

OPEN TUESDAY 11 - 2



NEW LISTING • HOLLYWOOD HILLS WEST / CAHUENGA PASS 3310 OAK GLEN DRIVE • \$2,149,999 • OPEN TUESDAY 11 - 2

Hollywood Hills West | 3310 Oak Glen Drive | 4 Bed + 3.5 Bath | This extensively remodeled smart home located in the foothills of the Hollywood Hills / Cahuenga Pass is an entertainer's dream. The large open kitchen is complete with quartz countertops, Viking appliances, 160-bottle wine refrigerator, designer fixtures and custom cabinetry. The kitchen opens up to the expansive living room that includes hidden-speaker surround sound and a large television that ascends into the ceiling. In addition to the 4 bedrooms and 3.5 bathrooms, the home boasts a Media Room/Screening Room and an adjacent "hidden room" that could be your very own speak-easy, wine cellar or fitness area. Complete with salt-water pool, 8-camera security system, 200 ficus trees planted for privacy, and multiple outdoor areas for lounging or play, this home is ideally located in close proximity to Universal Studios, Warner Brothers, Disney, Lake Hollywood and the Hollywood Bowl.



TANIS GRICE

323-369-9349 | DRE #02009101 | TanisGrice@rodeore.com



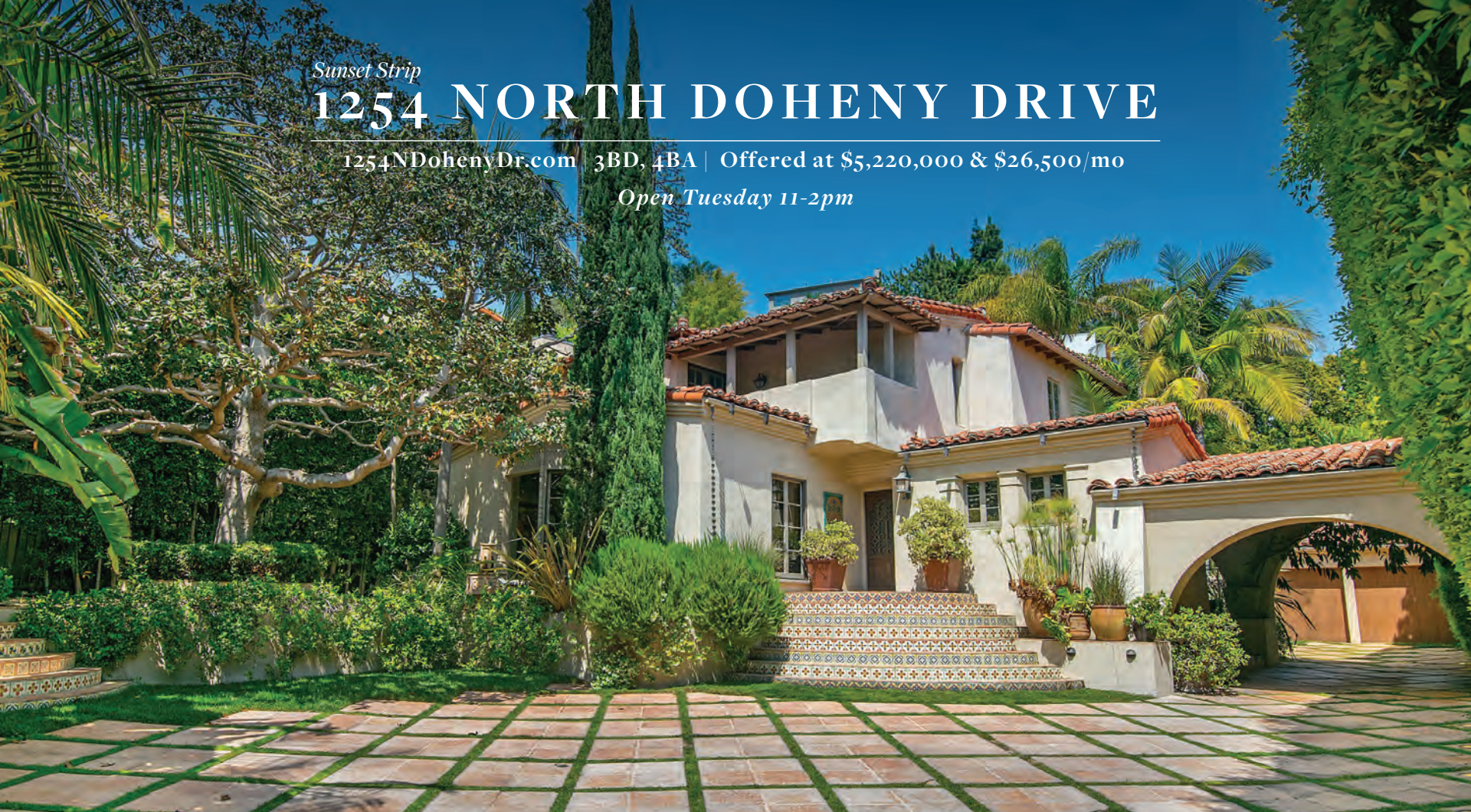
RODEO REALTY
LOCAL EXPERTISE, GLOBAL PRESENCE.

