


TUESDAY

01 Beverly Hills Single Family


616 N FOOTHILL RD	Refresh. 11-2 592F7	NEW
\$9,450,000	7+8.5 SPANISH	
SEE FULL PAGE AD - REFRESHMENTS SERVED!!		
<p>This beautifully designed, newly constructed, approximately 10,000 square foot Spanish Mission style estate is the recipient of the Design Review Commission of The City of Beverly Hills award for architectural design. The exceptionally appointed estate features 7 bedrooms and 8.5 baths. The open floor plan is ideal for entertaining. Outdoors, the beautifully landscaped grounds include a large swimmer's pool, grassy yard and outdoor entertaining pavilions.</p>		
		
MLS#13-672099 J. Babajian/B. Downs 310-623-8800 RODEO REALTY		
www.616foothillroad.com		


135 N LE DOUX RD	Open 11-2 632J2	rev
\$2,499,000	4+4.5 MEDITERRANEAN	
GATED MEDITERRANEAN WITH SPACIOUS BACKYARD		
<p>Remodeled in 2007 w the highest quality, approx. 3,817 sq.ft. on a large 6,500 sq.ft. lot, high ceilings & beautiful wood floors throughout. Great chef's kitchen w top of the line appliances, center isle and maple cabinets opens to family room & landscaped yard w large open loggia for entertaining. 2-story entry with office/maids, large living room w fireplace and high ceilings. 3 large sun-filled bedrooms up en suite and one down. Large master with sitting area and balcony. Parking for 6 cars.</p>		
		
MLS#13-654743 Ginger Glass 310-927-9307 COLDWELL BANKER-BH N		
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp		

1120 LOMA VISTA DR	Open 11-2 592G5	NEW
\$5,395,000	3+3.5 CONTEMPORARY	
CONTEMPORARY TROUSDALE ESTATE		
<p>Imagine the possibilities! Remodel or build your dream Trousdale Estate. Set back from the street & on lrg lot totaling apx. 26,630 sq.ft. Private driveway to mtrcrt, 3-car carport, & courtyard entrance. Formal entry, liv rm, fam rm, FDR, breakfast rm & kitchen. Sliding doors & floor-to-ceiling windows thruout. Private master suite w/dual walk-in closets & spacious bath. 2 add'l bdrms & baths, den which could be a 4th bdrm, laundry & powder rms. Backyard patios, pool, & partial cyn & city views.</p>		
		
Jade Mills 310-285-7508 COLDWELL BANKER-BH S		
Refrigerator, Stove, Oven		

01 Beverly Hills Condo / Co-op

300 N SWALL DR #106	Lunch 12-2 632H1	NEW
\$1,320,000	2+3 TRADITIONAL	
Luxurious 2 b, 3 bath unit in elegant Four Season North complex.		
<p>Concierge style building with 24 hour valet doorman, heated pool spa & fitness center. Spectacular unit features formal entry, large living room with marble fireplace, multiple seating areas, floor to ceiling windows, library with wet bar. The beautiful master suite offers two full walk-in closets, dressing area and large master bath with spa tub. Also available for lease. Please join us for champagne lunch.</p>		
		
MLS#13-670715 Lisa Whitney Grace-Kello 310-924-1138 GRACE/KELLOGG PROPER		

1181 ANGELO DR	Open 11-2 592/C6	NEW
\$4,700,000	4+2 ARCHITECTURAL	
FIRST TIME ON MARKET		
<p>The Feldman House, designed by Gregory Ain, 1954. The house is sited amidst a ¾ acre wooded sanctuary which is totally private. The open plan features walls of glass creating an organic interaction between the grounds & the house. The great room is simply breathtaking & extends through the entire length of the house. 4 BD + 2 BA w/ wood floors & built-in bookcases & ample storage. A great opportunity to renovate & expand this soulful work of architecture in an incredible Beverly Hills location.</p>		
		
Joyce Rey/Jan Horn 310.285.7529 COLDWELL BANKER BHS		
www.1181Angelo.com		

412 N PALM DR #101	Open 11-2 632H1	NEW
\$795,000	2+2	
REMODO. FRONT CORNER 1-LEVEL 2 + 2 + HUGE GARDEN		
<p>Stunning remod. 1-level Front Facing corner condo. This is a 1-of-a-kind!! Large LR w/ dining opens to oversized Sunny priv. terrace that easily ent. large & intimate gatherings + sep. gate for pet owners. Large Master w/ elegant bath incl. seamless shower, spa-like tub, Dorn Bracht Fixtures + make-up area. Beau tile work, plantation shutters, in-unit full-size W/D. Like a home w/ condo living convenience. Walk to Farmer's Mkt, BH, Robertson + BH Schools. Fab! Great price/Will not last!!</p>		
		
MLS#13-672795 Michele Hall 310-850-1357 COLDWELL BANKER-BREN		
Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

1146 TOWER RD Open 11-2 592D6 **rev**

\$38,000,000	8+11 SPANISH	
SEE FULL PAGE AD!		
<p>This landmark Spanish Colonial Revival estate was originally built in 1927 & has undergone a painstaking restoration. The property is located north of Sunset Blvd. & the famed BH Hotel and is sited on approx. 1 3/4 acres on an extraordinary promontory with wonderful views of the City. The rare combination of this prime location, the architectural integrity, the amount of flat land and the remarkable views make this one of the most distinctive properties in Beverly Hills.</p>		
		
MLS#13-650153 Judy Cycon/Joie Babajian 310-623-8800 RODEO REALTY		
www.towerroadestate.com		

01 Beverly Hills Lease

1665 CARLA RDG	Open 11-2 592G4	NEW
\$38,000	4+5 VILLA	
OPEN TUESDAY 11 - 2		
<p>The Quintessential Villa, utmost luxury executed in great taste. Private, gated and sited in a superb Beverly Hills location with glorious views over the canyon & mountains. Exquisitely furnished the elegant living room & formal dining room overlook patio, pool terrace garden and views. Hi-ceils throughout and spacious master suite, 2 guest suites & a charming study with fireplace for cool evenings. A large gourmet kitchen with breakfast area opens to patio. A rare offering, detailed perfection.</p>		
		
MLS#13-670471 Bridget Martens 310-786-1810 SOTHEY'S INTERNATIO		
Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othe		

619 WALDEN DR Open 11-12 632E2 **rev**

\$5,688,000	6+6.5	
OPEN 11-12: LOOKING FOR BACKUP!		
<p>Lowest price in Flats? Compare at aprx \$790/sf. 13,000+/-sf lot (assessor). Almost 7,200+/-sf of living space (assessor). Expanded Spanish. 6 en-suite bdrms (1 converted to office). 6½ bths tastefully updated. 1,500+/-sf family-rm. Sunny, flexible, open-space for theatre, office, music-rm, studio. Modern center-island kitchen w/stone & ss. Paddleball sports crt. Pool. Perfect for family w/incredible combo of in/formal living, flexibility, & privacy. Unbeatable price! Huge house! Dream location!</p>		
		
MLS#13-645833 Donald Pechel 310-775-3258 SAVANNA REAL ESTATE		
Sports Court, Pool, Ballroom/Family room		

REMINDER

The MLS™/CLAW reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

TUESDAY

02 Beverly Hills Post Office Single Family

9606 HEATHER RD	Open	11-2	592F4	NEW
\$7,950,000	5+7.5	MEDITERRANEAN		
MAGICAL MEDITERRANEAN ESTATE				
Magical Mediterranean Estate on 1.75 manicured acres. Enjoy complete privacy behind 11ft high wrought iron gates & long gravel driveway. Utilizing exquisite stone flooring & steel case windows, this Mediterranean jewel is the ultimate in sophistication. Features include a dramatic 2 story entry hall, large formal living rm, dining rm that seats 10, gourmet ktchn & adjacent family rm w/ French drs that open to a spacious entertaining terrace.				
MLS#13-665603				
Linda May	310-777-6247			
www.9606HeatherRoadEstate.com				

9606 HEATHER RD	Open	11-2	592F4	NEW
\$7,950,000	5+7.5	MEDITERRANEAN		
MAGICAL MEDITERRANEAN ESTATE ON 1.75 MANICURED ACRES				
Magical Mediterranean Estate on 1.75 manicured acres. Enjoy complete privacy behind 11ft high wrought iron gates & long gravel driveway. Utilizing exquisite stone flooring & steel case windows, this jewel is the ultimate in sophistication. Features include a dramatic 2 story entry hall, large formal living rm, dining rm that seats 10, gourmet ktchn & adjacent family rm w/ French doors that open to a spacious entertaining terrace.				
MLS#13-665603				
Drew Fenton	310-858-5474			
Blf-Ins,Dshwshr,Dryr,Frzr,Grbg Disp,Othr				

1353 BRAERIDGE DR	Open	11-2	592D5	NEW
\$3,250,000	4+5.5	RANCH		
THE GEM YOU HAVE BEEN WAITING FOR				
If you want close in, beautifully done, move-in condition, pool, remodeled kitchen and bathroom, 3 ensuite bedrooms, formal dining room, office, billiard room and additional bedroom and bath by the pool then your house is available. You can move in without a hammer or brush. This home is classy, bright and private with a sunny pool and grassy yard adjacent. 2 car closed garage with direct entry. What else do you want. Come and get it before someone else does.				
MLS#13-672763				
Max Shapiro	310.422.5628			
BBQ,Blf-Ins,Dshwshr,Dryer,Frzr,Other				

1212 BEVERLY VIEW DR	Open	11-2	592C5	NEW
\$2,849,000	5+6	TRADITIONAL		
ONE STORY HOME AT END OF CUL-DE-SAC OFF LOWER BENEDICT				
Hard to find one story home at end of cul-de-sac off lower Benedict. Recently updated with high ceilings, recessed lighting and crown moldings. Great flow for large scale entertaining with large formal Living Room with Fireplace, romantic Dining Room and spacious Family Room with Maple wood cabinets, wet-bar and temperature controlled wine cellar. Gourmet kitchen with granite counter tops, eating area and full size indoor barbeque. There are three family bedrooms, plus generous Master Suite.				
MLS#13-672767				
Rita & Zach Goldsmith	310-729-4911			
BBQ,Blf-Ins,Dshwshr,HoodFan,Rng/Ovn,Othr				

1561 LINDACREST DR	Open	11-2	592F5	NEW
\$2,475,000	5+4	MEDITERRANEAN		
ROMANTIC EUROPEAN-STYLE VILLA				
Located in the desirable Beverly Hills Crest streets & secluded from view, this retreat offers ultimate privacy. French doors open to gardens & courtyard, a 2-story rotunda, hardwood flrs & sweeping staircase. Exemplifies design elements of 1920's Hollywood glamour & has long served as a celebrity hideaway. Living room w/fireplace, full bar & balcony overlooking pool area, formal DR, & grmt kitchen w/breakfast nook. Sep. guest quarters. Perfect for entertaining & enjoying the So. Cal lifestyle.				
MLS#13-671727				
Natalie Elias	310.775.1141			
BBQ,Blf-Ins				

1952 COLDWATER CANYON DR	Open	11-2	592F3	NEW
\$2,295,000	4+5	2sty-COUNTRY FRENCH		
A LITTLE SLICE OF PROVENCE IN BHPO 4 BED, 5 BATH POOL HOUSE				
A little slice of Provence in BHPO. Adorable 4 bedrooms, 5 bathrooms pool home. Behind gates and hedges, a circular driveway welcomes you to a little piece of heaven. Light, bright and peaceful (double-pane windows throughout), romantic fireplace in the formal livingroom, french door from the chefs kitchen, the family room and the master bedroom suite leads to a sparkling pool and backyard. A GREAT PLACE TO CALL HOME.				
MLS#13-672279				
Pierre Stooss	310-699-1143			
Blf-Ins,Cbl,Dshwshr,Dryer,Hood Fan,Other				

9477 GLOAMING DR	Open	11-2	592F2	NEW
\$2,150,000	4+3	COUNTRY ENGLISH		
RARE MAGICAL CANYON COMPOUND				
Upgraded 2-story home at the end of a prvt drive, nestled in the canyon right out of a storybook. Prvt, gated & secure. Wide-plank hardwood flrs throughout, bright eat-in kitch w/stone surfaces & Viking appliances. Giant mstr ste has canyon views w/2 fireplaces, wood-beamed ceilings & a lrg sitting area. Mstr BA & closet have been remodeled. Over 28,000 sf of land includes a patio off the liv rm, side courtyard, enormous prvt deck, beautiful backyard. Move right in.				
MLS#13-672937				
Amy Byer	310-770-2937			
www.9477Gloaming.com				

9929 WESTWANDA DR	Open	11-2	592B3	NEW
\$599,000	2+2	COTTAGE		
BEST VALUE IN BHPO! CONTEMPORARY CANYON RETREAT!				
Fantastic opportunity! Take this charming contemporary canyon retreat to the next level. Possibilities are endless as it is move-in ready, can be further remodeled, or a new home can be built in its place. Newly refinished hdwd floors new carpet & paint. This wonderful home features an eat-in kitchen, open floor plan, skylights double sided fireplace. Master suite features a huge walk in closet. 2 pvt yard areas great entertaining or room for expansion. Serene setting w/abundant natural light.				
MLS#13-672987				
Sally Jones/ Dan Weiser	310-281-3999			
www.9929westwandadrive.com				


1465 ROBMAR DR	Open	12-2	592E5	rev
\$4,150,000	4+4.5	MEDITERRANEAN		
GORGEOUS TUSCAN VILLA				
Gorgeous Tuscan villa built in 2007 w/imported Italian materials & details throughout. Appx 7000sf per seller, gated & secure, on a small pvt street off lower N Beverly Dr. Limestone & hardwood flrs, large living with FP, formal dining, amazing kitchen open to family room w/FP. French doors to pool/outdoor living, great for entertaining. Big MBR w/FP, walk-in closet, huge limestone bath w/steam shower. Also for lease at \$15,000 per month.				
MLS#13-653117				
Valerie Fitzgerald	310-285-7515			
Blf-Ins,Dshwshr,Elvtr,Grbg Disp,Rng/Ov				

2753 DEEP CANYON DR	Open	11-2	592C1	rev
\$2,790,000	5+4	TRADITIONAL		
COME SEE THIS ELEGANT TRADITIONAL HOME IN BENEDICT HILLS!				
Remodeled and move-in ready. Light-filled 2 story entry and living rm with fireplace, large formal dining rm. Huge open family rm w/fireplace & custom bookcases & gourmet granite kitchen & breakfast rm all open to large grassy yard & pool w/lush canyon views perfect for entertaining! Upstairs is a fabulous master suite, 3 addl bedrooms & a big bonus rm. Maids/guest suite down. Situated across from community tennis courts, Warner School, and 24hr security patrol make this the perfect home.				
MLS#13-664385				
Marci Holliday	424-202-3246			
www.2753deepcanyondrive.com				

TUESDAY

03 Sunset Strip - Hollywood Hills West Single Family

1422 DEVLIN DR	Open 11-2 592H5	NEW
\$6,495,000	3+3.5 CONTEMPORARY	
SUNSET STRIP CONTEMPORARY LUXURY LIVING PARADISE		
<p>Absorb the breathtaking views from dusk and into the evening. Gated, contemporary luxury single-story home on a private promontory high above the Sunset Strip. The home, on a quiet cul de sac, is sited to focus across the backyard, beyond the pool and spa to dazzling views of the city below. Luxuriously large master suite with Kohler tub, two walk-in closets, fireplace and plasma television. Miele and Subzero appliances throughout, 50" plasma television and surround sound.</p>		
		
MLS#13-661863 Bennett Carr 310-860-4525 SOTHEBY'S INTERNATIO		
WWW.1422DEVLIN.COM		


8549 HEDGES WAY	Open 11-2 592J5	NEW
\$3,495,000	3+3.5 2sty-ARCHITECTURAL	
BEAUTIFULLY RENOVATED ARCHITECTURAL		
<p>Just minutes from the heart of the Sunset Strip, this absolutely stunning and rare 1930s Bauhaus-inspired moderne house was originally designed by architect William Kesling. LEADAPRON's Jonathan Brown spent twenty months crafting a dramatic modern day-reinterpretation of this three/four bedroom masterpiece with city lights views in one of Hollywood Hills' most sought-after enclaves.</p>		
		
