Perhaps the most astounding views available in Los Angeles seen from this new contemporary citadel.

\$15,895,000

Ernie CARSWELL
310.345.7500
CalBRE #01111566

ERNIE CARSWELL
— & —
PARTNERS

By Private Appt



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Co-Listed with Ginger Glass - Coldwell Banker - CalBRE#01478465

Chris PICKETT
310.800.7103
CalBRE#01475927

10542 Fontenelle Way

Bel Air | 6 BD | 8 BA | Pool | Guest House

*Overlooking a green canyon and mountain ridgetops,
this modern estate residence provides both exterior and interior drama, striking a bold stance in style.*

\$8,750,000

Ernie CARSWELL
310.345.7500
CalBRE#01111566

ERNIE CARSWELL
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 **Douglas Elliman** EST. 1911
REAL ESTATE

Chris PICKETT
310.800.7103
CalBRE#01475927

Valley Oak

9 BD | 9 BA | Pool | Guest House | ± 2 Acres
\$12,000,000

Ernie CARSWELL
310.345.7500
CalBRE#0111566

Open 11-2



Douglas Elliman
EST. 1911
REAL ESTATE



Michele MOSES
818.400.1016
CalBRE#01518638

15465 Hamner Drive

Bel Air | 4 BD | 4.5 BA | Pool

Chic Traditional in private setting, on quiet Bel Air street near famed Mulholland Dr.

\$2,995,000

Ernie CARSWELL
310.345.7500
CalBRE#01111566

By Private Appt



Chris PICKETT
310.800.7103
CalBRE#01475927

3736 Hayvenhurst Avenue

Encino Hills | 4 BD | 3.5 BA | Pool

Mid-Century 'perfection' may exist. Private drive leads to modern utopia, house as art, with a classic oval Pool.

\$2,280,000

Ernie CARSWELL
310.345.7500
CalBRE#01111566

ERNIE CARSWELL
&
PARTNERS

Open 11-2



601 S. Windsor Blvd

Hancock Park | 8 BD | 9 BA | Pool | Guest House | Theatre
Hunt and Burns classic estate, beautifully restored & expanded by Bowery Design Group.

\$8,988,000

Chris PICKETT

310.800.7103
CalBRE #01475927

Ernie CARSWELL

310.345.7500
CalBRE #01111566

Hancock Park

**Rare Penthouse -
Views & Luxury**

By Private Appt



316 N. Rossmore Ave Penthouse 601

Hancock Park | 2 BD | 2.5 BA | Formal Dining Room
Renown Country Club Manor Doorman/Concierge service bldg. with historic legacy.

\$1,950,000

Chris PICKETT

310.800.7103
CalBRE #01475927

Ernie CARSWELL

310.345.7500
CalBRE #01111566

25364 PRADO DE LA FELICIDAD

THE OAKS OF CALABASAS ESTATES | PRICED TO SELL



MediterraneanCalabasasCompound.com | Reduced to \$9,995,000 | web: #0309218

This 2-story custom Tuscan villa perched within the exclusive Oaks of Calabasas Estates offers an expansive Mediterranean compound, the perfect oasis. A Cathedral style entry is the main ventricle throughout a floor plan that mimics the Italian Borgo Santo Pietro Estate. This home is warm and inviting, perfect for entertaining: 14 seat formal dining room, 10 person theater, chef's kitchen, pool, jacuzzi, outdoor kitchen, 4 person sauna, guest house, 3 car garage, custom heated floor and multiple fireplaces. Chef's kitchen outfitted with la cornue range.



JAHMALL ELLIS

Ellisahead@gmail.com

818.451.8521 | DRE: 01712283

GUEST HOUSE
WINE CELLAR
MEDIA ROOM

Open Tuesday 11-2pm
& Sunday 2-5pm



6 bed | 9 bath | 10,565 sq. ft. | 1.59 acres

SUNSET STRIP BROKERAGE | 310.205.0305
9255 Sunset Blvd, Mezzanine., West Hollywood, CA 90069 | sothebys homes.com

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HOLMBY HILLS FINEST ESTATE



WESTSIDE ESTATE AGENCY

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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

2 Perfect Acres on North Faring Road

OFFERED AT \$65,000,000

Holmby Hills Finest Estate, situated behind gates on two flat park-like acres. A world class estate that has been completely rebuilt with the highest level of taste, design, style, and craftsmanship. Once in a lifetime opportunity to acquire an iconic property with a storied Old Hollywood history. An absolutely alluring and majestic white bricked Georgian Traditional, featured in Architectural Digest, conceived by one of the most prominent architects in the world, a renowned landscape designer and the top residential builder in the city. Featuring a stunning two-story entry, grand living room, high ceilings, incredible screening/media, paneled library/den, wine cellar, gourmet chef's kitchen, spectacular master suite with his and her baths, and much more. There is a beautiful separate guest house, separate pool house/gym, and additional private guest suite, lighted tennis court, swimmer's pool, all opening to huge flat lawns, gardens and total privacy. Shown to pre-qualified clients only.

By Appointment Only

**EXCLUSIVE
REPRESENTATION:**

Kurt Rappaport
310-860-8889
kr@weahomes.com
CALBRE# 01036061

Kevin Booker
310-721-7736
kb@weahomes.com
CALBRE# 01869691

FIRST TIME ON MARKET IN ALMOST A GENERATION



LEGENDARY WALLACE NEFF ESTATE | \$37,500,000

Built for studio mogul Sol Wurtzel, and the former home of Howard Hughes, Prince Rainer, and Elvis Presley. One of the most prized properties in all of old Bel Air, situated on over 1.5 acres, and featuring stunning gardens, a pool, and tennis court. Considered to be one of Neff's most important homes with stunning loggias and terraces, all overlooking the gardens and beyond to the sea. Completely private and secluded from the street behind iron gates. A stunning Spanish Colonial mansion in perfect condition. Shown to pre-qualified buyers only.