Sunset Strip

1254 NORTH DOHENY DRIVE

1254NDohenyDr.com | 3BD, 4BA | Offered at \$5,220,000 & \$26,500/mo

Open Tuesday 11-2pm



Private and secure restored Mediterranean 3-bedroom, 4-bath Villa on prime lower Doheny Dr. Ideal for those who value its location and who wish to live in lush greenery. Formal entry to Spanish tower with high sleek walls and plenty of light. Large living room with fireplace and wood floors overlooks lush garden with specimen trees and complete privacy. Plenty of wall space for art work. Separate den is warm and cozy and a comfortable office or TV room. Large formal dining room with views of the pool and yard has plenty of room for large furniture. Kitchen with granite counters and stainless-steel appliances overlook the pool and gardens beyond. Downstairs bedroom and bath currently used as music studio. Upstairs huge master bedroom with separate walk in closet and lavish master bathroom overlooks pool and gardens. Guest room is separate and has private bath and two closets. Outside Pool and covered patio plus enclosed cabana are great for entertaining. Separate wine cellar. Good value and very private and secure.



RICHARD KLUG
DRE: 00745969
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BEVERLY HILLS BROKERAGE | 9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212 | sothebyshomes.com

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THE FORTRESS 90210



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\$9,450,000

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- ENTERTAINERS PARADISE WITH 5 STAR RESORT AMENITIES
 - PANORAMIC 360 DEGREE VIEWS
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 - 8 - CAR GARAGE

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TUESDAY, MAY 22ND

**BROKER'S OPEN
11AM - 2PM**

COFFEE AND PASTRIES SERVED

**TWILIGHT OPEN EVENT
6PM - 8PM**

WINE, CHEESE AND LIVE DJ

ARAM AFSHAR (310) 702-0583 | team@qestatesla.com | www.qestatesla.com

CRAIG SHAPIRO (310) 739-4887 | craig.shapiro@coldwellbanker.com

ADAM ASHERSON (310) 490-4334 | adamasherson@gmail.com



**GLOBAL
LUXURY**

QUINTESSENTIALLY ESTATES LOS ANGELES - COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH

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JUST LISTED | FRENCH NORMANDY STYLE GATED ESTATE

STUNNING VIEW HOME IN THE PALISADES



OPEN TUESDAY 11AM - 2PM

OPEN FRIDAY 11AM - 2PM



**GLOBAL
LUXURY®**

654 RESOLANO DRIVE, PACIFIC PALISADES

\$2,950,000

Stunning home in the Palisades with Panoramic views from Downtown LA to the Santa Monica Coast. This 4 bed 3 bath upper Paseo Miramar home has been tastefully remodeled leaving no stone unturned. Multi-level open floor plan with 20ft Fleetwood sliding doors opens to a beautiful view deck. Features of the home include updated recessed lighting, dual pane windows, hand-distressed maple wood flooring, Miele appliances, SubZero fridge, and beautiful quartz countertops. The master suit includes a walk-in closet, an en-suite with marble floors, oversized shower with dual shower heads and jetted bathtub. Subsequent to the master bedroom is a sitting room with balcony that can serve as an office or yoga room. The property is gated and offers off-street parking for up to 6 cars. Along with beautiful greenery and wildlife, you have one of kind coastline, canyon, and city views at all times. Just minutes from the beach, The Palisades Village, Santa Monica, Malibu and much more.