MLS#13-673001 Alex Brunkhorst 310-251-7721 COLDWELL BANKER-BH N		
BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other		


1130 SIERRA ALTA WAY	Open 11-2	NEW
\$2,695,000	3+4 2sty-TRADITIONAL	
STUNNING HOME WITH DESIGNER DETAILS THROUGHOUT		
<p>Exceptional private and gated home in prime location minutes to the finest shops, restaurants and nightlife on the Sunset Strip. This private oasis has been completely remodeled and designed by the famed Tracie Butler. Featuring the finest of materials this home has a gourmet chef's kitchen with top of the line appliances, den/office and luxurious master suite with spa like bath. Landscaped grounds, sunny swimmers pool and outdoor cabana to enjoy the best of the Southern California lifestyle.</p>		
		
Kirman, Hazen, Romito 310.994.9512 JOHN AAROE / HILTON		
Security Cameras, Gated, SS Appliances		

8680 FRANKLIN AVE	Open 11-2 592J5	NEW
\$1,995,000	3+3 CONTEMPORARY	
INCREDIBLE CITY, MOUNTAIN AND JET LINER VIEWS		
<p>Incredible city, mountain and jet liner views from almost every room. Recently renovated in 2009 by LA group GC, this house has exquisite finishings and materials used: Wenge cabinets with carrera marble, walk in closets, imported tile and Riff San oak floors throughout, new landscaping with sprinkler system, Lutron lighting and shades throughout, enclosed deck hot tub deck with downtown city view, dog run and more. Located on a quiet, no outlet street with ample street parking.</p>		
		
MLS#13-672635 B. Williams & R. Romito 310-691-5935 HILTON & HYLAND		
Dshwshr,Dryer,Frzr,GrbgDisp,HoodFan,Oftr		

2849 WESTBROOK AVE	Open 11-2 593B1	NEW
\$1,425,000	3+2.5 CONTEMPORARY	
MID-CENTURY HOME WITH POOL IN NICHOLS CANYON REBUILT IN 2011		
<p>The spacious house has new dark oak wood floors, vaulted ceilings w/recessed lighting, dual-paned windows & doors. Living room has a gas fireplace that opens into the den & dining room for easy entertaining. Gourmet kitchen has marble counter tops, Viking appliances, European cabinets. Bathrooms have designer glass tile & marble countertops. Landscaping creates an attractive setting for the pool, patio & fire pit. 2-car garage has extra storage & workspace. A 5-minutes drive to Sunset Strip!</p>		
		
MLS#13-671651 Jason Woodruff 310-623-1366 KELLER WILLIAMS RLTY		
All Viking Kitchen Appliances!		

7900 ZEUS DR	Open 11-2	NEW
\$1,399,000	0+0 TRADITIONAL	
PRIVACY, YARD & POOL IN MOUNT OLYMPUS		
<p>Large Flat Lot at end of Cul-de-sac is the setting for this comfortable, unique home. Architect-designed & Custom-built in 1976, this is the first resale by the original owner. Two-story Entry with Formal Living & Dining Rooms. Large Windows & Lots of Sunlight throughout. Both the Family Room & Eat-in Kitchen lead out to the Full-size Pool/Spa. Lots of Outdoor Space w/Sunny Patios & Gardens surrounding the Pool. Second Floor offers 2 large Bedroom Suites- each with its own Bath.</p>		
		
Elayne Ceder 424-249-7170 JOHN AAROE GROUP		
Washer, Dryer, Refrigerator		

8757 ARLENE TER	Refresh. 11-2 592H2	NEW
\$1,250,000	3+3 OTHER	
FIRST BROKER'S OPEN - A SPECIAL HOME NOT TO BE MISSED!		
<p>This home is a "Boathouse in the Trees" It is said that the architect designed the interior to look like a cabin in a fine crafted boat. You see this in the beautiful detail in the wood ceilings, curved walls and the spiral staircase to the second floor. The house is being used as 2 bedrooms (one with a loft) and two private offices. These rooms can be easily converted back to bedrooms if needed. Expansive canyon views from most rooms. Wonderland School district</p>		
		
MLS#13-648707 Sheila Rose 3108901521 PRUDENTIAL CA - BEVE		
Built-ins		


11539 DECENTE DR	Open 11-2 562H6	NEW
\$1,175,000	3+2.75 RANCH	
GATED ARTIST'S RETREAT IN STUDIO CITY HILLS		
<p>This fully gated hidden paradise features floor to ceiling windows that flood it with natural light, multiple patios and garden terraces, a sparkling lap pool, and redone kitchen. It rests on an expansive lot filled with mature fruit trees and lush greenery that makes one feel like they have left LA. Main floor features 2 bdrms + den/office, 2 baths and a patio for al fresco dining off the living room. Separate downstairs guest suite/studio includes 1 bdrm and 3/4 bath with private patio.</p>		
		
MLS#13-667941 Zach Means/Derek Lester 818-915-0163 SOTHEBY'S - SUNSET		

2130 OUTPOST DR	Open 11-2	NEW
\$1,149,000	3+2 CONTEMPORARY	
READY FOR ITS CLOSE-UP IN THE HOLLYWOOD HILLS		
<p>Taking center stage in Lower Outpost Estates, this updated Contemporary reveals 3 beds and 2 baths in nearly 2,000 s.f. Bamboo floors, recessed lights, slate and stone, triple-paned windows, and glass tile enhance living areas including a kitchen with stainless counters; and master with chic bath, walk-in closet, and intimate loft. Hollywood & Highland, the Roosevelt Hotel, West Hollywood, Sunset Strip, and Runyon Canyon are moments away.</p>		
		
Eric Lavey & Ben Belack 310.497.6789 TELES PROPERTIES		
2130outpost.com		

8939 APPIAN WAY	Open 11-2 592H3	NEW
\$949,000	2+2 2sty-CONTEMPORARY	
WONDERFUL STREET TO STREET HOME ON THE APPIAN RIDGE		
<p>Wonderful street to street home on the Appian ridge w/city lights views from the 2nd story bedroom. Tastefully renovated and ready to move in w/Maple flooring, freshly painted white walls and beautiful solid wood crown moulding/window details. Open cook's kitchen with stainless steel appliances and farm sink, security system, two car garage w/storage, 2nd story laundry. Large rear wooden deck off dining area featuring built in seating ideal for entertaining. Wonderland School District.</p>		
		
MLS#13-672749 Patrick Martin 323-353-7200 SOTHEBY'S INT REALTY		
Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other		

TUESDAY

2680 WOODSTOCK RD	Open	11-2	NEW
\$895,000	3+3	1sty-MODERN	



PANORAMIC CANYON VIEWS! POOL!

This warm and inviting private 1 story 3 bedroom 3 bath home is situated on a very private and quiet street. This bright and cheerful home features abundant french doors and windows, hardwood floors and a fireplace. Extraordinary and dramatic canyon views from most rooms. Large pool and deck for sunbathing all with sweeping views. 12,000+ ft lot

Kirk Frieden 310-887-0226
COLDWELL BANKER

2826 LAS ALTURAS ST	Refresh.	11-2	593C1	rev
\$4,998,600	5+5.5	3sty-ARCHITECTURAL		



AN ENTERTAINER'S DREAM
WWW.2826LASALTURAS.COM

Spectacular modern home with panoramic city views, nearly 6,000 square feet of luxury living, featuring every amenity expected by today's lifestyle buyer. Magnificent master bedroom suite with dual baths, huge dressing closets, steam shower, soaking tub, fireplace, wet bar and private balconies with head-on views of the city, the Hollywood Sign and snow capped mountains. An expansive home theater, infinity edge pool.

MLS#13-671815
Omega Group-Rande Gray 310.614.2839
KELLER WILLIAMS

Special Twilight Open on TUES 6-8 pm

1684 N CRESCENT HEIGHTS	Refresh.	11-2	593A4	rev
\$3,495,000	3+3.5	CONTEMPORARY		



MOVE-IN READY CITY VIEW ESTATE! REFRESHMENTS SERVED!!

Offered for the first time in 30 years, this elegant/sophisticated Contemp estate has been rebuilt/restored to perfection. Prime Hollywood Hills w/ easy access to Sunset Strip/Valley, this spectacular home offers panoramic city lights views. The home exudes privacy/tranquility w/ a soothing color palette & zen motif thru-out combined w/ exacting details/high end finishes. Wisteria covered pergola over a patio w/ built-in BBQ, serene waterfall, spa & grassy area. Move-in ready estate.

MLS#13-670311
J. Babajian/B. Downs 310-623-8800
RODEO REALTY

www.crescentheightsestate.com

2008 WHITLEY AVE	Open	11-2	593E3	rev
\$1,795,000	4+3.5	SPANISH		




RARE SPANISH REVIVAL WITH VIEWS

Authentic Spanish Revival in the historic area of Whitley. Original details, wood & tile flrs. gated lushly landscaped. You enter the double story entry w/stained glass window. Liv rm, formal dining rm, chef's kitch, granite counters, breakfast area & powder rm, mstr BD spa like en suite BA w/his & hers closets, 2 add lrg BDs & another updated BA. Lower level is a family rm w/fireplace, the 4thBD w/ en suite BA & laundry area. A lovely landscaped back yard completes this grand home.

MLS#13-667885
Kennon Earl 310-432-6492
KELLER WILLIAMS BH

www.2008WhitleyAve.com

2345 NICHOLS CANYON RD	Open	11-2	593B2	rev
\$1,299,000	3+2	TRADITIONAL		



NICHOLS CANYON HAVEN

This lower Nichols Canyon 1940's 3+2 traditional, on cul de sac, in expansive park-like pastoral canyon setting w/mature trees, native flora & fauna, natural stream w/bridge, multiple private decks, patios, balconies, views from every window. Feat period architectural details, spacious LR w/hrdwd flrs, wood f/p, formal DR, light & bright kit w/bfast nook & master ste w/spa tub, steam shower & French drs to deck. Detached orig hunting lodge w/stone f/p, skylight & wood paneling.

MLS#13-669497
Melody Rogers 310-888-3357
NOURMAND&ASSOCIATES

www.2345NicholsCanyon.com

03 Sunset Strip - Hollywood Hills West			Condo / Co-op	
1515 N FAIRFAX AVE, UNIT 10	Refresh.	11-2	593B4	NEW
\$799,000	3+2	2sty-MEDITERRANEAN		




2+2+DEN, VIEWS, IN FAB MEDITERRANEAN BLDG JUST N OF SUNSET

2+2+Den w/ 2 huge balconies + views of downtown and Sunset Blvd. In the much sought-after Corte Milano, built in 1998, just N of Sunset, a small cozy Mediterranean with only 10 total units. Enter this top floor corner unit direct from outside, no dark hallways to negotiate. Soaring ceilings in every room, laundry room in unit. And get this: parking for 4 cars! The builder lived in this unit and assigned himself 4 spaces. This feels like Tuscany on Sunset. Limited showings so don't miss the open!

Eileen Walsh 310-738-3807
KW LARCHMONT

Washer/Dryer, Dishwasher, Microwave

04 Bel Air - Holmby Hills			Single Family
3130 ELVIDO DR	Open	11-2	NEW
\$3,350,000	3+3	CONTEMPORARY	



PRISTINE CONTEMPORARY WITH A PERSONALITY!

A pristine, totally redone contemporary with a personality! This 3 bed+3 bath + den approx. 3080 sqft features bamboo floors, gourmet kitchen that boasts two stoves (gas & electric), temp controlled wine storage, and charming breakfast area. The formal dining room has an ambiance equal to any of the finer restaurants. Expansive walls of glass open out to a resort-like yard including a gazebo. The stunning pool area complete with dolphin fountains, a mosaic tiled pool, and a separate spa hot tub.

Suzann Brent 310-345-2519
HILTON & HYLAND

1510 N BEVERLY GLEN	Lunch	11-2	592B5	NEW
\$1,499,000	4+2.5	CONTEMPORARY		



NEWLY BUILT CONTEMPORARY WITH ARCHITECTURAL FLAIR

A newly built contemporary home, finished in 2012, located just north of Sunset Blvd. This home boasts 3000 sq. ft. of modern elegance with soaring ceilings, mezzanine, elevator, multiple balconies, and a rooftop patio. The floor plan encompasses three bedrooms plus an office/den, huge walk-in-closet, 3-car garage with an elevator to the top floor, huge rooftop terrace with a canopy, and gorgeous canyon views.

MLS#13-673055
Jason Oppenheim (310) 990-6656
COLDWELL BANKER-BH S

Elvtr, VikingRnge, Frdg, Dshw, Micrw

3396 STONE RIDGE LN	Open	11-2	561J7	red
\$8,450,000	6+7.5	TRADITIONAL		



TRADITIONAL ESTATE IN STONE RIDGE COMMUNITY

Elegant traditional estate located in the exclusive guard-gated Stone Ridge community. This fabulous jet-liner and mountain view property offers approximately 8,400 square feet of quality living space. Grand two story entry hall with limestone floors and masterful staircase. The public rooms include a formal step down living room with fireplace, den/game room with full bar, large formal dining room, and enormous gourmet chef's kitchen with breakfast area and family room.

MLS#13-667831
Barbara Tenenbaum 310-858-5468
HILTON & HYLAND

BBQ,Blf-Ins,Cent Vac,Dshwshr,Dryr,Othr

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

TUESDAY

677 NIMES RD		Refresh.	11-2	592B6	red
\$6,900,000	7700000	3+3	MID-CENTURY		



HUGE PRICE REDUCTION!!! PRIME BEL AIR WITH CITY VIEWS!!

This explosive city view property is located through the prestigious East gate in prime lower Bel Air. Offering approximately ¼ of an acre the property is surrounded by some of the most expensive homes in the City. Build your dream home on one of the most distinguished streets and sought after neighborhoods in Los Angeles. The property is terraced with a large flat pad on the lower portion of the site.

MLS#13-642491
J. Babajian/M. Ficarra 310-623-8800
RODEO REALTY

www.nimesroad.com

2244 WEYBRIDGE LN		Open	11-2	591G3	rev
\$8,995,000	7+7	MEDITERRANEAN			



JUST REDUCED!

Gated and Private Mediterranean Compound. 7 bedrooms 7 bathrooms. 6 car garage with a huge Motor Court. Projection Room, Gym, Spa with Sauna, Steam Shower, 2 Foot Spa's. Master Suite comes with a Sitting Room, Fireplace / His and Hers bathrooms and closets. The backyard feature's open and enclosed Patio's an Infinity Pool , outdoor Fireplace, sprawling lawns that lead to a Chuppa overlooking City and Ocean views. This Estate was built with the highest quality in mind. A rare offering.

MLS#12-582161
James Nasser 310-351-9450
WEA

BBQ, Blt-Ins, Cbl, Dshwshr, Dryer, Other

964 MORAGA DR		Open	11-2	591H7	rev
\$2,895,000	4+3.5	FRENCH			



CLASSIC FRENCH PROVINCIAL ON TREE LINED STREET LOWER BEL AIR

Great street presence with 130 ft. frontage; traditional detailing throughout w/9 to 10 foot ceilings; spacious formal entry w/ powder room leads to large living room w/fp; fabulous wet bar off living room; large formal dining room w/China closet; charming Kitchen/family room; separate service porch. Master bedroom & bath on 1st floor w/large walk in closet, fp, plus sitting room/office. 2 upstairs bedrooms w/full bath. Indoor/outdoor flow; separate guest quarters w/full bath & kitchenette.

MLS#13-660993
Steven Durbin 310-612-9190
PRUDENTIAL CA - BREN

www.964Moraga.com

04 Bel Air - Holmby Hills Lease

969 SOMERA RD		Open	11-2	591J6	NEW
\$19,500	5+4.5	CONTEMPORARY			



MAGNIFICENT CONTEMPORARY BEL AIR HOME!