**EXCLUSIVE
REPRESENTATION**

Kurt Rappaport
310-860-8889
kr@weahomes.com
CALBRE#: 01036061

WEAHOMES.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

PRIME BEL AIR • INCREDIBLE PRIVATE ESTATE COMPOUND



651 SIENA WAY | \$25,000,000

OPEN TUESDAY, MAY 1ST • 11-2PM

Impeccable Bel Air estate originally built by renowned architect Paul R. Williams and designed by Sandy Gallin and architect Scott Mitchell. The gated home includes wood beamed ceilings, bay window seats and hardwood floors throughout. The main level, with winding staircase entry, offers a fireplace library, formal dining and breakfast room, gourmet island kitchen, fireplace formal living room that flows into a family room with triple French doors to an outdoor dining area, and fireplace lanai with views and access to a landscaped backyard, 110' pool, trellis sitting area, BBQ, and pizza oven. The upper level offers an owner's retreat with 2 luxe baths, substantial closet spaces, and stairs to a loft-style office with ocean view deck, plus 3 additional bedrooms. The lower level includes a media room with triple French doors that open to the sounds of a cascading waterfall patio, fireplace bonus room with climate controlled wine room, gym with fireplace sitting area plus 2 additional bedrooms. A detached 3-car garage has a 2nd level guest room with wood deck and views of downtown LA. Co-listed.

**EXCLUSIVE
REPRESENTATION**

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kr@weahomes.com
CALBRE#: 01036061

WEAHOMES.COM



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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



NEW LISTING:
OPEN TUESDAY 11 – 2

\$4,795,000
2207 Malaga Road | Los Angeles
2207malaga.com

Exquisite Mediterranean
Villa in Outpost Estates

- 4 BEDS
- 4 BATHS
- 4,196 sq. ft.
- 10,932 sq. ft. lot

SCOTT MORRIS

scott@SRMrealestategroup.com

(818) 262-3695

DRE 00987383

NMLS 365190



1404 DAWNRIERGE DRIVE

BHPO | \$8,995,000

By Appointment Only

6 BEDS | 7 BATHS | APPROX. 8,679 SQ. FT. | APPROX. 17,462 SQ. FT. LOT

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

JAMES HARRIS JAMES@THEAGENCYRE.COM | 424.400.5915 | LIC. # 01909801



979

BEL AIR ROAD | BEL AIR

OPEN TUESDAY, MAY 1 | 11AM - 2PM

BEL AIR'S NEWEST AND MOST EXCITING DEVELOPMENT OPPORTUNITY

Nine. Seven. Nine. Bel Air's newest development opportunity. Through the internationally renowned and prestigious Bel Air gates, and located on a prime stretch of Bel Air Road, this grand estate site is surrounded by some of the most significant trophy properties in the area. Close to one acre, gated and private, with city and ocean views this property is offered fully-permitted with RTI plans and ready to build an approximately 20,000-square-foot palatial Richard Landry-designed French manor.

\$28,000,000





RENDERING



CURRENT PROPERTY



CURRENT PROPERTY



CURRENT PROPERTY

DAVID PARNES

DParnes@TheAgencyRE.com
424.400.5916
LIC. # 01905862

JAMES HARRIS

James@TheAgencyRE.com
424.400.5915
LIC. # 01909801

575

MORENO AVENUE

BRENTWOOD | \$10,500,000
6 BEDROOMS | 8 BATHROOMS | 8,699 SQ. FT. | 19,637 SQ. FT. LOT
OPEN TUESDAY 11-2PM







1120 LOMA VISTA DRIVE

BEVERLY HILLS | \$16,995,000

OPEN TUESDAY 11-2 PM | NEW LISTING

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



MAURICIO UMANSKY

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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



825 NIMES PLACE
BEL AIR | \$15,000,000

OPEN TUESDAY 11-2PM | NEW LISTING
5 BEDS | 6 BATHS | 6,000 SQ. FT. | 30,488 SQ. FT. LOT

MAURICIO UMANSKY

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LIC. # 01222825

FARRAH ALDJUFRIE

Farah@TheAgencyRE.com
424.230.3712
LIC. # 01933070

2794 MANDEVILLE CANYON ROAD

EXQUISITE TRADITIONAL HOME

NEW LISTING | \$5,475,000
6 BEDS | 5.5 BATHS
5,438 SQ. FT. | 36,017 SQ. FT. LOT



OPEN TUESDAY 11-2PM

Located in one of Brentwood's most serene and peaceful neighborhoods is this exquisite traditional home. With 5,438 square feet of living space and open layout, this home is made for entertaining. With an abundance of natural light throughout, the home features six bedrooms, five and a half bathrooms, entertainment room, chef's kitchen which flows seamlessly to a spacious living room, and private pool and spa. This home is truly timeless.

SANTIAGO ARANA

Santiago@TheAgencyRE.com
310.926.9808
LIC. # 01492489

MONIQUE NAVARRO

Monique@TheAgencyRE.com
310.951.1415
LIC. # 01978781



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NEW LISTING

1033 CAROL DRIVE #105 | WEST HOLLYWOOD

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

COSMOPOLITAN CHIC TOWNHOUSE STEPS FROM SOHO HOUSE

\$1,400,000 | 2 BEDS | 3 BATHS | 1,451 SQ. FT.

Located in the award-winning Carolwood Condominium residences this exceptional architectural townhome boasts a prime location on the border of Beverly Hills, moments from the Sunset Strip and best of WeHo. Interiors feature wide-plank hardwood floors and high ceilings, an upgraded kitchen, large living room with fireplace and charming private patio. 2 voluminous ensuite bedrooms, new washer-dryer, central air and heat, 2 parking spaces, a gym and resort-style pool and spa complete the offering.