4 BED 3 BATH | 654RESOLANO.COM

ARAM AFSHAR

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QUINTESSENTIALLY ESTATES LOS ANGELES - COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH

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The Point at the Bluffs

301MountHolyoke.com





PACIFIC PALISADES | 301 Mount Holyoke Avenue | 5BD/7BA | \$9,250,000

Open Tuesday 11-2pm

Striking contemporary designed by Douglas Breidenbach. Grand yet stylish and comfortable, this spacious five bedroom home offers dramatic high ceilings and doors throughout, a gourmet kitchen, media room, office and expansive master bedroom suite with exquisite and unobstructed ocean view. Fabulous views of the Santa Monica Mountains, up the coastline to Point Dume, across the Bay to the Catalina Islands, Palos Verdes to the Santa Monica Pier. All conveniently located near the soon to be completed Caruso Village.

HEIDI LAKE

mindfullake@gmail.com | 310.430.1316

JAMES RESPONDEK

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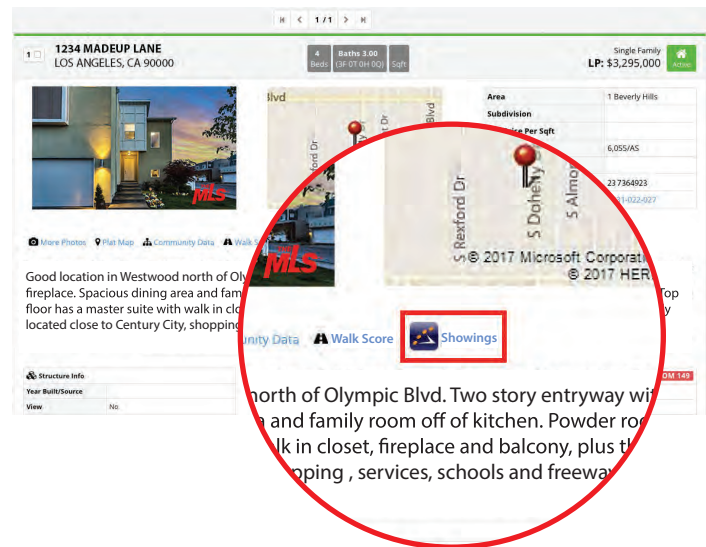
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1223 N Wetherly Dr

Open Tuesday from 11-2pm



Style and Sophistication

Situated in lower Doheny north of Sunset, this elegant, very private residence is totally remodeled and embodies quality and style gracefully blending Traditional and Contemporary influences. The impressive sky lit two-story entry leads to the chic open living and dining rooms with hardwood floors, marble fireplaces and Custom Built-ins. The rooms all have great scale and volume. The indoor outdoor flow is perfect for entertaining. The second story has a luxurious large Master Suite with fireplace, tall French Doors, Marble bath with steam shower, spa tub and custom closet with glass doors and center island. A second bedroom and bath suite complete the upstairs. The completely remodeled kitchen has top of the line appliances, marble counters and adjacent family room with high ceilings, a fireplace and French doors leading to the patio, pool and lushly landscaped private grounds. There is also separate Quarters with bath and an Office which completes this unique estate.

Price \$5,300,000



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JOE BABAJIAN
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DRE# 00813384

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- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at www.TheMLS.com)
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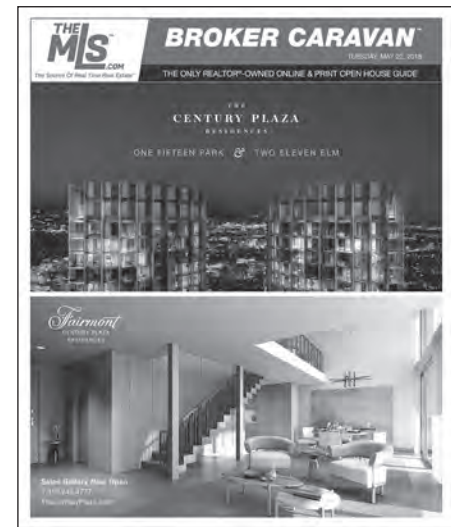
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 Century Plaza