As you enter the home you are drawn to floor to ceiling glass doors that open to the spacious grounds. Grounds feature a large grassy area that is beautifully landscaped, city views, pool & large loggia. Living room features high ceilings, surround sound & large fireplace. Large formal separate dining room. Kitchen has been updated with granite counter tops, custom cabinets, subzero refrigerator, wine cooler & tile flooring. Large master bedroom. Great indoor outdoor flow.

MLS#13-672393
Steve Sawai 310-899-3584
COLDWELL BANKER-MONT

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

05 Westwood - Century City Single Family

1534 ENSLEY AVE		Open	11-2	632/D3	NEW
\$2,895,000	5+5.5	2sty-SPANISH			



NEW LISTING! REMODELED SPANISH CHARMER!

This home has an ambience of casual elegance. Living room w/ FP, vaulted ceilings & bar. Fabulous gourmet eat-in kitchen, w/ marble countertops, center island & stainless steel appliances. Relax in the family room opening through French doors to outdoor entertaining area, w/ built-in BBQ & sports court. Each of the 4 upstairs BRs has its own bath. Maids suite or office down. Hardwood floors, speaker system, sophisticated lighting. Attached 2 car garage. Close to Century City. Fairburn School.

Melissa Alt 424-202-3232
TELES PROPERTIES

Refrigerator, Stove, Dishwasher

141 BARLOCK AVE		Lunch	11-2	631J1	NEW
\$2,595,000	4+3.5	2sty-TRADITIONAL			



PRIME WESTWOOD HILLS LOCATION

Classic Westwood Traditional 4 bedroom, 3.5 bathroom. Formal dining room, breakfast room, den with wood burning fireplace. Gorgeous step down living room with wood burning fireplace and French doors leading out to patio and lush backyard. Beautiful hardwood floors and newer kitchen with built-ins and Viking stove.

MLS#13-672851
Janet Steinberg 310.717.7175
GIBSON INTERNATIONAL

Just Listed!

837 THAYER AVE		Lunch	11-2		NEW
\$2,199,000	5+3	TRADITIONAL			



PRESTIGIOUS LITTLE HOLMBY TRADITIONAL

Prestigious Little Holmby, rare 1-story Traditional. Beautifully landscaped front yard. Much of its period details intact. Formal Living Room w/ a marble-framed fireplace & bay window allowing for an abundance of light. Formal Dining Room. Kitchen w/ Breakfast Area opens to an oversized Family Room. Wonderful treetop views. 5th Bedroom w/ bath, perfect for Guests/Office/Housekeeper. Master w/ Bath. Two addl. Bedrooms share Hall Bath. Bonus room. Patio. Basically flat backyard. Great opportunity.

L. Young/J. Bremner 310.777.2879
PRUDENTIAL BH

www.LarryYoungWestside.com

05 Westwood - Century City Condo / Co-op

1333 S BEVERLY GLEN #902		Open	11-2	632D2	NEW
\$1,299,000	2+2.5	CONTEMPORARY			



REMOM, GORGEOUS CITY TO OC VIEWS 2 BEDS + SEP MAID'S QTRS.

Boutique Full Service luxury Mid-Century Bldg. Fantastic opp for discerning buyer. Stunning & rarely available South-facing private corner condo w/ unobstructed City, Mtn & Ocean views. Completely remodeled, it is a work of art. Bright open flr plan w/ LR, dining and Chef's eat-in kit, all opening to oversized terrace. Very Calif. for al fresco dining & warm summer evenings. A few of the impeccable details are Venetian plaster walls, HW, Siematic kit w/ granite + more.

MLS#13-671791
Michele Hall 310-850-1357
COLDWELL BANKER-BREN

Cbl, Dshwshr, Dryer, Elvtr, Grbg Disp, Other




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Search for Homes in Southern California!



TUESDAY

10660 WILSHIRE BLVD #1004	Open	11-2	632C3	NEW
\$990,000	2+2.5	CONTEMPORARY		



ELEGANT UNIT

Spacious 2BR, den, 2.5 bath, 1888 sf condo in full service Wilshire Manning with expansive City and Mountain views. This north facing unit features a formal entry, large living room with open floor plan and high ceiling, balcony, elegant dining area, room size den, a kitchen finished with granite countertops, breakfast area as well as a private laundry room. Generous size Master suite with walk-in closet, master bath with stall shower, tub and double sinks.

MLS#13-672269
Irene Arathoon 310.285.7584
COLDWELL BANKER-BH S

Cbl,Dshwshr,Rng/Ovn,Fridg

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



BRAND NEW DESIGNER MODEL AT CARLYLE WITH 2 BEDS PLUS DEN

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

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

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

1520 S BEVERLY GLEN BLVD #405	Open	11-2	632D3	NEW
\$975,000	3+3	2sty-CONTEMPORARY		



GORGEOUS! BEAUTIFUL & PEACEFUL REAR UNIT WITH TREE VIEW

Sexy, Sophisticated and Stunning! 2 Story Condominium redone to the nines in the highly regarded Concord! 3 + 2.5! Exquisitely remodeled w/beautiful fixtures, finishes & materials. Beautiful & tranquil rear facing unit w/2 Story Ceilings in the Living Room, Extra-Scrumptious Master Suite with sitting area, walk-in closet & beautiful bathroom. Formal entry, fireplace & an extraordinary kitchen with 6 burner Viking stove, double oven & more! Amenity rich building! Pool, Spa, Fitness Center & Sauna

MLS#13-672679
Nili Hudson (310) 622-7482
GIBSON INTERNATIONAL

www.1520SBeverlyGlen.com

10727 WILSHIRE BLVD #902	Open	11-2	632B3	rev
\$2,895,000	3+4.5	CONTEMPORARY		



MOVE RIGHT IN AT THE REMINGTON!

Stunning north facing unit that was pied a terre and never lived in! Sensational views of the hills of Bel Air and evening sunsets! Grand space w/ lrg liv rm and frml din rm. Hi ceilings. Big picture windows + 2 balconies facing north. Large den and 3rd bdrm on opp end of unit from mstr ste and 2nd guest rm. Gourm ktchn w/ stnls aplnces. Mstr Ste w/ his & hers baths/closets. Laundry rm. Pwdr rm. Priv elevator access to unit. Wine storage. 24 hr full servcs.

MLS#13-661059
Jane Siegal 310-777-6371
COLDWELL BANKER-BH N

Dshwshr,Rng/Ovn,Fridg

10550 WILSHIRE BLV, UNIT 604	Open	11-2	632	NEW
\$599,500	2+2	CONTEMPORARY		



SOUTHWEST VIEWS OF CENTURY CITY AND OCEAN

Southwest facing corner unit at rear of building facing Thayer. Elegant double door entry. Living Rm. features high ceilings, crown moldings, marble fireplace, tile floors and balcony. Dining area with sliding doors to 2nd balcony. Spacious Kit. with tile counters & floors, ample cabinets and eat in breakfast area. Mstr. BR has 2 walk-in closets, built-in media center and bath with spa tub. 2nd bedroom with full bath. Washer & dryer in unit. 2 car parking. 24 Hour Valet.

Peter Whyte 310-777-6327
COLDWEL BANKER


MLS # 13-673061

10727 WILSHIRE #1106	Open	11-2	632B3	rev
\$1,399,999	2+3	MODERN		

Beautiful 11th Floor Remington! Open floor plan with high ceilings, great art walls, gas fireplace & balcony. Marble floors/counters in bathrooms. Granite counters in kitchen, gas stovetop/oven.

MLS#13-650151
Joshua Krom 310 927-9285
JOSHUA KROM

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



CONTEMPORARY UNIT ON WILSHIRE CORRIDOR

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

MLS#13-662211
LaMontagna & Werthman 310-691-5939
HILTON & HYLAND

CIngFan,Dshwshr,Dryr,GrbgDisp,Micro,Othr

10633 KINNARD AVE #10	Open	11-2	632C3	NEW
\$595,000	2+2	CONTEMPORARY		



CONDO ON KINNARD HAS A PRIVATE YARD!

Spacious Mid Century w/ a private yard! Double door entry to an open living room space, hardwood floors, wood-burning fireplace, built in book shelves and recessed lighting. Oversized patio off of living room has exposure to trees & plants providing a serene and pvt feel. There are stairs from patio leading to a pvt yard space. (only 4 units in building allotted these spaces). Redone kitchen w/ breakfast bar & large dining area. Master has walk in closet & enclosed office with windows space.

MLS#13-673035
Tracey Hennessey 310-779-6375
GIBSON INTERNATIONAL

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

05 Westwood - Century City Lease

10450 WILSHIRE #4G	Open	11-2	632C2	NEW
\$3,900	2+2			



GORGEOUS BRIGHT SPACIOUS LEASE ON WILSHIRE

Bright,spacious,luxurious condo on the "Wilshire Corridor" in a full service/ 24 hr Valet security building. Redone with new appliances and carpet and paint. great city views. Large balcony across entire living areas.Building has redone the lobby and hallways and state of the art exercise room. Lease price includes all utilities and basic cable. A wonderfully run building with full staff of employees makes this upscale building a great place to live. Vacant and easy to show.

MLS#13-650845
Madeleine Schulsinger 3109900002
RODEO REALTY - BEVER

Blt-Ins,Cbl,Dshwshr

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



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

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

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

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

OPEN HOUSE STATUS LEGEND


NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced


(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

06 Brentwood Single Family

770 N BONHILL RD	Open 11-2 631F1	NEW
\$8,995,000	3+6 ARCHITECTURAL	
WORLD CLASS ARCHITECTURAL		
<p>The 2nd floor was added by Michael Palladino of Richard Meier Assoc. Truly an architectural statement combined w/a most unique 1+ acre lot that is totally pvt & lushly landscaped. Master is entire 2nd floor w/tp, huge closet & 2nd LR. The pool fits the style of the house & the environment. Coral & eucalyptus trees abound. Stone pathways lead to a secluded outdoor area ideal for lg scale entertaining. There are only 3 BRs in the house so it is ideal for the art collecting couple that has style.</p>		
		
MLS#13-670621 Stephen Shapiro 310-860-8888 WEA Dshwshr, Dryer, Frzr, Grbg Disp, Hood Fan		

12625 HOMEWOOD WAY	Open 11-2 631-F2	NEW
\$3,450,000	3+3 1sty-CONTEMPORARY	
PRINTE AND UPDATED ONE STORY CONTEMPORARY RANCH HOME		
<p>Redone one story Contemporary Ranch Home on a cul-de-sac with open floor plan, spacious living rm & large dining rm each w/a fireplace & all opening to the patio, yard & pool. A "Mad Men" bar for easy entertaining & a wonderful Cook's kitchen. The family/media rm w/high ceilings offers a great gallery space for art, all the floor space for several seating arrangements & it opens to the yard & pool. Remodeled master w/dual closets & spa-like bath w/its own zen garden. Easy access to Kenter Elem.</p>		
		
MLS#13-672685 Mary Beth Woods 310-571-1358 COLDWELL BANKER www.12625HomewoodWay.com		

12652 W SUNSET BLV	Open 11-2 631	NEW
\$2,895,000	4+4.5 2sty-VILLA	
EUROPEAN RETREAT IN BRENTWOOD		
<p>This custom built residence will exceed your expectations. From the moment you enter you will be captivated by the stylish architecture and luxurious old world craftsmanship, careful attention to detail, hand-painted ceilings, top of the line appliances. Dramatic living and dining rooms with elegant flair. Three bedrooms up + guest down. All open to a private back garden. Experience the refreshing tranquility and sophistication of this sensational home.</p>		
		
Mary Lu Tuthill 310.622.7499 COLDWELL BANKER-BREN Just Listed!		

12659 PROMONTORY RD	Lunch 11-2 591/E4	NEW
\$2,795,000	5+4.5 2sty-VILLA	
EVERY DETAIL CONSIDERED.		
<p>Exquisite Italian view Villa, approx. 5,000 sq. ft., in Mountaingate. Dramatic 2-story entry, formal LR w/ stone fpl, intimate DR, spacious FR. Chef's kitch opens to a stone patio, spa & grassy yd. Downstairs guest BR, media rm that doubles as a 5th BR + Pwdr rm. Upstairs den & 3 en suite BR, incl luxurious Mstr suite & BA w/ spa tub. Architectural details incl red brick exterior, beamed ceilings, French limestone & walnut floors, custom draperies & entry chandelier. Panoramic golf course, city & mtn views.</p>		
		
Nora & Peter Wendel 310.979.3913 COLDWELL BANKER-BW built-ins, wsher, dryer, dshwshr, fridge		

543 N KENTER AVE	Open 11-2 631F2	NEW
\$1,695,000	3+2.5 1sty-TRADITIONAL	
OPPORTUNITY KNOCKS!		
<p>Traditional single level home on a large lot in a tree-lined section of Kenter; fabulous opportunity of enjoy or remodel/ redevelop; sought-after location North of Sunset and below Kenter Canyon School; spacious family room, dining room and living room; 2 car attached garage.</p>		
		
MLS#13-673075 John Closson 310.230.3704 PRUDENTIAL CA - PALI Dshwshr, Rng/Ovn, Fridg		

450 HOMEWOOD RD	Open 11-2 631F2	red
\$3,995,000	4495000 3+2.75 TRADITIONAL	
\$500K PRICE REDUCTION! LAND & PRIVACY IN THE HEART OF BW		
<p>1 sty Trad on gorgeous 19,525 sq ft (per assr), very pvt, tree-filled lot in prime BW. Situated on a quiet & picturesque stretch of lovely Homewood Rd, surrounded by beautiful newer hms, this property affords a true ctry lifestyle, yet is in close proximity to town. There are 3 BR, 2.75 BA, FLR, FDR & a lg fam rm that opens to the garden. A truly rare oppy to remodel, expand or to create a magnificent estate with park-like grounds in one of BW's most desirable sts. 1st offering in 43 yrs!</p>		
		
MLS#13-667915 David Offer 310-820-9341 PRUDENTIAL CA REALTY www.450homewood.com		

100 N LAYTON DR	Open 11-2 631H2	red
\$3,495,000	4+5 TRADITIONAL	
REDUCED! FANTASTIC OPPORTUNITY IN BRENTWOOD CIRCLE!		
<p>Marvelous home on huge flat lot in premiere gated community of Brentwood Circle. 4BD+5BA in a great floor plan. Sunny living rm w/large windows + den/family room w/wet bar, frplce, & doors to patio & yrd. Formal dining area leads to the kitchen w/breakfast area. Impressive master features doors to a pvt. patio, dual walk-in closets & bath, spa tub & shower. Spectacular yard offers cabana, sparkling pool, covered patio, gardens, grassy yard. Wonderful potential to cosmetically update to 2013!</p>		
		
MLS#13-667853 Sally Forster Jones 310-281-3999 COLDWELL BANKER-BH S www.100layton.com		

06 Brentwood Condo / Co-op


13023 MONTANA AVE, UNIT 102	Open 11-2 631F6	NEW
\$1,479,000	3+2.5 MEDITERRANEAN	
YOU CAN HAVE IT ALL...		
<p>Exquisite, light and bright, large, 3-bedroom, 2.5-bath, plus office/gym completely "done" to the 9's town home. Built with uncompromising quality, grand staircase entry, gorgeous imported Italian kitchen cabinets, granite counters, mosaic travertine floors, crown moldings and much more! Desirable Front facing unit with direct street access, with the feel and ambiance of a house. Private direct access 2-car garage, additional guest parking, near trendy shops & restaurants.</p>		
		
Veronica Klein 310.622.7499 GIBSON INTERNATIONAL Just Listed!		