ERIC LAVEY

ELavey@theagencyre.com
310.908.6800
LIC. # 01511292

FEROZ TAJ

Feroz@theagencyre.com
310.614.5896
LIC. # 02004840



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NEW LISTING

2150 BEECH KNOLL ROAD | LAUREL CANYON

OPEN TUESDAY 11-2 PM

LAUREL CANYON CONTEMPORARY WITH EXPANSIVE VIEWS

\$1,495,000 | 4 BEDS | 4 BATHS | 3,245 SQ. FT. | 8,360 SQ. FT. LOT

Perched high in the hills on the ultra-tranquil Beech Knoll Road, this impressive contemporary has been thoughtfully updated, showcasing high wood-beamed ceilings, ample light, and an expanse of canyon, city, and Hollywood Sign views, all available throughout 3,245 SF of total living space. Several flex spaces with interior access and exterior separate entries accommodate an array of lifestyle configurations. Amenities include a two-car attached garage and Wonderland School.

BEN BELACK

BBelack@TheAgencyRE.com

424.233.0922

LIC. # 01900787



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NEW LISTING

9315 LLOYDCREST DRIVE | THE CREST STREETS

OPEN TUESDAY 11-2 PM

SERENE AND PRIVATE CONTEMPORARY IN THE CREST STREETS OF BEVERLY HILLS WITH VIEWS

\$1,295,000 | 2 BEDS | 2.5 BATHS | 1,260 SQ. FT. | 5,650 SQ. FT. LOT

Serenely and privately situated in the ultra-pedigreed Crest Streets of Beverly Hills, this two-bedroom, two-and-a-half bathroom contemporary home is bathed in light and smartly configured. Multiple outdoor spaces accommodate year round indoor-outdoor living and helps the home to live larger. Big city-lights views from the patio off the master bedroom. Two-car-garage with laundry inside. Can be delivered vacant or tenant-occupied.

BEN BELACK

BBelack@theagencyre.com

424.233.0922

LIC. # 01900787



An international associate of Savills

THEAGENCYRE.COM





NEW LISTING

1920 SUNSET PLAZA DRIVE | SUNSET STRIP

OPEN TUESDAY 11-2PM

\$8,295,000 | 4 BEDS | 5 BATHS | 4,734 SQ. FT. | 12,457 SQ. FT. LOT

Privately situated on separate drive, this modern home offers smart home technology along with unparalleled design elements showcasing the open floor plan with steel, Fleetwood sliding doors and windows that seamlessly integrate the indoor and outdoor spaces for the ultimate California lifestyle. The main level consists of living and dining rooms, kitchen with Miele appliances, family room, wine cellar and an en-suite bedroom or office. Ascend to the second story which consists of the master suite with a large walk-in closet highlighted by wet bar plus bathroom with dual vanities. Two additional en-suite bedrooms, each with their own decks complete this level. The outdoor area is highlighted by a zero edge infinity pool plus entertaining area with commanding views of city and ocean below.

BLAIR CHANG

BChang@TheAgencyRE.com

424.230.3703

LIC. # 01248419



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NEW LISTING

8531 APPIAN WAY | LAUREL CANYON

OPEN TUESDAY 11-2 PM

LAUREL CANYON COTTAGE WITH GRASSY YARD

\$899,000 | 2 BEDS | 1 BATH | 4,998 SQ. FT. LOT

Precision of composition is fundamental to opening the front-door and feeling at home. Arriving at 8531 Appian Way, the exterior palate is charming. Past the white picket fence, through the front door is a sumptuous living room punctuated with a light-filled bay window. A chef's kitchen accessorized with Wolf and Miele appliances also provides one of three access points to the backyard. Both bedrooms lead directly onto the patio, and the master is finished with a walk-in closet.

DANIEL STEVENSON

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424.271.3344

LIC. # 01981172

MAX NELSON

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424.238.2482

LIC. # 01409958

DAMIAN NELSON

DNelson@TheAgencyRE.com

424.238.2475

LIC. # 01409427



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12003 EMERY LANE

VALLEY VILLAGE



VALLEY VILLAGE MODERN LIVING

Welcome to modern living at its finest. This light and bright 2,051-square-foot, front residence features three bedrooms and three-and-a-half bathrooms and comes with an abundance of amenities and upgrades. The first level features a two-car garage with electric hookup, one full sized bedroom with en-suite bathroom and stacked washer and dryer. Moving to the second level is the inviting living room with open kitchen featuring impressive appliances and expansive island perfect for entertaining.

BY APPOINTMENT ONLY

NEW LISTING | \$1,100,000

3 BEDS

4 BATHS

2,051 SQ. FT.

1,941 SQ. FT. LOT

GARRETT CARTER

GCarter@TheAgencyRE.com

818.379.7114

LIC. # 01968325

MICHELLE SCHWARTZ

MSchwartz@TheAgencyRE.com

424.230.3716

LIC. # 01889141



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NEW LISTING | OPEN TUESDAY 11-2PM

5155 VALJEAN AVENUE | ENCINO | \$3,195,000
5 BEDS | 4.75 BATHS | 5,697 SQ. FT. | 10,238 SQ. FT. LOT
CO-LISTED WITH MICHELLE SCHWARTZ



OPEN TUESDAY 11-2PM

4910 BREWSTER DRIVE | TARZANA | \$2,299,000
6 BEDS | 7 BATHS | 6,209 SQ. FT. | 30,808 SQ. FT. LOT
CO-LISTED WITH DANIEL OHANA



NEW PRICE | OPEN TUESDAY 11-2PM

4816 TOPEKA DRIVE | TARZANA | \$3,495,000
5 BEDS | 6 BATHS | 6,108 SQ. FT. | 86,279 SQ. FT. LOT
CO-LISTED WITH INGRID SACERIO



NEW PRICE | OPEN TUESDAY 11-2PM

17414 MAGNOLIA BLVD. | ENCINO | \$3,249,000
6 BEDS | 8 BATHS | 6,800 SQ. FT. | 26,180 SQ. FT. LOT
CO-LISTED WITH JIMMY A. HIRSCH

CRAIG KNIZEK

CKnizek@TheAgencyRE.com

424.230.3718

LIC. # 01377932



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Only four homes remain available from the limited collection of five exquisite, contemporary residences offering an incomparable living experience exclusively at Mr. C Beverly Hills. Enjoy preferential access to the hotel's white-glove services and world-class amenities, from personalized concierge to acclaimed fine dining, steps from your front door.