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*** THEMLSPRO™ OPEN HOUSES** **THU, FRI, BY APPT & SAT OPEN HOUSE DIRECTORIES**

18-341042	10-5	17318 TRAMONTO #602	rev	\$5,136,990	3+4	*
18-341058	10-5	17318 TRAMONTO #601	rev	\$4,885,990	3+4	*
18-320348	10-5	17330 TRAMONTO #102	rev	\$3,085,990	3+4	*
18-341052	10-5	17322 TRAMONTO #305	rev	\$3,003,990	2+4	*

18-320482	10-5	378 W GREEN ST #126	rev	\$2,191,990	3+4	*
18-319634	10-5	382 W GREEN ST #138	rev	\$2,183,990	3+4	*
18-341018	10-5	378 W GREEN ST #124	rev	\$2,090,990	3+4	*
18-341074	10-5	378 W GREEN ST #125	rev	\$2,063,990	3+4	*

18 Hancock Park-Wilshire *Income*
18-344358 6:30-8:30 ■1220 S HIGHLAND AVE rev \$1,399,000 *

21 Silver Lake - Echo Park *Single Family*
18-342838 12-5 1548 LEMOYNE ST rev \$949,000 3+2 *

27 Topanga *Single Family*
18-345466 11-2 607 SKY LINE TRL NEW \$1,350,000 2+2 *

28 Culver City *Single Family*
18-344290 6-8 ■5712 TELLEFSON RD NEW \$1,595,000 4+3 *

71 East Van Nuys *Single Family*
18-335354 10-5 14122 MONROE PL rev \$647,990 3+4 *

86 Pasadena *Condo / Co-op*

18-327336	10-5	358 W GREEN ST #112	rev	\$3,097,990	3+4	*
18-325102	10-5	358 W GREEN ST #312	rev	\$3,014,990	3+4	*
18-324346	10-5	358 W GREEN ST #212	rev	\$2,986,990	3+4	*
17-271266	10-5	382 W GREEN ST #134	rev	\$2,947,990	4+5	*
18-326474	10-5	358 W GREEN ST #111	rev	\$2,897,990	3+4	*
18-324248	10-5	358 W GREEN ST #211	rev	\$2,765,990	3+4	*
17-298264	10-5	382 W GREEN ST #135	rev	\$2,656,990	4+5	*
18-320482	10-5	378 W GREEN ST #126	rev	\$2,191,990	3+4	*
18-319634	10-5	382 W GREEN ST #138	rev	\$2,183,990	3+4	*
18-341018	10-5	378 W GREEN ST #124	rev	\$2,090,990	3+4	*
18-341074	10-5	378 W GREEN ST #125	rev	\$2,063,990	3+4	*

321 Rancho Mirage *Condo / Co-op*
18-305368PS 11-2 ■155 DESERT WEST DR NEW \$339,900 2+2 *

323 Palm Desert South *Single Family*
18-303290PS 11-2 73436 TAMARISK ST rev \$714,000 3+2 *

1333 Ladera Heights *Single Family*
9:30-1 16 MORNING DOVE NEW \$13,900,000 0+0 p.174

1458 Montecito Heights *Single Family*
18-342964 10-2 3645 LATROBE ST NEW \$549,000 3+1 p.174

FRIDAY OPEN HOUSE DIRECTORY

15 Pacific Palisades *Condo / Co-op*

18-340492	10-5	17314 TRAMONTO DR #801	rev	\$5,185,990	4+5	*
18-341042	10-5	17318 TRAMONTO #602	rev	\$5,136,990	3+4	*
18-341058	10-5	17318 TRAMONTO #601	rev	\$4,885,990	3+4	*
18-320348	10-5	17330 TRAMONTO #102	rev	\$3,085,990	3+4	*
18-341052	10-5	17322 TRAMONTO #305	rev	\$3,003,990	2+4	*