11982 MAYFIELD AVE, UNIT 2	Open 11-2 631/H5	NEW
\$1,195,000	3+2.5 3sty-MEDITERRANEAN	
3 BEDROOM & LOFT TOWN HOME		
<p>Experience this pristine Tri-Level Townhome in Prime Brentwood. Soaring ceilings in living room w/fireplace, formal dining room, gourmet kitchen boasting granite counter tops, stainless steel appliances & island. The loft/family room overlooks living with an enclosed balcony, ideally suited for a gym. The master suite offers a generous walk in closet and all marble bath. Exquisite details--Maple floors throughout and plantation shutters. Private sundeck & 2 car private garage w/custom storage.</p>		
		
Lady Rodriguez/J.Lindsay 310 500 3087 PARTNERS TRUST R.E. www.11982Mayfield.com		

11628 MONTANA AVE #104	Open 11-2 631H4	NEW
\$875,000	2+2.5	
OVER 2,000 SQ. FT. IN PRIME BRENTWOOD LOCATION!		
<p>Spacious open floor plan with high ceilings throughout. Large great room with balcony, fireplace and pre-wired for wall mount TV and surround sound. Dining area with wet bar. Large kitchen with sunny eat-in breakfast area and walk-in pantry. Large master suite with private balcony and fireplace, master bath with double sinks, shower and separate tub. Laundry room in unit. Amenities include side by side parking, indoor pool and spa, gym, sauna and ample guest parking. Great location.</p>		
		
MLS#13-672061 Brian Rapf 310-600-3144 PRITCHETT-RAPF & ASS Fully Equipped		

TUESDAY

982 GRANVILLE AVE #4	Open	11-2	631H4	NEW
\$825,000	2+3	3sty-TRADITIONAL		



UNIQUE LIGHT BRENTWOOD TOWN HOME

Light multi-level Brentwood town home. Two-story LR has floor to ceiling windows and opens to the dining area and kitchen. Both the Loft/den and split level Master with 20" ceilings have fireplaces. Patio off Living Room and Master. Condo needs Updating throughout.

MLS#13-671963
Julie Prewitt 310-927-0360
KELLER WILLIAMS-SANT

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

831 S GREYNA GREEN WAY #205	Open	11-2	631G5	NEW
\$688,000	2+2.5	CONTEMPORARY		



TRANQUIL AND PRIVATE 2 STORY PENTHOUSE IN BRENTWOOD.

Situated on a beautiful tree lined street, just south of Montana Ave, this two story 2bd condo has dramatic views from every room. Bright, airy & quiet rear unit w/one common wall. Features include hardwood floors, double pane windows & doors, recessed lights & crown moldings thru-out. Wonderful use of marble in bath. Custom built cabinetry w/granite buffet in dining area. Balconies off living area & all bedrooms. 2 side by side parking. Inside laundry.

MLS#13-672479
Gary Limjap 310-586-0339
COLDWELL BANKER - SM

Blt-Ins,Dryer,Elvtr,Grbg Disp,Intrcm

1000 S WESTGATE AVE, UNIT 313	Open	11-2		NEW
\$479,000	1+1.5	CONTEMP MED		



STYLE & SPACE IN SHARP OPEN-PLAN 1BR/1.5BA + DEN CONDO

Amazing open floor plan & sharp details make this a very appealing pied a terre! Upper floor unit in the 1000 Westgate complex is full of light from east & west; Balcony off the LR & BR; Step-down sunken LR with fireplace; Master bath plus huge open den/office with 1/2 bath; Beautiful dark carved wood floors throughout; Kitchen with tumbled Travertine tile & all-stainless appliances. Complex has an exceptional, huge common area pool/sunning/BBQ deck. 2 gated parking spaces. A rare Brentwood gem.

Bob Friday 310.720.9979
BULLDOG REALTORS

Awesome pool, sun deck & BBQ facilities

11639 CHENAULT ST #303	Open	11-2	631H3	NEW
\$425,000	1+1	MODERN		



WWW.11639CHENAULT303.COM

Spacious and bright remodeled 1br/1ba in the center of Brentwood - just a short stroll to coffee, restaurants, shopping, etc. Hardwood floors throughout, granite counters in kitchen, slate floors in remodeled bath, step-down living room with fireplace. This move in ready condo is in the midst of everything Brentwood has to offer, yet it's on a quiet cul-de-sac. Awesome sunny roof deck, 1-car parking.

MLS#13-673053
Regina Vannicola 310-625-2061
KW-SANTA MONICA

Dshwshr,Rng/Ovn,Fridg


11767 W SUNSET BLV, UNIT 204	Open	11-2		NEW
\$399,000	1+1.5	CONTEMPORARY		

Sophisticated large 1BR/1.5BA - approximately 843 sq ft - with hardwood floors, new bright white paint, and quiet rear location. 1-car parking. Coop.

Refrigerator, DW

Regina Vannicola 310-625-2061 KW-SANTA MONICA

07 West L.A.	Condo / Co-op			
1522 S CENTINELA AVE #106	Open	11-2	631-H6	NEW
\$359,000	2+1	TRADITIONAL		




OPEN TUESDAY 11-2PM!

Charming light and bright 2 bd/1 ba first floor front unit. This secured courtyard complex is in a prime WLA location. This unit has a generous private patio off the master bedroom. Trust sale. No court confirmation required.

MLS#13-672607
Mike Cockinos 310-612-5606
COLDWELL BANKER - BW

Dshwshr,Grbg Disp

08 Cheviot Hills - Rancho Park	Single Family			
2754 MONTE MAR TER	Open	11-2		NEW
\$3,795,000	4+4.5	OTHER		



RARE AND TRULY SPECIAL HOME ON GOLF COURSE

Rare Wallace Neff property overlooking the fairway at Hillcrest Country Club. Built on a double lot with exquisite specimen trees, multi level used brick patios, Koi pond and stream plus pool. A picturesque, secluded entertainers paradise! First time on market in a generation. Enjoy the relaxed California lifestyle!

SALLY AMINOFF 310-409-8900
COLDWELL BANKER BH/N

Stove, Refrigerator, Oven, Hood Fan

3153 GILMERTON AVE	Open	11-2	632E7	NEW
\$1,449,000	3+2.5	2sty-TRADITIONAL		




ELEGANCE IN CHEVIOT HILLS!!!

Stunning 3 bed & 2.5bath 2-story traditional in Cheviot Hills. Beautifully remodeled with nothing left out. The rich luster of hardwood floors provides a warm feeling, separate living and family rooms complete with recessed lighting, built in bookcases, cabinets & fireplace. Gourmet kitchen w/subzero refrigerator, stainless steel appliances & spacious dining area that overlooks outdoor deck & grassy backyard. Spacious master suite has attached study or nursery.

Lee Ziff 310-991-3977
KELLER WILLIAMS BH

Built-ins, Stainless Steel Appliances

3281 EDITH ST	Lunch	11-2	632F7	NEW
\$1,299,999	4+3	RANCH		



DELIGHTFUL POOL HOME

"Cheviot Hills Country Club Estates" Delightful Ranch style Pool Home situated on cul-de-sac street. Spacious 4 bedroom + 2.5 baths, Bright open floor plan with wall to wall glass windows and doors that look out to the pool, Gracious Living room with fireplace, Exquisite dining room, Charming kitchen with breakfast room, Hardwood floors though out all rooms except Liv rm, Tiled bath rooms, Private yard with expansive patio area, Lush landscaping with sparkling pool, spa, truly exceptional!

MLS#13-673103
Danita Tabron 310-464-5911
KELLER WILLIAMS RLTY

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

Get Real Time Statistics.

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TUESDAY

10626 BUTTERFIELD RD		Open	11-2	NEW
\$1,295,000	4+3	2sty-TRADITIONAL		



STUNNING REMODELED TRADITIONAL HOME!

Tastefully renovated in 2013 this traditional home features elegant Ceaserstone counter-tops, marble fireplace, recessed lighting & wide-plank white Oak hardwood floors throughout. Gorgeous beveled glass entry door opens to the spacious living room which seamlessly flows from the dining room onto the sun-filled kitchen. Downstairs provides a separate living space w/ bonus room & en suite bath. Elevated outdoor deck provides awe-inspiring views, perfect for enjoying sunsets & dining al fresco!

Rory Posin/Kristian Bonk RE/MAX BEVERLY HILLS	310-839-8500	www.RoryPosin.com
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09 Beverlywood Vicinity Single Family

9342 CRESTA DR		Open	11-2	632G5	NEW
\$1,895,000	4+3.5	2sty-TRADITIONAL			



SOPHISTICATED, EXTENSIVELY REMODELED CONTEMPORARY TRAD

Extensively remodeled Contemp Trad w/ 4bd, 3.5ba, den/office & pool. Open flr plan w/ formal liv rm w/ frplc. Din rm w/ built-in showcase shelves. Open & inviting kit w/ top-of-the-line app, center island w/ brkfst bar opening to the great room & bckyd. Office/den & 1 bd suite complete the downstairs. Professionally designed priv bckyd w/ outdoor liv rm, din area, built-in BBQ, fire pit & swimmer's pool. Upstairs find lrg mstr suite w/ vus, elegant ba & walk-in closet. 2 add'l bdrms and ba.

Nancy Ross/ Laura Barton PT BEVERLY HILLS	310.500.3983	www.9342Cresta.com
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9145 SAWYER ST		Refresh.	12-2	632H5	NEW
\$1,595,000	2+2	MID-CENTURY			



ENTERTAINER'S DELIGHT ALSO OPEN TWILIGHT 5:00-7:00PM

Refresh or re-imagine this special 2 bedroom, 2 bath mid-century Beverlywood home designed for entertaining. Enjoy 2 fireplaces -one in the family room as well as the living room -a hot tub just outside the master bedroom, a large pool and sun deck with outside 3/4 bath and office all on an extra large lot.

David Israeli GILLERAN GRIFFIN COM	310-918-3527	www.TheTeamBeverlyHills.com
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2423 S BEVERLY DR		Refresh.	11-2	6326	NEW
\$1,549,000	4+3	1sty-TRADITIONAL			



STUNNING BEVERLYWOOD TRADITIONAL

Sensational 4 bedroom 3 bath home situated along a quaint, tree-lined street, minutes from Circle Park & the award winning, Castle Heights Elem. School. Extensively remodeled Chef's kitchen, featuring Quartz counter tops, Viking appliances, Travertine stone flooring & custom walnut cabinetry. Also a lovely master bedroom suite, w/ French doors, opening to a spacious entertainers patio, ample storage/closet space throughout, a gracious, tiered grassy back yard/play area & a two-car garage

Joshua Myler THE AGENCY	323.333.0301	Micro,Rng/Ovn
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1530 S HAYWORTH AVE		Open	11-2	633A4	NEW
\$699,000	3+2	COUNTRY ENGLISH			



CHARMING ENGLISH IN FAIRCREST HEIGHTS. HUGE GRASSY YARD!

Sparkling English country with Spanish theme interior. Living Rm has barrel ceiling opening into lovely formal Dining Room. Large yard and gleaming hardwood floors. Arches and coved ceilings, decorative mantel and cozy breakfast area. Original details intact. Grassy yard w/large side yard. Covered patio in the back. Central AC/Heat. Great location in Faircrest Heights, one of LA Magazine's 10 best neighborhoods. Minutes to Santa Monica, The Grove, Beverly Hills. LAX, Downtown L.A. studios.

P. Kellogg/Pam Dougherty COLDWELL BANKER-BH N	310-777-6307	www.1530Hayworth.com
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10 West Hollywood Vicinity Single Family

434 N ORLANDO AVE		Open	11-2	593A7	NEW
\$1,595,000	3+2	SPANISH			



CHARMING REMODELED SPANISH HOUSE

Charming remodeled Spanish house located in a great neighborhood. Hardwood floors thru-out. Bathchelder fireplace in living room. Gorgeous kitchen with eat-in breakfast area. Large master with lots of closet and beautiful master bath. Two other good size bedrooms. Sunny backyard with room for a pool. Call Avrilie for showings

A. Krom & S. Smith HILTON & HYLAND	310-273-9113	Cbl,Cent Vac
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7714 FOUNTAIN AVE		Refresh.	11-2	593B5	NEW
\$1,175,000	2+1	COTTAGE			



SEE THIS RARE OFFERING THAT YOU'VE DRIVEN BY A MILLION X'S

Exceptionally Rare Opportunity-classic California Cottage w/ history in a prime central location w/Income producing retail which currently has Liquor License. Originally the 1920's cottage house & station for the Trolley end in the area, this property offers extraordinary options to a Buyer who wants it all-Location, Charm and Income property, remodeled warm contemporary front retail area, private gated driveway to cottage in back off Fountain with 2 car garage, yard with lovely trees and privacy

Jeffrey Hobgood SOTHEBY'S BEV HILLS	310-305-7653	Dryer,Rng/Ovn,Fridg,Wshr
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8620 RUGBY DR		Open	11-2	592J6	rev
\$849,000	2+1	1sty-SPANISH			

"Heart" of West Hollywood, prime location, quiet residential street, close to all WeHo attractions Sexy re-imagined Spanish bungalow. Remod, updated & restored w/immaculate care. 2 bedroom + 1 bath

Timothy Di Prizito	310-888-3365	www.Nourmand & ASSOCIATE
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10 West Hollywood Vicinity Condo / Co-op

1145 HORN AVE #B		Open	11-2	592H5	NEW
\$1,195,000	2+3	ARCHITECTURAL			



SOPHISTICATED ARCHITECTURAL

Just north of Sunset, this sophisticated architectural boasts 1,760 sqft of expansive living space. Featuring 2bds/3bths and top of the line appliances/craftsmanship throughout, especially the gourmet kitchen, this unit is truly an entertainer's dream. The open floor plan leads out to a giant balcony and roof top deck with unobstructed city views. Features planked hardwood floors, 2 car garage with private entry, great natural light.

Josh & Matt Altman HILTON & HYLAND	323-791-9398	Bit-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr
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934 HILLDALE AVE		Open	11-2	592/H6	NEW
\$1,050,000	2+3	2sty-SPANISH			



TOWN HOUSE W/ PRIVATE GARAGE 2B/2.5B + OFFICE

Great room w/ dining area, hwd. flrs., fireplace, balcony & views. 2 entertaining garden areas w/bbq. & fpic. Custom finishes thru out. Cul de sac st. Master bath w/claw foot tub & separate shower. Cooks kitchen Garage w/private access, laundry area.

Susan Larison PENINSULA SOTHEBY'S	310-487-1360	
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960 N DOHENY DR #301		Open	11-2	592H6	NEW
\$879,000	2+2.5	3sty-CONTEMP MED			

The perfect condo. Light, spacious, cheerful unit with a large terrace and great southeastern views. 2 Bedrms both en suite. Laundry in unit. Great location.

Lynn Le Glair	323-219-4480	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg
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TUESDAY

874 HAMMOND ST #17	Open	11-2	592H6	NEW
\$415,000	1+1	MID-CENTURY		




STUNNING 1 + 1 IN NORMA TRIANGLE

Stunning 1 bedroom, 1 bathroom condominium located in the heart of Norma Triangle. This professionally designed unit features a spacious living and dining area flooded with natural light, hardwood floors and a large balcony that is perfect for al fresco entertaining. Bedroom has custom closets and offers tree top views. 1 car gated and secure parking. Located within close proximity to night life, restaurants and shopping on both Sunset and Santa Monica Boulevards. Minutes from Beverly Hills.

MLS#13-672175
Steve Sanders 323-828-6471
JOHN AAROE GROUP

Dshwshr, Micro, Rng/Ovn, Fridg

441 SHERMAN CANAL	Open	11:30-2	671-H6	rev
\$1,975,000	3+3	3sty-CONTEMPORARY		



CHARM AND CHARACTER ON THE VENICE CANALS!

Wonderful south-facing updated 2 bed/2bath waterfront beach home w/separate 1 bed/1bath studio. 3 story newer studio bldg has ground fl 2 car garage. 2nd level w/studio & bath. 3rd level w/studio area & bedroom. Bamboo floors, skylights, updated kitchen counters & cabinets, stainless steel downdraft, master bedroom w/custom closets & updated bathroom. Living & dining rooms face the water. Rooftop deck has unsurpassed views overlooking the canals. Sit and enjoy the wildlife on the water!

MLS#13-671625
Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INT'L

Dshwshr, Rng/Ovn, Fridg

1129 LARRABEE ST #3	Open	11-2	592H6	red
\$635,500	669000	2+2	CONTEMPORARY	



JUST REDUCED OVER \$33,000! SELLER WANTS IT SOLD NOW!