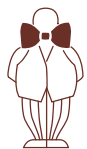
Sales Starting at \$3,575,000

Lease Starting at \$25,000/month

OPEN TUESDAY 11AM-2PM



Mr. C



RESIDENCES

MRCRESIDENCES.COM | 424.344.8937

VALET PARKING PROVIDED BY MR. C BEVERLY HILLS



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Commanding Ocean, Canyon and Mountain Views

1907 Craftsman Home

144 Adelaide Drive

\$11,999,000

Open Tuesday, May 1st

11 am - 2 pm

Five Bedrooms

Five Baths

Six Fireplaces

Mahogany and Douglas Fir Paneling and Flooring

Portuguese and Spanish Tiles

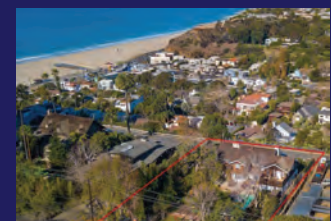
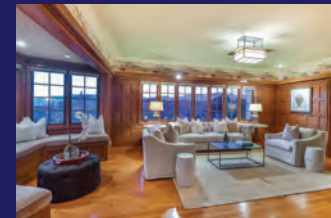
Stained Glass Windows

Three Decks

Sparkling, Heated Pool & Spa with Cabana

Outdoor Kitchen with BBQ

Beautiful Grounds with Multiple Sitting Areas and Fruit Trees



OPEN TUESDAY 11-2



MODERN ARCHITECTURAL TOWNHOME NEW LISTING | OPEN TUESDAY 11-2 | COFFEE BAR

West Hollywood | 1430 North Vista Street #2 | \$1,249,000 | 2-BR, 4-BA | Modern architectural townhome with private patio and rooftop deck. The main level features a voluminous two-story living room with 20 foot floor-to-ceiling windows, which open to the Zen-like private patio surrounded by mature bamboo. The living room flows into the open floorplan dining room and kitchen, which has honed black granite countertops and high-end appliances. Two en-suite bedrooms are located on the third floor, including the master suite with a balcony overlooking the patio. Huge private rooftop patio with hot tub offers panoramic city views of Downtown and Hollywood Hills. Great central location, close to West Hollywood, the Sunset Strip and Hollywood. Private and set back from the street with direct entrance and two-car tandem garage. 1430Vista.com Web# 18336504



JULIETTE HOHNEN

Realtor®

O: 310.819.1992

M: 323.422.7147

juliette.hohnen@elliman.com

JulietteHohnen.Elliman.com



elliman.com/california



NEW LISTING | OPEN TUESDAY 11-2

BEVERLY CENTER | 347 NORTH CRESCENT HEIGHTS BOULEVARD

\$2,749,000 | 4 Bedrooms, 4 Bathrooms

Jourdan Lee Khoo M: 310.598.8940 LIC# 01943027

Adolfo Zamora M: 818.445.5153 LIC# 01991493



CERRITOS | 19033 WIERSMA AVENUE

\$688,800 | 4 Bedrooms, 2 Bathrooms

Jesse Ramirez M: 310.504.4419 LIC# 02029545

JP Pena M: 323.632.9904 LIC# 001883397



HIDDEN HILLS | 25220 WALKER ROAD

\$15,995,000 | 8 Bedrooms, 13 Bathrooms

Josh & Matthew Altman O: 310.819.3250 LIC# 01764587 / 01874316



NEW LISTING | OPEN TUESDAY 11-2

INGLEWOOD | 222 WEST HILLSDALE STREET

\$779,000 | 2 Bedrooms, 2 Bathrooms

Kristina Irwin M: 310.592.2403 LIC# 1892638



MALIBU | 197 PARADISE COVE ROAD

\$1,975,000 | 3 Bedrooms, 2 Bathrooms

Juliette Hohnen M: 323.422.7147 LIC# 01772623



NEW LISTING

PARK HILLS HEIGHTS | 6038 4TH AVENUE

\$448,800 | 2 Bedrooms, 1 Bathrooms

JP Pena M: 323.632.9904 LIC# 001883397



RANCHO MIRAGE | 1 BEACH DUNES
\$3,405,000 | 6 Bedrooms, 8 Bathrooms
Josh Reef M: 310.728.9228 LIC# 01950745



SHERMAN OAKS | 3692 VALLEY MEADOW ROAD
\$1,899,000 | 5 Bedrooms, 5 Bathrooms
Ivan Estrada M: 323.574.2317 LIC# 01882046



STUDIO CITY | 12657 KLING STREET
\$2,890,000 | 4 Bedrooms, 5 Bathrooms
JP Pena M: 323.632.9904 LIC# 001883397
Joe Gonzalez M: 661.644.7048 LIC# 00896757



SUNSET STRIP | 9236 CORDELL DRIVE
\$7,495,000 | 4 Bedrooms, 6 Bathrooms
Josh & Matthew Altman O: 310.819.3250 LIC# 01764587 / 01874316



WEST HOLLYWOOD | 1430 NORTH VISTA STREET #2
\$1,249,000 | 2 Bedrooms, 4 Bathrooms
Juliette Hohnen M: 323.422.7147 LIC# 01772623



WEST HOLLYWOOD | 136 SOUTH CLARK DRIVE #7
\$945,000 | 2 Bedrooms, 2 Bathrooms, Loft
Stacy Blair Young M: 310.367.7654 LIC# 01190242

NEXT LEVEL OF DESIGN



9038 MEREDITH PLACE BEVERLY HILLS PO | \$6,495,000 | OPEN TUESDAY 11-2

STUNNING MID-CENTURY MODERN FARM HOUSE WITH SEAMLESS INDOOR/OUTDOOR LIVING WITH APPROX. 5,000 SQ FT. THIS TASTEFULLY REMODELED HOME IS LOCATED IN A QUIET CUL-DE-SAC IN PRIME BEVERLY HILLS POST OFFICE, ON THE BORDER OF TROUSDALE ESTATES. THE QUINTESSENTIAL CALIFORNIA, INDOOR/OUTDOOR LIFESTYLE.