Spacious, warm & inviting describes this well laid out 2 bed/ 2 bath condominium. Rear corner unit w/ wrap around terrace & 2 side by side pking spaces. Generous sized rooms w/ bamboo floors, recessed lighting & laundry. Eat-in kitchen has stone counter tops, stainless steel appliances & plenty of cabinet space. The private master bedroom suite has a fireplace, walk-in closet & updated bathroom. The light & bright living room has a fireplace & walls of glass. Well located just north of Sunset.

MLS#13-666433
Barry Fields 310-888-3740
SOTHEBY'S INTL RLTY

Opportunity Knocks, bring you clients

11 Venice	Income
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2127 LINDEN AVE	Refresh.	11-2	671J5	red
\$1,995,000	2265000	2sty-ARCHITECTURAL		



REDUCED! INTERNATIONALLY PUBLISHED ONE OF A KIND PROPERTY!

REDUCED! Perfect for an owner/user or turn into your family compound! Experience the masterpiece that is Venice's 'One Window House. Sitting on a 3,900 sq ft corner lot, this property was spatially maximized by building up & creating 2 structures. The first structure is 2BR + loft on the second floor, offering modern sustainability using recycled content. The second structure has been converted to a fully permitted guest quarters. Amazing indoor/outdoor flow - The opportunities are endless!

MLS#13-642839
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES

Dryer, Rng/Ovn, Fridg, Wshr

11 Venice Single Family

663 SAN JUAN AVE	Lunch	11-2	671/H5	NEW
\$1,895,000	3+2	1sty-CALIFORNIA BUNGALOW		



STUNNINGLY RENOVATED BUNGALOW-QUINTESSENTIAL VENICE STREET!

Enter into an open floor plan where high ceilings and skylights infuse the space with natural light. Elegant wire brushed white oak floors throughout with classic designer finishes. Living room with warm fireplace that opens to the fabulous and sophisticated eat-in kitchen. Two large bedrooms share guest BA complete w/ Grohe fixtures, Duravit toilets, and beautiful glass tiles. Newly built garage being used as an office, also with French doors that opens to the backyard.

MLS#13-672993
Tami Pardee 310-907-6517
PARDEE PROPERTIES

Refrigerator, dishwasher, range/oven

12 Marina Del Rey	Condo / Co-op
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4105 PACIFIC AVE #4	Open	12-2	701J1	NEW
\$1,299,000	2+2.5	3sty-ARCHITECTURAL		



WONDERFUL 2 BR 2.5 BA WITH PANORAMIC VIEWS OF GRAND CANAL

Fabulous three level condo close to the beach featuring breath taking Canal Views from each level as well as the roof level balcony. Two generously sized bedrooms each with their own attached bathroom and master with a large walk in closet. Head upstairs to the main entertaining level with the living room, kitchen, dining area, fireplace, balcony, built-in book shelves, wine rack, and powder room. Kitchen has granite counters with stainless steel appliances. Up one more flight of stairs feature

MLS#13-672993
Debra Berman 310.424.5512
RE/MAX ESTATE PROPER

Blt-Ins, Dshwshr, Dryr, Frzr, Grbg Disp, Othr

241 SHERMAN CANAL	Open	11:30-2	671-H7	NEW
\$1,795,000	2+2	2sty-CONTEMPORARY		



AWESOME CONTEMPORARY VENICE CANAL HOME W/BOATDOCK

Highly customized finishes to this unique south facing Venice Canal home w/40 ft frontage! First fl has cork flooring & Douglas fir open beam ceiling. Glass and metal garage rollup door creates indoor/outdoor dining experience. Living space flows seamlessly to waterfront outdoor patio deck w/ beautiful coral tree. Permitted dock, upstairs bedrooms with terrific water views and great roofdeck. Separate writers retreat over garage!

MLS#13-672631
Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INTL

13082 MINDANAO WAY #27	Open	12-2	672C6	NEW
\$875,000	2+2.5	2sty-CAPE COD		



AMAZING PATIO HOME LOCATED IN VILLA MARINA EAST PHASE IV

Chic and remodeled patio home set in a meticulously landscaped private gated community. Excellent condition. Living room with granite fireplace, polished cement floors and built-ins on both side. Loft/office has been expanded to create a more usable space. Master bedroom features wonderful plantation shutters and a fireplace. Remodeled master bath with dual sinks, grand tub and walk in closet. Additional features: quiet location and private patio. Great amenities include 24 hr. guarded gate.

MLS#13-672631
Debra Berman 310.424.5512
RE/MAX ESTATE PROPER

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

325 BROOKS AVE	Lunch	11-2		NEW
\$1,795,000	2+2	1sty-CALIFORNIA BUNGALOW		



CHARMING LIGHT INFUSED BUNGALOW W/ GUEST STUDIO-A MUST SEE!

Just off Abbot Kinney. This 2BR/2BA home mixes old with new. Tucked in behind the original builds ins there is an office area and a newly added half bath. Continue to the back where the remodeled contemporary addition boasts Spanish tile floors, soaring ceilings, and sunny skylights. French doors lead you to the freshly landscaped backyard. What used to be a 4 car garage has been divided in half as a 2 car garage and an unpermitted 1BR/1BA studio with laundry.

MLS#13-672631
Tami Pardee 310-907-6517
PARDEE PROPERTIES

Refrigerator, dishwasher, range/oven

Questions? Need Assistance?
Contact our Help Desk Department!

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

13 Palms - Mar Vista Single Family

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




MAGIC IN MAR VISTA!

Set behind a walled courtyard on the Lower Mar Vista Hill, this secluded Southwestern-style compound offers gracious California living. Enter a beautiful open courtyard & experience this home's warm, welcoming spirit. Relax in front of the fireplace in the living room. Entertain in the open kitchen/den that flows to a lush private backyard. Ideal for a professional who needs a workspace w/ separate exterior entrance. Moments from the excitement of Abbot Kinney, Rose, Santa Monica & Venice Beach.

MLS#13-672961	Guesthouse
JAFFE & BURNS TELES PROPERTIES	310-403-4925

14 Santa Monica Single Family

718 12TH ST	Refresh. 11-2 631D7	NEW
\$2,869,000	4+3 2sty-TRADITIONAL	

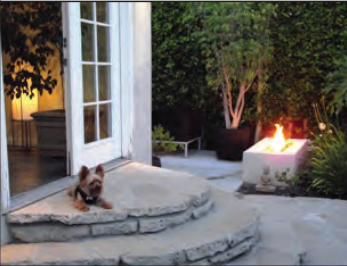


PRIME - NORTH OF MONTANA LOCATION

Welcome home! This incredibly bright house has a tremendous floor plan. Soaring ceilings and light atmosphere compliment this four bedroom, three bath home. Great room with fireplace connects to open kitchen with Sub-Zero refrigerator, Miele appliances, walk-in pantry and laundry room. Huge office space with library facing pool set in manicured garden.

MLS#13-672833	Visit: 718-12th.com
Carrie Rollings GIBSON INTERNATIONAL	310.650.3075

11940 HAMMACK ST	Open 11-2 672F6	NEW
\$809,500	3+2 1sty-ARCHITECTURAL	




OASIS IN DEL REY WITH 3 BEDROOMS, 2 BATHS, DEN AND BONUS ROOM

Elegance full of exquisite designs. Bright and open living room leads you to the den looking out to the zen like backyard. Bathroom adorned by the rain fall shower, skylight, river rock floors, alchemy custom blown glass sink bowl, wall mounted geberit toilet and chromo-therapy multi colored changing lights in the zuma jet tub. Back patio with built in bench and fire pit designed for entertaining. Bonus room can possibly be a recording studio or private office. 2 tone newer roof, tankless water heater.

MLS#13-672497	Built-ins
Juanita Tiu COLDWELL BANKER - SAN	3109305919

1309 ARIZONA AVE	Open 11-2 671F1	NEW
\$1,195,000	1+1 CONTEMP MED	



STUNNING, BRIGHT & PRIVATE CONTEMPORARY MEDITERRANEAN HOME.

Custom designed Contemporary Mediterranean home. 1 bedroom +1 bath featuring walnut hardwd flrs & custom tiling thruout. Master & living rm open to priv courtyard. Stainless steel kitchen w/custom handmade tiles, pantry & laundry area. Serene courtyard w/ fountain & sitting area surrounded by numerous Succulents, Rosemary, & Jasmine greenery. Secure automated gate leads to SxS parking. Indoor & outdoor audio system incl iPod dock. Impeccable details & finishes thru-out, great curb appeal!

MLS#13-673059	Built-ins
Charles Pence PARTNERS TRUST SM	310-458-4024

11260 REGENT ST	Open 11-2 672D2	red
\$859,000	4+3 RANCH	



UNIQUE, CALIFORNIA RANCH STYLE HOME

Situated on a large corner lot. Vaulted, beamed ceilings throughout, smaller swimming pool and brick BBQ make a wonderful retreat from the outside world. Bonus room with 3/4 bath attached to garage makes a perfect home office, or "whatever" room. FA heat, copper plumbing, alarm system. This home is not your usual find on the Westside.

MLS#13-668997	Dshwshr, Dryer, Grbg Disp, Micro, Other
Curt Zellers CAVANAUGH REALTORS	310-836-1176

1609 ASHLAND AVE	Open 11-2 671 H3	NEW
\$1,179,000	3+1 1sty-TRADITIONAL	



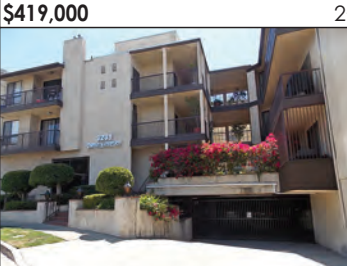
SWEET BREEZES ON SUNSET PARK HILL

On the upslope of 1 of the best streets in Sunset Park. Meticulously manicured, maintained & remodeled. Childhood home of the owner beautifully upgraded. Sunny Living Room anchored by marble stone Fireplace. Thin plank Hardwood Floors. Crown Moldings. Lovely Formal Dining Room. Kitchen tastefully remodeled with chocolate brown cabinetry, Silstone Counters, recessed lighting, & stainless steel appliances. Built in correspondence desk. Cheerful Bedrooms. Remodeled Bath w Spa Tub. Giant private back yard!

MLS#13-664071	refrigerator, microwave, washer, dryer
SUZANNE & HEIDI TELES PROPERTIES	310.729.3767

13 Palms - Mar Vista Condo / Co-op

3231 CHEVIOT VISTA PL #303	Open 11-2 632E7	NEW
\$419,000	2+2 CONTEMPORARY	



BRIGHT AIRY TOP FLOOR CONDO W/ HIGH CEILINGS & TREE TOP VIEWS

Freshly painted and new carpet throughout. Spacious and open living room with fireplace and private balcony. Large kitchen with a breakfast area and stacked washer/dryer. Good sized master suite with large closet. Bonus storage area and two parking spaces in the secured garage. Nice building on a quiet street but located conveniently close to Trader Joe's, restaurants, and more.

MLS#13-672895	Mike Schwartz - 310.985.2301
Lois Bostwick COLDWELL BANKER - SM	310.586.4552

527 LATIMER RD	Open 11-2 631B6	rev
\$3,700,000	3+2.5 2sty-OTHER	




RUSTIC CANYON FARMHOUSE

In the heart of Rustic Canyon, the architect Ron Johnson, designed a "typical rustic farmhouse" situated in a magnificent eucalyptus tree grove for a pair of hobbyists in 1952. Main level offers 2 bdms/1 bath, living room & FP, adjacent dining room, and cozy kitchen w/ breakfast area. Oversized sewing room, and bathroom set in a separate 2nd story wing, plus 2-car garage. Cameron Watt executed the woodwork and built-in cabinetry all out of heavy cedar in the tradition of a European craftsman.

MLS#13-664071	CIng Fan, Dshwshr, Dryer, Rng/Ovn, Fridg,
Frank Langen DEASY PENNER & PARTN	310-230-0195

1047 BERKELEY ST	Refresh. 11-2 631G5	rev
\$2,650,000	3+3 MEDITERRANEAN	



GORGEOUS MED HOME W/ CHARACTER, CHARM ON CORNER LOT IN SM

Gorgeous Med home w/ character, charm on elevated corner lot in SM. Beautiful tile work & arched entries thru out. HW floors, replica Malibu tiles, copper gutters, pvt balconies w/ wrought-iron railings, beamed ceilings. Ex lg kitchen w/ 3 ovens, pantry, breakfast nook & island w/sink. 3 Bed, 3 Bath, Lg formal DR w/ cathedral ceiling & lg bay windows. Step down LR w/ FP & coved ceiling. Lg family room w/ open wet bar, FP, Built-in's and pool table. Deep 4-car garage w/ extra storage.

MLS#13-664909	BBQ, Blt-Ins, Cbl, CIng Fan, Dshwshr, Other
Kellen Flanigan KELLER WILLIAMS-SANT	310-710-4016



TUESDAY

14 Santa Monica Condo / Co-op

1115 19TH ST, UNIT 8	Open 11-2 631-F7	NEW
\$1,099,000	3+2.5 2sty-CONTEMPORARY	




NORTH OF WILSHIRE TOWNHOUSE - 3 BEDROOM + BONUS ROOM!

Superb Townhouse in a Superb Location! Many upgrades and room for you to add your finishing touches. Bona fide 3 bedroom. Pull up to your private garage w/ direct entry into your home. Front corner unit. Bonus Room. Extra Storage. Garage is presently used as a playroom and is simple to convert back to a usable garage. Shopping and Dining are all within walking distance. Don't let this one get away!

Robert Katz ROBERT KATZ & ASSOC.	310-422-4760	Pool, Pvt Garage, Washer/Dryer
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654 PIER AVE, UNIT C	Open 11-2	NEW
\$988,000	3+2	



FABULOUS, MICHAEL FOLONIS ARCHITECTURAL TOWNHOME


Fabulous, Michael Folonis architectural townhome in trendy Ocean Park. Amazingly light and bright main level, living areas with sky-high ceilings and soaring windows. Gas fireplace in living room, wall-to-wall skylights in kitchen. Xtra large loft overlooks living room and leads to large, roof-top deck with views.

2452 CHELSEA PL, UNIT E	Open 11-2 631/G7	NEW
\$799,000	3+2.5 2sty-OTHER	

Quiet comfortable 3 Bedroom TH, located in a Cul de Sac Small Complex with low HOAs. Open living first floor w/ all bedrooms up. Washer dryer in unit. Sec. prking 2 side-by-side w. extra storage

washer/ dryer, Refrig, stove, dbl oven		
Leah Melika	310-425 9742	KELLER WILLIAMS SM

821 BAY ST #A3	Open 11-2 671F3	NEW
\$725,000	3+2 ARCHITECTURAL	



DRAMATIC TRI-LEVEL IN SPECTACULAR ARCHITECTURAL BUILDING

Dramatic tri-level unit in a spectacular architectural building, designed by renowned architect, Michael Folonis. Security gated entry & close to the beach, Whole Foods, shopping, fine dining & nightlife. Private rear unit location w/ abundant natural light & LR w/ wood burning FP, high ceiling & wood floor. Two open terraces, w/ city lights & mountain views from the top floor terrace. Side by side parking & a large private storage unit in a security gated garage. HOA includes EQ Insurance.

Bill Parks RODEO REALTY INC.	MLS#13-671453
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2308 SCHADER DR, UNIT 105	Open 11-2	NEW
\$399,000	1+1 MODERN	



1 BR/1BA NEW LISTING! OPEN 11-2

Move-in ready sunny 1BR/1BA with newly refinished hardwood floors, in a perfect location close to Whole Foods, UCLA Santa Monica Hospital and Saint John's, and a short stroll to the new metro line (coming soon!). Gleaming white tile kitchen and baths, new stove, Bosch dishwasher. Private balcony overlooks park. One-car secure parking, dues include EQ insurance.

Regina Vannicola KW-SANTA MONICA	310-625-2061	Range/oven, refrigerator, DW
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1513 BERKELEY ST #1	Open 11-2 631H6	red
\$1,389,000	3+3 CONTEMP MED	

3bd/2.5 ba Front facing Newer construction unit welcomes you w/ main level open floor plan/gourmet kit & wraparound patio/2nd level loft/3rd level Masterbd/BA +2bds/1/ba. Dwn 2car garage + Lg bonus rm

MLS#13-659797	Blf-Ins,Cbl,Dshwshr,Grbg Disp,Rng/Ovn	
Lorae Tayler	310-864-6910	SIR-SM

14 Santa Monica Income

842 BAY ST	Open 11-2 671/F3	NEW
\$1,300,000	Duplex MEDITERRANEAN	



FANTASTIC DUPLEX IN SUNSET PARK!

A fantastic duplex in Sunset Park featuring a lovely Spanish 2 bedroom, 2 bathroom front house with a separate garage/studio space, and a gated uniquely designed back unit with 2 bedrooms and 1 1/2 bathrooms. Amenities for both units include dark laminate wood flooring, a wood burning fireplace, a washer and dryer, central air/heat, updated plumbing and electrical, granite counter tops in the kitchen, and access to a security system. This is a great investment or owner-user opportunity!

Tara Rodgers SOTHEBY'S INT'L RLTY	310-255-5482
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14 Santa Monica Lease

938 2ND ST #PH2	Open 11-2 671D1	NEW
\$9,500	2+2.5 2sty-ARCHITECTURAL	



STUNNING REMODELED OCEAN VIEW ARCHITECTURAL PENTHOUSE LOFT

* VERY SPECIAL OFFERING * OCEAN VU'S FROM ALMOST EVERY ROOM * 2+2.5+ OFFICE/DEN LOFT LEADING OUT TO MONSTER SIZED ROOF DECK W/ FULL ON 360 VU'S OF OCEAN, CITY, MTN, GETTY & BEYOND! REMOD KIT & BA'S, WOOD FLOORS, GLASS GAS FRPLC, SOARING CEILINGS, ARCH'L WINDOWS, LAUNDRY, DOUBLE SEC ENTRY, GATED SIDE BY SIDE PARKING + TONS OF STORAGE. PREFER TO DELIVER FURNISHED WITH CURRENT "ROOM & BOARD" STYLE PIECES BUT UNFURNISHED IS POSSIBLE AS WELL. IDEAL FOR ENT INDUSTRY/PRIVACY MINDED. EASY TO SHOW.

Damon Kronsberg CB BRENTWOOD	MLS#13-672309	310.633.4900	BBQ,Blf-Ins,Dshwshr,Laundry
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15 Pacific Palisades Single Family

16669 CHARME LN	Lunch 11-2 630H3	NEW
\$2,999,000	4+3.5 1sty-CONTEMP MED	




AMAZING OCEAN VIEWS!

This spacious 4 bedroom and 3.5 baths situated on a 16,939 lot exemplifies class and elegance. Constructed with the finest materials; honed travertine floors, arched doorways, large walls for art. Oversized family room with fireplace which leads you to the kitchen with a spacious island, granite counters, Wolf range, Sub-Zero, very sleek maple cabinetry and a half circle breakfast nook. Formal living room with fireplace, dramatic custom wine cellar and views of the ocean and much more!

Marco Rufo PRUDENTIAL CA REALTY	310-488-6914	Built ins, Range/Oven, Refrig.
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16752 BOLLINGER DR	Open 11-2 630H5	NEW
\$2,695,000	5+4.5 3sty-TRADITIONAL	



VALUE!


Built in 2008 by Miller Construction & Development, this is a beautiful 2 story home with a basement in approximately 5,334 square feet. Proportioned perfectly, the home features 4 bedrooms upstairs and the master suite takes advantage of mountain views from the lower Marquez area. The kitchen flows seamlessly to the family room, living room and bar area, making the home ideal for entertaining.


John Closson PRUDENTIAL CA - PALI	MLS#13-673087	Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro
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TUESDAY

921 EMBURY ST	Open 11-2	631B5	NEW
\$1,499,000	3+3	MEDITERRANEAN	
	CALIFORNIA BEACH CHIC!		
Lovely, bright 3/3 remodeled home in the heart of the Palisades village! Great flow w/lg kitchen that opens to a landscaped yard & a converted detached garage. Living room & family room have floor to ceiling built-ins. Lg dining area. 1 bdrm down with a large full bath, the master and a 3rd bdrm are up with their own baths. The master bath leads outside to a rooftop deck where you can enjoy the ocean breeze. Move-in Ready!			
MLS#13-672899			
Sharon Hays 310.230.2428		Blf-Ins,Cbl,Cing Fan,Dshwshr,Dryer	
COLDWELL BANKER-PAC.			

955 GALLOWAY ST	Open 11-2		NEW
\$1,295,000	1+1	1sty-CAPE COD	
	CUTE STARTER OR START NEW...CSO 3%		
Surrounded by tall hedges all around for complete privacy. Enter the charming white gate to a magical brick courtyard and sweet 1940's Cape Cod-style home. Spacious, bright living room, plus dining nook off original kitchen. One large bedroom, one bath. Wood floors and other traditional details. Garage was converted. Yard is totally private. Blocks to village. Tract 9300.			
Michael Edlen 310.230.7373			
CB - PAC PAL		Built-ins, stove/oven, refrigerator	


16032 MIAMI WAY	Open 11-2	630J5	rev
\$3,225,000	5+4.5	TRADITIONAL	
	CLARK REMINGTON CUSTOM HOME IN EL MEDIO BLUFFS		
Wonderful Clark Remington designed. Exquisite custom cabinets, crown moldings, detailed ceilings & distressed walnut flrs. 5 bed/ 4.5 baths. Lvg rm w fireplace, frml dining rm w coffered ceiling & custom moldings. Grmt kitchen w/ stainless stl appliances, marble countertops & custom cabinetry. Fam rm w fireplace,media center opens to pvt yard.Upstairs master suite w fireplace, walk in closet and sitting room. 3 add family bedrms, baths upstairs. Outdoor entert. w fireplace, kitchen, grill.			
MLS#13-666085			
Hugh Evans 310.500.1331		BBQ,Blf-Ins,Cent Vac,Dshwshr,Dryer,Other	
PARTNERS TRUST BW			

18450 KINGSPORT DR	Open 11-1	630D6	rev
\$1,529,000	3+1.75	1sty-TRADITIONAL	
	EXCELLENT VALUE: STILL AVAILABLE!		
Stunning remodeled gem w/high-end finishes. Light color palate & 3 sets of Fr. doors enhance bright interiors. Recent remodel inc. newer kit. & baths w/ luxurious fixtures, gorgeous stone & tile. Newer improvements feature central AC, lighting, windows, doors, carpet, paint, roof, hardscape, landscape + more! Exclnt flow to yard w/Ocean view deck.			
MLS#13-667851			
Laurie Hudson 310-230-3754		Blf-Ins	
PRUDENTIAL CA - PALI			

15060 ALTATA DR	Open 11-2	631A7	bom
\$4,850,000	6+5.5	TRADITIONAL	
	RARE HUNTINGTON OFFERING... LET THE "OOOHS" & "AAAHs" BEGIN!		
Heart of Huntington Palisades! Striking foyer+chic LR/DR ideal flow to casual living areas. Open kit/brkfst/grt rm/bar w/service to outdoor bbq+ grassy yard+rear patios w/fp/pool/spa/pool bth for carefree outside entertaining+alfresco dining. Mstr w/ofc/lounge area/fp+bit of ocean/substantial bth+closet. 2 sep wings w/4 lrg addt'nl bds+2 shared bths. Addtn'l media/play/workout/gst or 6th bdrm ste. Offices/studies/rich oak flooring/impressive ceiling height/dual staircases/5fps/coveted location.			
MLS#13-660133			
Betty-Jo Tilley 310-230-3767		BBQ,Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,	
PRUDENTIAL CA - PALI			

18 Hancock Park-Wilshire		Single Family	
164 N HIGHLAND AVE	Refresh. 11-2	633E1	NEW
\$1,695,000	5+2.5	2sty-MEDITERRANEAN	
	BEAUTIFUL ARCHITECTURAL JEWEL		
Come see this wonderful Mediterranean home with two-story living room and entry, large rooms - 5 BR's - 2.5 baths, den , office. Three car garage with apartment. Lovely large backyard with entertainment screened-in room.			
MLS#13-660641			
Mollie Mccginty 323-460-7636		One Of A Kind	
COLDWELL BANKER HPN			


323 S CITRUS AVE	Open 11-2		NEW
\$1,599,000	3+3.5	SPANISH	
	CHIC & STYLISH HANCOCK PARK BEAUTY! COMPLETELY REDONE!		
Spectacular, designer done, modern Spanish home! Completely remodeled & expanded w/exquisite taste & attention to detail. Quality materials, designer finishes, and a re-imagined modern floor plan. Stylish yet warm & inviting, w/all of the modern conveniences. The brand new kitchen blends into the dining & sitting areas creating a wonderful open space which leads to the sun deck, grassy yard & 2-car garage. 3 spacious bdrms incl. the pvt. master suite. Exquisitely redone from top to bottom!			
Sally Forster Jones 310-281-3999			
COLDWELL BANKER BHS		www.323citrus.com	


535 S VAN NESS AVE	Open 11-2	633G2	NEW
\$1,400,000	4+3	MEDITERRANEAN	
	SUNSHINE FILLED DESIGNER WINDSOR SQUARE HOME		
Sunshine filled designer-done 4 bed/3 bath Windsor Square home on massive lot w/ pool. Center hall plan opens to dining rm & living rm. Remodeled kitchen w/ Sub Zero fridge/ freezer, Thermador range & double convection micro/oven. Built-in bfast nook overlooks amazing yrd. Maids w/ full bath off kitchen. 3 beds + bonus tandem rm & 2 full remodeled baths up. Spacious master suite. Pool & park-like yard newly landscaped. 2 car garage. Bolted foundation, hwood flrs, double zone AC, updated systems.			
MLS#13-672385			
Sheri Bienstock 323-762-2525		www.thebienstockgroup.com	
KW LARCHMONT			

580 N ARDEN BLVD	Open 11-2	593F7	NEW
\$1,298,000	3+3	FRENCH	
	UPDATED LARCHMONT VILLAGE FRENCH ECLECTIC		
Spacious and Updated French Eclectic in Larchmont Village! The home sits on a generous 7000+ sqft lot, on a quiet and friendly street steps from Larchmont Blvd, LA Tennis Club and Wilshire Country Club. Extensive updates throughout including hardwood and travertine flooring, wainscoting, recessed lighting, crown moldings, copper piping, electrical, hvac, double paned windows, security system & roof. Gorgeous kitchen equipped w/ granite countertops, stainless appliances, wine fridge, double oven.			
MLS#13-672423			
John Duerler 213-924-2208		HANCOCK HOMES REALTY	

126 S ARDEN BLV	Open 11-2	633/F1	NEW
\$1,195,000	2+2	1sty-COUNTRY ENGLISH	
	LARCHMONT VILLAGE COUNTRY ENGLISH		
Alluring Country English with 2 bedrooms, 2 baths, custom Chef's Kitchen with Restaurant equipped Stainless and Granite, wood floors, marble & tumbled stone baths & Family Room with French Doors overlooking terraced yard with bricked court, lawn panel & gardens. Studio/Garage/Playroom. Moments to Larchmont Village!			
Timothy Enright 310.652.6600			
THE ENRIGHT COMPANY		www.TheEnrightCompany.com/126Arden	

TUESDAY

133 S LUCERNE BLV	Open 11-2 633F1	NEW
\$1,195,000	3+2.5 1sty-COUNTRY ENGLISH	
	PRIVATE OASIS WITH POOL, JUST MINUTES FROM LARCHMONT!	
2 blocks from the heart of the Village on a gracious tree lined street, this tranquil retreat is a sophisticated interpretation of 1920's cottage style with loving attention paid to detail, architectural integrity and comfort. Enjoy the exquisite private gardens and lush plantings outside from the beautiful brick terrace overlooking the pool or inside from the family room or comfort of the rear bedroom. Huge attic space could be used for 2nd Story addition. Come See!		
Steven Senigram KELLER WILLIAMS RLTY	213-910-5937	D/W, G/D, FPL, A/C, HDWD FLRS,

344 S HUDSON AVE	Open 11-2 633E2	rev
\$7,500,000	6+5.5 COUNTRY ENGLISH	
	GREAT NEW PRICE!	
Splendid English tennis court estate in prime Hancock Park! Grand 2-sty entry leads to gracious living w/fpl, formal dining rm & library. Gourmet cntr-isle kitchen w/stone counters, stainless appls & butler's pantry. Wonderful master suite w/fpl, balc & 2 custom baths. 3 additional bedrooms, 2 baths & media rm up. Huge family rm flows to entertainer's patios & magnificent yard w/koi pond, putting green, expansive lawn, pool, spa & N/S tennis court. Full one bed guest house over 4 car garage.		
MLS#13-644241	Hutchins/Gless	#1 Agent in Hancock Park since 1994
CB - HANCOCK PARK		


1165 S LONGWOOD AVE	Open 11-2	NEW
\$930,000	2+1.5 1sty-SPANISH	
	STUNNING SPANISH ON ESTATE-SIZE LOT W/VIEWS	
Stunning 1935 Spanish on Estate-Size Lot in Longwood Highlands. Tree-Lined, Mid-Block & Perched on a Hill w/City & Mtn Views. Lovingly Maintained & Upgraded, LR w/12' Vaulted Ceilings, 2 Spacious Bedrooms, Family Room w/City Views, Original Tiled Kitchen & Lg Srvc Porch. Red-Oak Hardwood Floors & Original Windows thru-out. Period-Tiled Baths w/Sunken Tub. Expansive Yard w/Mature Fruit Trees, Patio, 2-Car Garage & Bonus Room. Lot zoned R-2. Add another Dwelling! a Rare Property!		
Heidi Davis KELLER WILLIAMS LARC	2138191289	

455 N JUNE ST	Open 11-2 593E7	rev
\$3,375,000	6+6.5 SPANISH	
	COME SEE THE NEW ME! AN UNPARALLELED SPANISH-STYLE GEM.	
The home, recently remodeled & staged, stands as a testament to a bygone era: wood paneling on walls, wood coffered ceilings, ceilings with stenciled beams & stained glass windows. It features formal grand DR & LR with fireplace, bar area, beautiful brand new gourmet chef's kitchen w/ butler's pantry, opening up to a family room. Upstairs offers 5 BR/5 BA and a formal study adjacent to master suite. Garage converted into a guest house w/ 3/4 BA & private entrance to the pool & expansive garden.		
MLS#13-647433	L. Brenner/ N. Hartman COLDWELL BANKER - HP	323-860-4245
Dshwshr,Rng/Ovn,Fridg		

18 Hancock Park-Wilshire Condo / Co-op

516 S HUDSON AVE	Open 11-2 633E2	red
\$4,299,000	4350000 6+5.5 2sty-TUDOR	
	NEWLY PRICED	
Architecture and craftsmanship with turn of the century quality & charm. Spectacular entry. Extensive wood detailing. 4br/4ba up. 2 maids & bath plus powder room. Dramatic step-down living room with ornately relieved ceiling. Paneled library with fireplace. Bistro room with dry bar. Chef's kitchen with adjoining breakfast area. Spacious master with separate sitting room/office. Unfinished guest apt. over 3 car garage. Gorgeous grounds.		
MLS#13-647017	Kathy Gless/ Rick Llanos COLDWELL BANKER HPN	323-460-7622
Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan		

835 S LUCERNE BLV, UNIT 109	Open 11-2 633/F3	NEW
\$379,000	2+2 TRADITIONAL	
	FABULOUS HANCOCK PARK CONDO!	
Fantastic 2+2 condo steps away from Harold Park & Ebell Theater! This home features an open living rm, dining rm floor plan. Lovely step down living rm w/frpl. Large sliding glass doors that open to a spacious 2-level patio from both living & dining. Lovely master bed w/spacious walk in closet & direct patio access. Newer appliances. Laundry in unit. Generous closet space & a sparkling shared swimming pool! Gated side by side parking. This home is in great condition & has been well maintained.		
Kathleen Mahoney TELES PROPERTIES	323.828.1740	www.835Lucerne109.com