9038MEREDITHPLACE.COM

MH
MOJI HAKIM

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COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH - 301 N CANON DRIVE, SUITE E BEVERLY HILLS, CA 90120



GLOBAL
LUXURY

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OPEN TUE 11-2

SANTA MONICA
2406 30th Street
\$1,749,000
Cindee Luh Hallinan
310 720 6491



JUST LISTED

WESTWOOD
10585/87 Ashton Ave
\$2,900,000
The Franklins
310 418 9351



OPEN TUE 11-2

SANTA MONICA
1313 18th Street #4
\$1,525,000
David Fein
310 922 5701
Adam Rosal
310 880 4523



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±30,000 SQ. FT. OF STUNNING VIEWS



960 STRADELLA ROAD | BEL-AIR

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CAROL DOTSON & ASSOC.

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8130 LAUREL VIEW DRIVE | HOLLYWOOD HILLS

OFFERED AT \$3,595,000

OPEN TUESDAY 11-2PM

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ROW 8 SINGLE-FAMILY RESIDENCES

OPEN TUESDAY 11-2 | CULVER CITY ARTS DISTRICT

PHASE 1:

- 3101 S. Dakota Drive | \$1,169,000
- 3103 S. Dakota Drive | \$1,079,000
- 3104 S. Dakota Drive | \$1,235,000
- 3109 S. Dakota Drive | \$1,489,000

2 & 3 bedroom layouts + den

Ideally located near the Culver City Arts District and a block away from Helms Bakery, this collection of eight Jay Vanos, AIA designed homes offer a distinct way to live/work amidst the heart of vibrant city life. Artfully designed and meticulously finished featuring floor to ceiling walls of glass, 12 ft., ceilings, open floor plan, imported fixtures and materials, wood oak flooring, and balconies and roof terraces with city views. 2 or 3 well-appointed bedroom floorplans include en-suite Master with spa-like bath and walk-in closet. Bonus room on the top floor is a perfect office/den featuring a full bathroom which can easily be used as a bedroom. Complete with a 2-car garage and private entry, these homes are an opportunity to own a single family home minutes away from the best restaurants, nightlife and shopping LA has to offer.

row8la.com



NEYSHIA GO
Director, Estates Division
310 882 8357

AKP

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OFFERED AT \$1,785,000

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AKP

1136 SAN YSIDRO DRIVE

\$6,395,000

4 beds | 4.5 baths | 3,764 sqft.



Designed by Wuesthoff and Gallion, A.I.A. in 1962, this majestic Mid-Century is on the market for the first time in 56 years. It's located on one of Beverly Hills' most prestigious streets behind the Beverly Hills Hotel, with absolutely commanding curb-appeal and classic mid-century design: walls of glass, terrazzo floors, an oversized step-down living room with fireplace, and seamless indoor / outdoor flow. All is centered around the most verdant, East-meets-West courtyard oasis, with lush grasses and beautiful, towering palms. Poised atop a long, private, gated drive there's room for a pool; and once restored this timeless, published masterpiece has the potential of becoming one of the most spectacular and impressive homes in all of Beverly Hills.



MARC J. ROBINSON

Keller Williams Beverly Hills
(323) 304-0892
marcrobinsonrealestate.com
BRE# 01375831

TUESDAY, MAY 1ST: 11AM - 2PM
SUNDAY, MAY 6TH: 2PM - 5PM



1536 BLUE JAY WAY
SUNSET STRIP
\$27,900,000

JUSTIN HUCHEL, DREW FENTON
310.617.4824

BY APPOINTMENT ONLY



1317 DELRESTO DR
BEVERLY HILLS
NEW PRICE \$14,495,000

SUSÁN PERRYMAN 310.261.1960

BY APPOINTMENT ONLY



543 S MUIRFIELD RD
HANCOCK PARK
\$7,399,000

VANESSA SANDIN 310.824.3705

OEPN TUESDAY 11-2 & TWILIGHT 5-8

HILTON & HYLAND



8516 HEDGES PL
SUNSET STRIP
\$15,900,000
TYRONE MCKILLEN, PATRICK FOGARTY
310.779.2415
BY APPOINTMENT ONLY



9308 READCREST DR
BEVERLY HILLS
\$7,695,000
RICHARD MASLAN 310.435.2196
BY APPOINTMENT ONLY



1516 N KINGS RD
SUNSET STRIP
\$7,299,000
BRANDEN WILLIAMS, TREVOR WRIGHT
GREG LAPLANT 310.691.5935
OPEN TUESDAY 11-2 & TWILIGHT 5-8