429 N LAS PALMAS AVE	Open 11-2 593E7	red
\$2,595,000	269-5000 5+4.5 MONTEREY COLONIAL	
	GREAT NEW PRICE!	
Rare Monterey Colonial in prime Hancock Park location! Beautifully restored and updated. Dramatic 2-story center hall entry flows to living room with fireplace with gorgeous tile surround and generous formal dining room. Great layout/ open kitchen just needing your personal touch connects to family room with French doors to expansive backyard gardens and huge lawn. Maid's with bath and powder room down. 4 bedrooms/3 new baths up. A/C, security, hardwood floors...		
MLS#13-657653	Lisa Hutchins CB - HANCOCK PARK	323.460.7626
#1 Agent in Hancock Park since 1994		

532 N ROSSMORE AVE #403	Lunch 11-2 593F7	rev
\$329,000	1+1 COUNTRY ENGLISH	
	TOP FLOOR REMODELED LRG BRITE UNIT NEAR LACHMONT VILLAGE	
Charming Fantastic Top Floor Unit in Hancock Park across from Los Angeles Country Club. Only A Few Blocks to Larchmont Village with Shops and Restaurants. Bright and Spacious Unit with Remodeled Bathroom. Vanity Area in Bedroom. Remodeled Kitchen with Granite Counter Tops, New Dishwasher, New Stove Top and Microwave. 2 Walk-in Closets. 2 Parking Spaces with Storage. Quiet Middle Unit. Building Has Pool. EZ to Show.		
MLS#13-668569	Nooshin Shimi KELLER WILLIAMS RLTY	310-498-1090
Blt-Ins,Refrig.,Micro,Pool		

100 S LUCERNE	Open 11-2 633F1	red
\$1,799,000	4+3.5 COUNTRY ENGLISH	
	LARCHMONT VILLAGE ENTERTAINER'S HOME	
Dramatic re-envisioned entertainer's home was rebuilt with modern amenities while preserving architectural treasures - The 4 bed 2.5 main house features a cook's kitchen & formal living rm & dining rm that have character ceilings. The home opens onto a rear garden featuring a sitting area w/ fireplace, dining area, pool, spa, & pergola-covered bbq & swim-up bar. The guest house features 2 bed, a full bath & kitchen. There is a separate detached garage providing parking for 2 cars & storage.		
MLS#13-656907	J. Pauley, T. Galbraith HAUSANGELES	323-314-8843

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19 Beverly Center-Miracle Mile *Single Family*

182 S ALTA VISTA BLV	Open 11-2 633/D1	NEW
\$1,749,000	5+5.5 2sty-ARCHITECTURAL	
	STUNNING PAUL WILLIAMS NEAR THE GROVE	
This exquisitely restored 5 bed, 5.5 bath home offers original character and integrity while catering to modern living of today. This spacious and light home offers beautifully remodeled kitchen and baths, rich hardwood floors throughout, vintage details and exceptional craftsmanship. Step outside and discover the generous lush landscaped yard, lovely pool, a Guest house and 3 car garage on this unique and stunning property. Mills Act.		
J. Garcia / S. Dishell PRUDENTIAL BH	310-777-2807	


166 N GARDNER ST	Open 11-2 633C1	NEW
\$1,326,000	3+3.5 TRADITIONAL	
	GREAT REMODEL! MUST SEE!!!	
Located in the very desirable south of Beverly location, adjacent to the Grove, this beautifully renovated 3 bed/3.5 bath home with expansive open floor plan is conducive to today's lifestyle. The open kitchen is complete with beautiful cabinets and granite countertops with a large movable island. This charming home is complete with recessed lighting, new electrical, plumbing and an A/C system. Also new windows and doors. Guest house with 3/4 bath.		
Carolyn Schneider MILLER & DESATNIK RE	310-202-9166	

1130 S LA JOLLA AVE	Open 11-2 633	NEW
\$1,295,000	3+2 1sty-SPANISH	
	BEAUTIFUL HOME WITH ENDLESS POSSIBILITIES!	
From the dramatic entry with high ceilings and stained glass detail to the bright, open living room with stained-glass picture window, this home will charm you with its architectural details and expansive floor-plan! 3 bedrooms, 2 bath, family room and private courtyard patio with fireplace, garage and studio. The possibilities are endless! Open tonight 6:30-7:30pm.		
RED KW LARCHMONT	310-276-6656	

938 S STANLEY AVE	Open 11-2 633C3	NEW
\$1,149,000	3+2.5 SPANISH	
	PRISTINE SPANISH REMODEL IN MUSEUM SQUARE!!	
Sexy, sophisticated 1933 Spanish, professionally remodeled in 2011 by Saxony Design Build. Step down living room with high beamed ceiling, leaded glass & fireplace. Front courtyard, formal dining, breakfast rm w/period built-ins & custom Viking kitchen. Skylit center hall, designer powder rm, modern en-suite bath in guest and immaculate full deco bath. Gleaming hrwd flrs throughout, period details galore, updated systems, heat & air. Private, grassy back yard. Absolute move-in condition.		
Ned Brown TELES PROPERTIES	(310)270-9288	Dshwshr,Rng/Ovn

1232 S CURSON AVE	Open 11-2 633	NEW
\$825,000	2+1 1sty-SPANISH	
	PRISTINE 1928 SPANISH-STYLE HOME IN RED HOT WILSHIRE-VISTA!	
Perfectly pristine with 1928 original Spanish character!! Bright vaulted ceilinged-living room, wood-burning & gas Batchelder-style fireplace. Cool vintage tiled kitchen with breakfast area and separate, Spacious formal dining with French doors to front patio. Original bathroom adds to the charm. Central Air, in-tact usable gated driveway & 20 FT hedged private backyard with room for pool or expansion!		
RED KW LARCHMONT	310-276-6656	Central AC/Heat, Sec sys, gated drive

19 Beverly Center-Miracle Mile *Condo / Co-op*

100 S DOHENY DR #802	Open 11-2 632H1	NEW
\$399,000	1+1.5 CONTEMPORARY	
	1 BD/1.5 BA WITH GREAT VIEWS IN A GREAT LOCATION	
PANORAMIC VIEWS FROM THIS FRONT FACING LIGHT AND BRIGHT 1 BR & 1.5 BA UNIT. LARGE TERRACE, KITCHEN WITH NEWER TILE COUNTERTOPS AND BACKSPLASH OPENS TO LIVINGROOM. BOTH BATHROOMS REMODELED WITH NEWER CABINESTS, COUNTERS AND SHOWER - BUILDING FEATURES 24 HOUR SECURITY GUARDS, LIBRARY/READING AREA, WORK OUT ROOM, BEAUTIFULLY LANDSCAPED POOL & SPA AREA, NORTH/SOUTH TENNIS COURT, SAUNA & MORE - GREAT LOCATION - ADJACENT TO BEVERLY HILLS, CEDARS SINAI HOSPITAL & BEVERLY CENTER -NEED 24H NOTICE TO SHOW		
Michael Collins COLDWELL BANKER-BH N	310-859-6299	Blt-Ins

20 Hollywood *Income*

1135 N HUDSON AVE	Open 11-2	NEW
\$899,000	Duplex 1sty-CONTEMP MED	
	HOT,HOLLYWOOD,HAPPENING,HUDSON REMODELED DUPLEX VACANT	
This Sleek & Sexy Energy Efficient Investment has been Completely Remodeled Inside & Out. New Roof, New Electrical, New Copper Plumbing & Foundation Bolted w/ Permits. New Modern Bathrooms, New Kitchens w/ Stainless & Ceaserstone, New Paint, Inside & Out, Outdoor Deck, Recessed Lighting & Natural Skylights thru out. Central Heat & AC, Low Maintenance Landscaping. Centrally Located in the Heart & Hub of the City! Owners Unit 2-bed 1.5-bath, 2nd Unit 2-bed 1-bath An Amazing Condo Alternative		
Steven & Zee Spezzano KELLER WILLIAMS	213-494-3999	The Integrity Team

21 Silver Lake - Echo Park *Single Family*

2150 SANTA YNEZ ST	Open 11-2 594D7	NEW
\$659,000	3+2 CRAFTSMAN	
	TURNKEY 3 BR, 2 BA HOME IN ECHO PARK NEAR SUNSET	
This 3 bedroom, 2 bath Echo Park Craftsman has been given a fresh look with new hickory wood flooring, enhancing 2008 improvements that include a new kitchen, two new baths, new plumbing, electrical, heating/ AC and seismic retrofitting. Enjoy indoor-outdoor living with French doors that lead to a large deck, a hot tub, and an expansive, sunny back yard. With Sunset's restaurants and retail and the revived Echo Park Lake only a short distance away, this is city living at its best.		
Jamie Adner KW HOLLYWOOD HILLS	310-845-6810	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Other

2464 LAKE VIEW AVE	Open 11-2 594/E4	NEW
\$529,000	2+2 1sty-SPANISH	
	AN ENCHANTING SPANISH BUNGALOW WITH VIEWS& A VERDANT YARD	
An enchanting 1926 Spanish Bungalow nestled in the hills of Silver Lake with views.This 2 BR/2BA home features hardwood floors, countless built-ins, leaded windows,& a formal dining room with French doors that open to a large balcony.The tiled kitchen offers a gas range&built-in microwave. The bedrooms are spacious&the master has a large walk-in closet. The verdant yard has numerous mature trees&a wonderful patio perfect for al fresco dining + a downstairs workroom with separate entry.		
Ross Carter COLDWELL BANKER	(323) 210-2380	Central Heat,Stove,Microwave,Hook-Ups




TUESDAY


21 Silver Lake - Echo Park *Income*

1824 WEBSTER AVE	Open 11-2 594D5	NEW
\$1,149,000	3sty-CONTEMPORARY	
	SWEEPING VUS OF RESEVOIR TO DTLA. OWNRS UNIT DLRVD VACANT	
The owners unit (3 bedrooms and 3 baths Approximately 2168 sq ft +/-) has multi level interiors with sweeping view of Reservoir and Silver Lake Hills all the way to DTLA towers from living room / Master suite and Dining room. Large wrap around decks on two levels. Master suite has private sun deck, large walk in shower and dry sauna, high ceilings. A 4th room can be used as a guest quarter or office.		
MLS#13-659503	Dshwshr,Dryer,Grbg Disp,Fridg,Wshr	
Reuben Pacheco 213-804-4245	JOHN AAROE GROUP	

22 Los Feliz *Single Family*

4625 DUNDEE DR	Open 11-2 594-A2	NEW
\$5,200,000	5+5.5 3sty-ARCHITECTURAL	
	ONLY ONE ~ 3/4 ACRE ~ PRIVACY	
ONLY ONE. ¾ acre. An Architects language links 5 Beds/5.5 Bths with a profound connection to nature. Great Room; Chefs kitchen, dine/family opens to Saline Pool,Private Decks, landmark views and plazas by Award winning landscape Architects James Lord/Roderick Wyllie. Luxe Master Wing; 2 decks form 360 views. Private lower bed suite with 3 olives trees and hilltop spa. Fleetwood pocket doors, outdoor shower, large piece of additional land, 3 car garage. See FULL PAGE. -- Entertain for 100's.		
Patricia Ruben 3236712310	SOTHEBYS - LOS FELIZ	
You're Never removed from Nature		

3756 EFFINGHAM PL	Lunch 11-2 594/C2	NEW
\$1,599,000	4+3.5 3sty-COUNTRY ENGLISH	
	COUNTY ENGLISH W/FRESH CONTEMPORARY FLARE	
Sited on a beautiful tree-lined street north of Los Feliz Blvd this warm and inviting home offers a formal entry, generous living and dining rms w/ beautiful picture windows to tree-top views.The eat-in kitchen features a pantry and leads to a private deck for outdoor dining. Upstairs is a large Master w/rpl, updated contemporary bath, plus two family bedrooms and a full bath. The lower level offers 4th bdrm suite, office/studio,den area,and leads to a huge backyard w/room for pool. 2 car gar		
Karen Lower 323 804 8043	COLDWELL BANKER BH N	
www.3756EffinghamPl.com		

2745 GLENDOWER AVE	Open 11-2 593J2	NEW
\$1,595,000	3+3 SPANISH	
	CHARACTER SPANISH WITH VIEWS	
Charming Los Feliz hills Spanish, 3 bedroom 2.5 bathrooms with panoramic city and mountain views, gourmet kitchen, arched alcoves and doorways, wood-beamed ceilings and magnesite floors. Gated and hedged, this impeccably maintained home is a relaxing retreat from the city.		
Christopher Miller 310.351.5743	THE AGENCY	
BH-Ins,Dshwshr,Fzr,Grbg Disp,Micro		

2532 CANYON OAK DR	Open 11-2 593-G2	NEW
\$1,398,000	3+2.5 1sty-MODERN	
	PRIVACY ON A PROMONTORY	
PRIVACY. Gated long driveway to private promontory. LOCATION. Prime Los Feliz Oaks. VIEWS. Unrivaled 240 degree views; the city, the ocean and the Hollywood sign feels touchable. 3 Beds, 2.5 Bths. (one being used as office) Bright and airy. Beautiful breezes. Gorgeous views throughout. Create your personal paradise with your creative touches to realize its full potential. Talk to agent about disclosures. www.2532canyonoak.com		
Patricia Ruben 3236712310	SOTHEBYS LOS FELIZ	
PRIVACY ~ LOCATION ~ VIEWS		

5819 GREEN OAK DR	Refresh. 11-2 593G2	red
\$1,899,000	2350000 4+3.5 2sty-CONTEMPORARY	
	PRIVACY WITH PRIVILEGE, NOW... ...AT A NEW PRICE!	
A MAJOR PRICE REDUCTION & NEWLY REDONE INTERIORS make this "Oaks" contemporary not just worth another look, but makes it GREAT DEAL! The property offers privacy, an infinity pool w/spa and fantastic city, hillside & canyon views. Formal entry w/hi-ceilings & mitred clerestory windows. Vast, skylit living - dining area w/woodburning fireplace and built-ins. Den/study. Chef's kitchen w/breakfast bar. Master suite featuring a "spa-style" bath, large walk-in closet & a sitting area.		
Isaac Fast 323-210-1434	COLDWELL BANKER - LF	
Dshwshr,Grbg Disp,Hood Fan,Satellite		

22 Los Feliz *Income*

4326 AMBROSE AVE	Open 12-3 594B3	NEW
\$1,295,000	Duplex 2sty-MEDITERRANEAN	
	CLASSIC 20'S MEDITERRANEAN. 1ST TIME ON MARKET IN 40 YEARS!	
2 stories. Prime Los Feliz. 2 blocks from Hillhurst on quiet cul de sac. Super spacious units. Original character! Hardwood flrs, plaster walls, tall ceilings, formal D/R, big pvt decks, separate laundry for each. Step down L/R, beam ceiling and fireplace in lower. Explosive city views in upper! Lush private yard. A/C. Electric gate at dwy. Add'l bath in each not shown in tax records, plus big bonus room w/plumbing at garage currently used as a single unit. (Check City for permits) Must See!!		
Steven Senigram 323-842-1539	KELLER WILLIAMS RITY	
Stove, Fridge, Dishwasher, Washer/Dryer		

3852 SENECA AVE	Lunch 11-2	NEW
\$659,000	Duplex SPANISH	
	TWO SPANISH HOMES ON A LOT, VACANT!	
Fantastic Opportunity! Two character Spanish homes on a lot in Atwater Village, delivered vacant. Each unit has 2BR/1BA with hardwood floors throughout and all the vintage character sought after in a 1920's home. The back carriage-house boasts a three stall garage, laundry room, and workshop which has potential as a fabulous studio/ office. Close proximity to Atwater Farm Market, Tacos Villa Corona and Bon Vivant Market & Café.		
Shannon Fenton 310-365-6118	NOURMAND - HW	
shannonfentonrealestate.com		

28 Culver City *Single Family*


4143 VINTON AVE	Open 12-2 672/G2	NEW
\$1,365,000	5+3 2sty-MEDITERRANEAN	
Beautiful & large extensively remodeled Carlson Park home. 5 beds, 3 baths, over 3,000 SF with a large grassy yard & 2 car garage.Cooks kitchen w/Viking appliances, granite counters & maple cabinetry.		
www.JesseWeinberg.com		
Jesse Weinberg 3109956779	KELLER WILLIAMS	