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BRENTWOOD
\$3,695,000

MARCIE HARTLEY 310.691.5950

OPEN TUESDAY 11-2



1250 BEVERLY GREEN DR
BEVERLY HILLS SCHOOL DISTRICTS
\$2,995,000

BARBARA TENENBAUM 310.720.7270

OPEN TUESDAY 11-2



7621 NORTON AVE
WEST HOLLYWOOD DUPLEX
\$1,850,000

THOMAS GLABMAN 310.614.7345

OPEN TUESDAY 11-2

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SHERMAN OAKS
\$3,050,000

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OPEN TUESDAY 11-2



14985 VALLEY VISTA BLVD
SHERMAN OAKS
\$2,399,000

DAVID KRAMER, BETH GREEN 310.691.2400

OPEN TUESDAY 11-2



29500 HEATHERCLIFF #141
MALIBU
\$1,595,000

JONAH WILSON 310.858.5402

OPEN WEDNESDAY 10-12:30



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ESTATE OF MIND™

285 HOMEWOOD RD

OPEN TUES 5/1 11AM-2PM



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1516 N KINGS RD

OPEN 5/1 | 11AM - 2PM | 5PM - 8PM



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NEW LISTING | 1920'S SPANISH DUPLEX
7621 NORTON AVE | WEST HOLLYWOOD
\$1,850,000



DUPLEX W/LARGE GARDEN & OUTSIDE DINING
UNIT 1: 3BD 2.5BA, PARKING, VACANT | UNIT 2: 2BD 1BA, OCCUPIED
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1250 BEVERLY GREEN DR | BEVERLY HILLS SCHOOL DISTRICT
\$2,995,000



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310.720.7270 | btenebaum@hiltonhyland.com
DRE 00823256

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29500 HEATHERCLIFF RD #141, MALIBU

2 BD | 2 BA | NEW PRICE \$1,595,000

The one you've been waiting for! Located on coveted Indian Mound Road, this is one of the best offerings to become available in the Point Dume Club. Renovated from the ground up in 2012, this tasteful Modern retreat boasts phenomenal views of the Pacific ocean and Malibu coastline. Fabulous layout includes 2 bedrooms, 2 baths and wonderful kitchen and living areas all opening directly out to the spectacular ocean view terrace. Very special!

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JONAH@JONAHWILSON.COM
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NEW LISTING

14985 VALLEY VISTA BLVD
SHERMAN OAKS | \$2,399,000



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OPEN TUESDAY 11-2

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\$3,050,000



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OPEN TUESDAY 11-2
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FOR LEASE \$13,500/MO

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1520 GILCREST

BEVERLY HILLS

Lease \$450,000/mo | By appointment only



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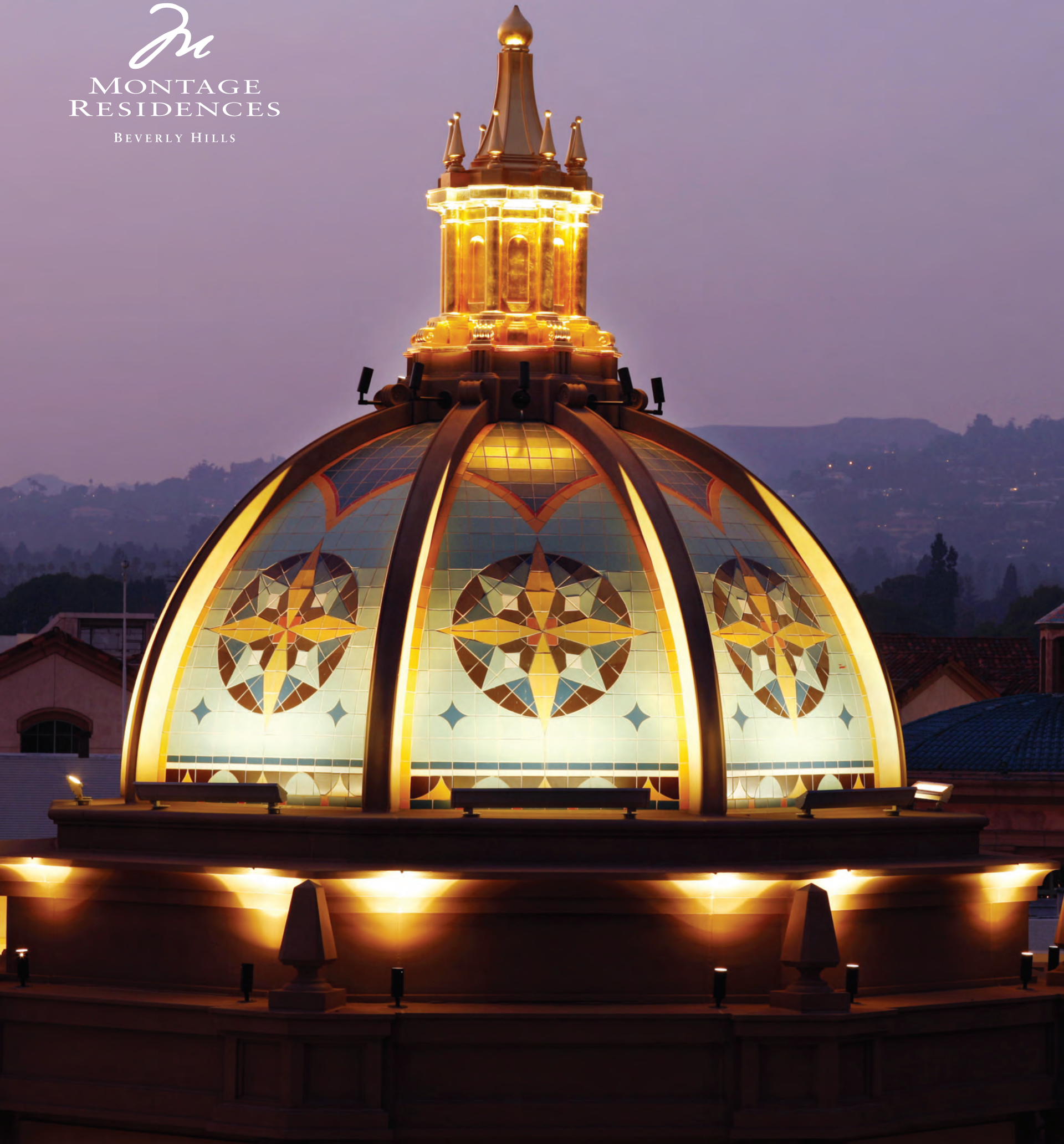
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HILTON & HYLAND



MONTAGE RESIDENCES

BEVERLY HILLS



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MONTAGE RESIDENCES BEVERLY HILLS

Open Tuesday 11AM – 2PM & 4 – 6PM



Located in this Forbes Five-Star hotel, Residence 7B at Montage Beverly Hills is one of only 20 homes that blend incomparable city living with distinctive Montage amenities, including the 20,000-square foot Spa Montage and a rooftop pool featuring panoramic views and private cabanas.