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TUESDAY


10615 FLAXTON ST		Open	11-2	672H4	NEW
\$947,000	3+2.5	MID-CENTURY			
		REGAL CULVER CREST HOME!			
Regal Mid-Century Culver Crest Home with Views from Living Room, Master Bedroom & Upper Portion of Rear Yard. Formal Entry, Large Step up Living Room, Spacious Family Room + HUGE Kitchen with Attached Dining Room. Step-down Master suite. Large Patio looks onto Serene & Totally Private Back Yard. Stairs lead you up to a Large Flat Plot of Land, Perfect for Dining, Gardening & Taking in the Gorgeous City & Partial Ocean Views! This Home is a "Class-Act" ready for YOUR Personal Touch!					
MLS#13-672877		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Wshr			
Heather Coombs Perez 1-310-259-7419		CAVANAUGH REALTORS			

4156 JACKSON AVE		Open	11-2	672G2	NEW
\$885,000	3+2	CALIFORNIA BUNGALOW			
		GORGEOUS CALIFORNIA BUNGALOW IN CULVER CITY'S CARLSON PARK			
In addition to the incredible location, this beautiful home features hardwood floors, central air & heat and an open layout. The gourmet kitchen with granite counter, custom cabinets & stainless steel appliances opens to the living and dining areas which opens to a large redwood deck for outdoor dining. The master suite has its own side patio and remodeled bathroom. The private backyard is surrounded by tall hedges and has a small grass yard and awesome pear & lemon trees.					
MLS#13-672081		Blf-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg			
Todd Miller 310.923.5353		KELLER WILLIAMS-SANT			

5379 BLANCO WAY		Open	11-2	672G5	NEW
\$699,000	4+2	MID-CENTURY			
		BEAUTIFUL MID-CENTURY HOME IN CULVER CITY'S SUNKIST PARK!			
The gorgeous home has hardwood floors, central air & heat, new double-pane windows and loads of charm. The living room gets lots of light and has an open counter space with the remodeled kitchen and dining room. The house has 3 bedrooms & 1 bathroom, but there is a detached 4th Bedroom/Office with its own bathroom. The detached office space opens through French doors to an awesome patio with a stone fireplace. The master bedroom opens through French Doors to the big grass yard and landscaping					
MLS#13-672173		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr			
Todd Miller 310.923.5353		KELLER WILLIAMS-SANT			


29 Westchester Single Family

6622 KENTWOOD BLUFFS DR		Lunch	11:30-2	672G7	NEW
\$1,599,000	5+2.5	2sty-TRADITIONAL			
		OPEN FOR LUNCH ON TUESDAY IN UPPER NORTH KENTWOOD			
Located on one of Westchester's most desirable view streets, this wonderful bluff-top home features 5 bedrooms, 2.5 baths, and offers the sophistication of incredible city and mountain views, the quiet and peace of a canyon home, and the comfort and welcome of a great neighborhood. With its many improvements and features, over 3,000 square feet of living space, and a convenient location for easy commuting throughout Los Angeles and Westside, this home ranks among Westchester's finest!					
Stephanie Younger 424.203.1828		www.6622KentwoodBluffsDrive.com			
TELES PROPERTIES					

30 Hollywood Hills East		Single Family			
6314 ARROWHEAD PL		Refresh.	11-2	593F1	NEW
\$1,695,000	4+3	TRADITIONAL			
		"LAKE HOLLYWOOD VIEW"			
Spectacular Head on "Lake Hollywood" Views. One of the few view homes facing the Lake, with views of the "Hollywood" sign in front. Two story traditional, 4 BR + 3BA. Newly redone granite kitchen + Baths. All stainless steel Viking appliances, very private cul de sac street. Den, wet bar, outdoor patio + deck, plantation shutters throughout. View master with cedar lined walk-in closet. The home features a great flow for entertaining, with the peace & quiet + ambiance of the lake & canyon.					
MLS#13-672433		Grbg Disp,Rng/Ovn,Fridg			
Paul Hessel (310)777-6200		COLDWELL BANKER-BH N			

3115 ELLINGTON DR		Open	11-2	593-C1	NEW
\$1,260,000	3+3.5	MEDITERRANEAN			
		MEDITERRANEAN ELEGANCE			
Beautiful Mediterranean w/classic details. Spacious floor plan features a Formal Living room w/grand fireplace that opens to a media/den. Open Dining room accommodates large gatherings. Gorgeous Kitchen has tumbled travertine counters, wine cooler, cherry wood cabinets & cozy breakfast area. All bedrooms are en suite w/baths featuring tumbled marble, vintage style vanity sinks, & glass enclosed showers & tubs. Master bedroom has walk-in closet & Juliette balcony w/French doors. Move in ready.					
Rose Ware 213-369-9171		dshwshr,grbg dsp,hood,ov/range,wine cooler			
PRUDENTIAL BH					

3379 TROY DR		Open	11-2	NEW
\$799,000	2+1	MID-CENTURY		
		MID-CENTURY RANCH STYLE HOME IN HOLLYWOOD HILLS EAST		
Turn-key Mid-Century ranch style house, perched on a flat pad, w/ hillside and treetop views. Luxe new vintage kitchen and bath, beamed ceilings, fireplace and patio and garden entertainment areas, including outdoor kitchen and dining room. Unusual privacy and serenity for a home in this price range. A sophisticated, impeccable property.				
P. Maurice & T. Rustad 310.623.8825		www.3379Troy.com		
RODEO REALTY - BH				

2917 LEDGEWOOD DR		Open	11-2	593G1	rev
\$2,995,000	4+4	2sty-TUDOR			
		A WELCOMING ART PIECE HOME			
One of the most beautifully handcrafted homes in Hollywoodland. Originally conceived in 1927 & re-imagined & restored with great flair & taste. Over scale two story living room with smooth flow to the formal dining room & beautiful kitchen. Upstairs is a true master with great closets and a tasteful original bath plus two additional bedrooms. Lower is a feel "speakeasy" suite with its own entrance. Nestled in the shadow of the Hollywood sign. Price reflects 2nd parcel included in square footage.					
MLS#13-661393		Blf-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg			
Elizabeth Malloy 323-806-0203		COLDWELL BANKER HPN			

6418 QUEBEC DR		Open	11-2	593F2	rev
\$1,495,000	4+3.5	CONTEMP MED			
		PANORAMIC HEAD ON CITY VIEWS			
Views from Downtown LA to the ocean. If you are looking for a view home that's beautiful and new (circa 2008) you have found it. Enjoy a city view from almost every room. Private balconies off each bedroom as well as the living areas. Street to street lot fenced and gated. Master has sitting area with fireplace. Family room on the lower level opens to a spacious balcony. Lower level with 4th bedrm could be separate guest suite.					
MLS#13-661873		W/D,Grbg Disp,Micro,Rng/Ovn			
Lori Matson 310-994-5894		KELLER WILLIAMS HOLL			



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TUESDAY

34 Los Angeles Southwest *Single Family*

5204 S SHERBOURNE DR	Open	11-2	673A5	NEW
\$725,000	3+3	TRADITIONAL		



SPRAWLING MID-CENTURY AT THE TOP OF LADERA HEIGHTS.

All room sizes especially generous with abundant natural light. A full size foyer opens onto the formal living room with a wood burning fireplace that is shared with the nearly equally large formal dining room. A family kitchen includes a full size breakfast area with a built in buffet and adjacent laundry room. The master bedroom, privately located at the rear of the home, has ample closet and storage space and an oversized attached full master bath.

MLS#13-672995
 Martin Feinberg 310.729.6573
 KELLER WILLIAMS-SM

Bll-Ins,Cing Fan,Cent Vac,Dshwshr

59 Reseda *Single Family*

6620 AURA AVE	Open	11-1	530-G6	NEW
\$349,000	3+1	1sty-TRADITIONAL		



GREAT STARTER HOME. INVESTMENT OR REMODEL

Act now opportunity to own strong income or redevelopment property in transition neighborhood, Tarzana adjacent. Rebuild, re-model or move-in, this 3 bedroom/1 bath home is on a large corner lot with 2 car garage and newer, clean kitchen and bath. Tenant occupied. First showings after 5/20. This will not last long!

MICHAEL HIATT 310-481-4342
 SOTHEY'S REALTY

60 Tarzana *Single Family*

18915 PASADERO DR	Open	11-2	560H5	NEW
\$1,849,000	5+4	SPANISH		




Stunning Modern Spanish Villa with sweeping valley views, South of the Boulevard in Tarzana Highlands. Rebuilt in 2010 with highest quality materials including gorgeous walnut flooring, custom tiling and bespoke cabinetry throughout. Outstanding interior layout & indoor/outdoor flow, perfect for entertaining.

MLS#13-672577
 Alan Taylor
 JOHN AAROE GROUP

BBQ,Bll-Ins,Dshwshr,Grbg Disp,Rng/Ovn

62 Encino *Single Family*

17847 CATHEDRAL PL	Open	11-2	561A5	NEW
\$1,050,000	5+4	1sty-MID-CENTURY		



ENCINO HILLS VIEW + POOL HOME FIXER


Put your vision goggles on and make this charming Mid Century your own. Spacious and open floor plan on quiet cul-de-sac with large motor court. Superb indoor outdoor flow. Property being sold as is.

Carrabba Group 323-899-2900
 KELLER WILLIAMS LF

AC, Pool

72 Sherman Oaks *Single Family*

3750 SHERIDGE DR	Open	11-2	561H6	NEW
\$1,299,000	3+2	1sty-MID-CENTURY		



MID-CENTURY MODERN ARCHITECTURAL

This stunning modern home built in 1956 is an absolute pure representation of what we refer to now as "Mid-Century Modern Architecture!" This minimalist design brilliantly ignores the confines of traditional design and embraces free flowing indoor and outdoor spaces, thus lending itself perfectly to the California lifestyle.

MLS#13-672869
 Scott Wynne
 COLDWELL BANKER-STUD

Bll-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg

4500 GREENBUSH AVE *Open* 11-2 562C4 **NEW**

\$925,000	3+2	TRADITIONAL	
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LOVELY 3 BEDROOM HOME ON CORNER LOT WITH POOL

Traditional style home on a corner lot with 3 spacious bedrooms, beautiful eat-in-kitchen, large formal living room, comfortable dining room plus a family room overlooking the backyard and pool. Set back from the street behind a classic white picket fence, 2 car garage, kidney shaped pool with spa & bathed in afternoon sunlight. Practical and efficient living with s room for everyone. 2 Fireplaces, hardwood, carpet & tile floors, French doors. Move-in ready.

MLS#13-672521
 Brian Ades 310-503-8080
 SOTHEY'S INTERNATIO

Cbl,Dshwshr,Grbg Disp,Rng/Ovn

73 Studio City *Single Family*

12401 VIEWCREST RD	Open	11-2	562-F6	NEW
\$5,495,000	5+6	2sty-VILLA		



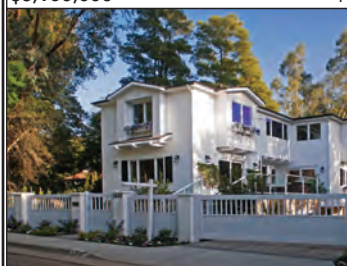
A BEAUTIFUL & UNIQUE OASIS

Behind gates & down a long private driveway sits this impressive mansion surrounded by gardens & lush hillsides w/ glorious canyon views. Like a European villa, the home is both luxurious & stylishly simple. 5 bedrooms includes a master wing with fireplace, sumptuous master bath & endless closets. There are also 2 offices, a gym, indoor racquetball court, and guest house. The exterior of rolling lawns & mature trees features a glorious swimming pool & tennis court.

M. Rutstein | G. Holcomb 310.500.3921
 PARTNERS TRUST BH

www.12401Viewcrest.com

11448 CANTON DR	Lunch	11-2	562H7	rev
\$3,150,000	4+5.5	TRADITIONAL		



GATED AND PRIVATE TRADITIONAL IN STUDIO CITY

Gated and private traditional with fantastic light and beautiful wooded tree filled setting. Four bedrooms, five and a half bathrooms. Great family floorplan with open chef's kitchen with top-of-the-line stainless steel appliances and island. Approximately 5,400 sq.ft. Large media or play room and separate guest suite with separate entrance. Wood floors throughout, beautiful finishes and fireplaces, pool and yard and several fantastic decks complete this special and timeless home.

MLS#13-669965
 Ginger Glass 310-927-9307
 COLDWELL BANKER-BH N

www.11448Canton.com

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NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

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73 Studio City Condo / Co-op

11138 AQUA VISTA ST #42	Open	11-2	562J5	NEW
\$320,000	2+1.5	CONTEMPORARY		



STYLISH CONTEMPORARY TOWNHOME IN COVETED STUDIO CITY LOC.!

This gorgeous, updated contemporary townhome style unit is what you've been waiting for. Move-in ready & in a coveted community w/pool, spa & dog park, this unit has amenities galore. From the kitchen's cork floors, to the granite countertops, new tile & designer faucets in the bathrooms, to your private balcony w/peaceful treetop & hillside views. A stone's throw to Ventura Boulevard's "Sushi Row", Red Line & Universal City, & shops & cafes on Tujunga.

MLS#13-673067
Sally Jones/ Josh Smith
COLDWELL BANKER-BH S

310-281-3999

www.11138aquavista42.com

74 Toluca Lake Single Family

4444 STROHM AVE	Open	11-2	NEW
\$847,000	3+2.5	TRADITIONAL	



CHARMING REMODELED TRADITIONAL IN PRIME TOLUCA LAKE

Charming trad 3+2.5 on lrg lot in prime Toluca Lake. Feat a stunningly remod chef's kitchen with Stainl. appl, Carrera marble backsplash & fab flow to dining rm. Spacious designer living room w firepl, lush fenced-in front yrd & porch & expansive backyrd. The luxurious mstr bdrm feat vaulted ceil, 2 sets of French doors leading to backyrd, a lrg en-suite bath w double sinks on Carrera marble & custom walk in. Also feat hrdwd flrs, built-ins, new HVAC, recess lghtng & copper plumb.


Elisa G. Riff
NOURMAND BH

310-308-4287

Fridge, Stove, HVAC, Built-Ins

89 Calabasas Single Family

3420 CORDOVA DR, UNIT D	Open	11-2	589 D1	NEW
\$3,495,000	6+7	2sty-MEDITERRANEAN		



VILLA TOSCANA CALABASAS. 7,100SF TUSCAN GATED VIEWS

Calabasas Park Estates. 7,100sf Tuscan villa. Apx.28,000sf lot. 260ft frontage. Total privacy in every direction. Panoramic birds-eye views of the Santa Monica Mountains & more. 6 bedroom suites, 7 baths, 4 fireplaces, gym/theater room and a library. 60" Viking range, 2 center islands. Distressed French Oak flrs. 30 ft hi ceilings. 1,200sf master suite w/private balcony & panoramic views. 4-car garage. Motor court. Las Virgenes Schools. No Mello Roos. Low HOA dues

Lisa Sorrentino
RODEO REALTY

818.355.4751

LAST OF BRAND NEW CONSTRUCTION CALABASAS

200 El Segundo Condo / Co-op

227 W PALM AVE #1	Open	11-2	732E1	NEW
\$499,000	2+3	2sty-TRADITIONAL		



WALK OR BIKE TO THE BEACH!

Enjoy life in the most private & brightest unit of a peaceful complex in the heart of El Segundo. Light flows thru the recently remodeled open flr plan downstrs, including the modern ktchn designed for max efficiency while cooking & entertaining. In master bedrm upstrs, enjoy the sunset behind Malibu & revel the ocean breezes. There's newer plumbing & outlets from 2008, central heat, 2 side-by-side parking w/ extra strg & low HOA. Have the luxury of walking/ biking to beach & easy highway access.

Sherril Noel
KELLER WILLIAMS-SM

310.994.8721

Dshwshr, Frzr, Rng/Ovn, Fridg



TUESDAY

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