Residence 7B is a rare resale and the only listing currently available at Montage Residences Beverly Hills.

New Price \$9,495,000

3 Bed 4 Bath



Soren Olsen & Tyrone Phillips

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(310) 735-9952 | realty@ohanare.com



3411 Tareco Drive



\$1,935,000

4 Bed | 4 Bath | 3,248 SF
Hollywood Knolls

Karen Medved

310.266.4236
karen.medved@compass.com
CalBRE 01235215



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1206

Empire West

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Call for Details...

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An Unrivaled Architectural Showpiece

1979 Stradella Road, Bel Air
4 Bed | 7 Bath | 6,100 Sq Ft
\$8,980,000

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Undeniable Charm in Laurel Canyon
8685 Crescent Drive, Los Angeles, CA 90046

3 BED | 2.5 BATH | \$1,479,000



- Updated for Modern Living with Vintage 1930's details
- Gated and Private Corner Lot

- Grassy Yard
- Coveted Wonderland School District

- 3 Bedrooms | 2.5 Baths
- 2 Car Garage and Additional Street Parking

Open Tuesday May 1, 11am-2pm
Refreshments Served



Tori Horowitz, Estate Director, 323-203-0965
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**Open House,
Tuesday May 1
11am-2pm
With Coffee Cart
& Pastries**

**1414 North
Stanley Avenue
Hollywood**

Welcome to ROW 2.

Contemporary, single-family residences in three stories of sleek style.

With only 8 homes built in this modern boutique enclave, names like Bertazzoni, Bosch and Thermador accent the high-end kitchens. Soak in the city views from the roof decks or walk to Hollywood's vibrant restaurants and nightlife.

Priced from \$1,395,000

3 Bed | 3.5 Bath
1,911-1,952 Sq Ft
Attached garage
Private roof top deck

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323.395.9084
joe.reichling@compass.com
CalBRE(s) 01427385/01245334



4004 Pacheco Drive
\$2,795,000
4 Bed 7 Bath 4,197 Sq Ft

Open House
Tuesday 5/1
11am-2pm
Thursday 5/3
7pm-9pm

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REALTY



Ari Afshar & Associates
310.780.3180
ariafshar.com
ari@compass.com

Sophia Abikzer
310.889.4097
info@dreamhomesbysophia.com



12047 Summit Circle

\$5,995,000

5 Bed 7 Bath 5,458 Sq Ft

Open House

Tuesday 5/1

11am-2pm



Ari Afshar & Associates

310.780.3180

ariafshar.com

ari@compass.com



Samantha Nugent

samantha@samanthanugent.com

310.383.5319

**PACIFIC
UNION**
INTERNATIONAL

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1601 BEL AIR ROAD

Join us for lunch, Tuesday 11am to 2pm



Offered at \$5,500,000 | www.1601BelAirRoad.com

This breathtaking compound on coveted Bel Air Road has jaw dropping views stretching from Stone Canyon to the Pacific Ocean. Situated on almost an acre with vineyards and hundreds of feet of frontage, magical can hardly describe this incredible opportunity. Situated next to \$20,000,000 properties this could be perfect for any investor seeking to capitalize on an ideal site to create a trophy property that will turn heads. The current estate, with outdoor space that makes you feel like you're in a luxury resort, could also simply be renovated to update a truly one of a kind home. Don't let something this enchanting pass you by. It's a rare offering that has to be seen to be believed.

SALLY FORSTER JONES

Executive Director, Luxury Estates

310.579.2200

showings@sfjgroup.com

sfjgroup.com

JOSHUA SMITH

Director, Luxury Estates

310.871.5528

joshua@sfjgroup.com

DAVID ROTHBLUM

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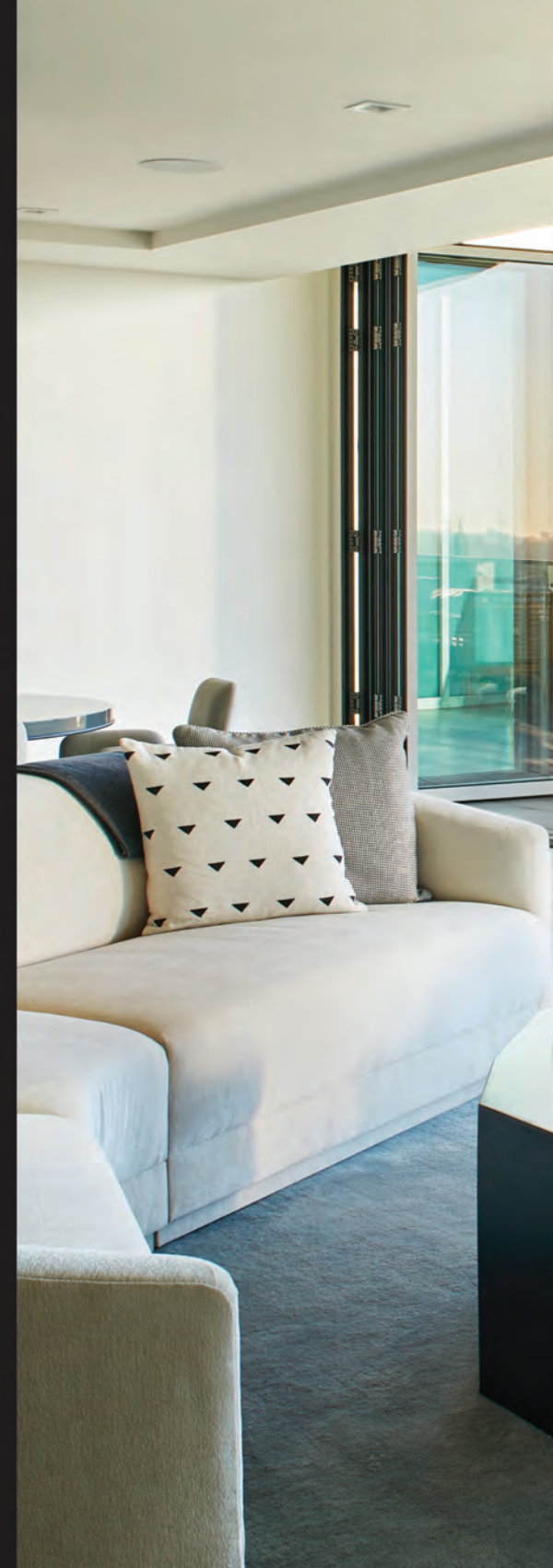
- Spacious layouts with private terraces • Floor to ceiling windows
- Stunning views of the Getty Center and the Santa Monica Mountains
- 3000 sf rooftop with lounge seating and Napoleon fireplace, stainless steel gas grill & dining area
- Gated pet run and grooming area • Private sun bathing area • Executive business lounge
- On-site fitness facility • Convenient access to Sherman Oaks, West LA, and the Beach Cities

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IMPORTED FOLD AWAY WINDOW WALLS, EXPANSIVE TERRACE, FIXTURES BY WATERWORKS

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901 SF terrace / 3 parking spaces



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3% TO BUYER'S AGENT



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THE VISTA.

Now \$7,750,000 fully furnished
3 bed, 4 bath / 5,535 SF living including
827 SF terrace / 4 parking spaces

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NEW LISTING

3619 Avenida Del Sol, Studio City

4,300 sq ft | 5 BR | 4.5 BA

\$2,995,000



dreamliving|LA.

3619AvenidaDelSol.com

OPEN TUES 11-2



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President | Realtor®

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818.421.2890

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TURN-KEY SUNSET PARK HOME

OPEN TUESDAY 11-2pm



1607 Marine St, Santa Monica

A wonderful turn-key opportunity for buyers looking for a well-finished home in Sunset Park, blending traditional elements and craftsman influences with modern systems and convenience. Private, fenced and professionally landscaped, this is the best opportunity on the market today. Features: front porch, open-concept living room/kitchen/dining room with fireplace, small den/sitting area, 3 bedrooms and 3 bathrooms, including master suite with beautiful bath, large walk-in closet and French doors opening to a serene backyard offering various sitting areas, patios, and inviting garden spaces. Two generous guest bedrooms, one with an en suite bath and a separate entrance with its own outdoor patio and another with an adjacent full bathroom. Also included, an attached 2-car garage (currently used as gym). This remodeled home also includes system upgrades and various building elements to help facilitate a future second floor addition (buyer to verify). All this, just moments to Marine Park, Penmar Golf course, Westside shopping/restaurants and highly acclaimed Santa Monica schools.

Offered at: \$1,899,000 | 1607Marine.com

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516 N REXFORD DRIVE • BEVERLY HILLS

OFFERED AT \$9,488,000
OPEN TUESDAY 11-2



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PAUL MARGOLIS
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paul@pmluxuryhomes.com
CalBRE# 01915731

FIXER TRIPLEX ON LARGE LOT IN CULVER CITY



3920 Prospect Ave, Culver City

Culver City (NO RENT CONTROL!!!) Spanish triplex on large lot with 3 separate/detached units + garage. Located a few blocks from cafes, restaurants, shops and Sony Studios. All units are vacant, offering flexibility and upside potential for a buyer. FRONT: 2 bd, 1.5 ba, fireplace, vintage details, private courtyard and approx. 1,215 sf. MIDDLE: 1 bd + den (formerly a 2 bd unit), 2 ba, large sunroom and approx. 858+ sf. BACK: 1 bd, 1 ba and approx. 360 sf. with very large patio area. An unusual opportunity to remodel all units and rent/hold, move into the front 'owners' unit and rent the back two units or develop the R4 lot. Heavy fixer/property needs work and is sold 'as-is', with no seller repairs/credits and no termite work.

Offered at: \$1,499,000 | 3920Prospect.com

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1387 DOHENY DRIVE

4BD, 8BA + GUEST HOUSE | 1387DOHENY.COM | \$8,500,000



JORY BURTON

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INTERNATIONAL REALTY

1223 N Wetherly Dr

Open Tuesday from 11-2pm



Style and Sophistication

Majestically set on Wetherly Dr off lower Doheny north of Sunset, this elegant residence is totally redone and embodies quality and style gracefully blending together with Traditional and Contemporary influences.

The impressive sky lit two-story entry leads to the elegant living and dining rooms with hardwood floors, marble fireplaces and Custom Built-ins. The second story has a luxurious large Master Suite with fireplace, tall French Doors, Marble bath with steam shower, spa tub and custom closet with glass doors and center island. A second bedroom and bath suite complete the upstairs. The sky lit marble kitchen has top of the line appliances and adjacent family room with high ceilings, a fireplace and French doors leading to the patio, pool and lushly landscaped private grounds.

There is also separate Quarters with bath and an Office which completes this unique estate.

Price \$5,300,000



GREG DAVIS
310.503.4161
gregbaumdavis@gmail.com
DRE# 01312562



JOE BABAJIAN
310.623.8800
joe@joebabajian.com
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