21 *Single Family*
18-342838 12-5 1548 LEMOYNE ST rev \$949,000 3+2 *

71 East Van Nuys *Single Family*
11-2 6860 ORION AVE NEW \$899,000 3+2 p.174

18-335354 10-5 14122 MONROE PL rev \$647,990 3+4 *

73 Studio City *Single Family*
11-2 3876 REKLAW DR NEW \$1,399,000 2+2 p.174

73 Studio City *Condo / Co-op*
18-345402 11-2 12416 MOORPARK ST #B NEW \$799,000 3+3 *

86 Pasadena *Condo / Co-op*

18-327336	10-5	358 W GREEN ST #112	rev	\$3,097,990	3+4	*
18-325102	10-5	358 W GREEN ST #312	rev	\$3,014,990	3+4	*
18-324346	10-5	358 W GREEN ST #212	rev	\$2,986,990	3+4	*
17-271266	10-5	382 W GREEN ST #134	rev	\$2,947,990	4+5	*
18-326474	10-5	358 W GREEN ST #111	rev	\$2,897,990	3+4	*
18-324248	10-5	358 W GREEN ST #211	rev	\$2,765,990	3+4	*
17-298264	10-5	382 W GREEN ST #135	rev	\$2,656,990	4+5	*

BY APPOINTMENT DIRECTORY

5 Westwood - Century City *Condo / Co-op*
10601 WILSHIRE BLV, UNIT PHE NEW \$10,750,000 4+6 p.174

SATURDAY OPEN HOUSE DIRECTORY

15 Pacific Palisades *Condo / Co-op*

18-340492	10-5	17314 TRAMONTO DR #801	rev	\$5,185,990	4+5	*
18-341042	10-5	17318 TRAMONTO #602	rev	\$5,136,990	3+4	*
18-341058	10-5	17318 TRAMONTO #601	rev	\$4,885,990	3+4	*
18-320348	10-5	17330 TRAMONTO #102	rev	\$3,085,990	3+4	*
18-341052	10-5	17322 TRAMONTO #305	rev	\$3,003,990	2+4	*

17 Mid-Wilshire *Condo / Co-op*
18-324740 1-2 3810 WILSHIRE #2207 rev \$769,000 2+2 *

21 Silver Lake - Echo Park *Single Family*
18-342838 12-5 1548 LEMOYNE ST rev \$949,000 3+2 *

28 Culver City *Single Family*
18-344290 2-5 ■5712 TELLEFSON RD NEW \$1,595,000 4+3 *

29 Westchester *Single Family*

18-344092	11-2	8323 GONZAGA AVE	NEW	\$1,247,000	3+2	*
18-344292	12-2	7442 W 88TH PL	rev	\$1,789,000	5+5	*

30 Hollywood Hills East *Single Family*
18-331020 1-4 3096 LAKE HOLLYWOOD DR rev \$1,850,000 4+3 *

33 Malibu *Land*
18-345518 12:30-3:30 5744 TRANCAS CANYON RD NEW \$2,200,000 Land *

42 Downtown L.A. *Condo / Co-op*
18-345276 1-4 1234 WILSHIRE BLVD #306 NEW \$650,000 2+2 *

42 Downtown L.A. *Income*
18-342676 1-4 112 W 58TH ST rev \$395,000 *

62 Encino *Single Family*
18-344804 2-5 16666 OLDHAM ST NEW \$1,649,000 4+4 *

71 East Van Nuys *Single Family*
18-335354 10-5 14122 MONROE PL rev \$647,990 3+4 *

86 Pasadena *Condo / Co-op*

18-327336	10-5	358 W GREEN ST #112	rev	\$3,097,990	3+4	*
18-325102	10-5	358 W GREEN ST #312	rev	\$3,014,990	3+4	*
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18-341018	10-5	378 W GREEN ST #124	rev	\$2,090,990	3+4	*
18-341074	10-5	378 W GREEN ST #125	rev	\$2,063,990	3+4	*

236 Manhattan Beach *Single Family*
18-339442 2-4 ■1210 10TH ST rev \$3,295,000 4+5 *

311 Indio Central *Single Family*
18-319768PS 12-3 80283 ROYAL DORNOCH DR rev \$309,000 2+2 *

332 Palm Springs Central *Condo / Co-op*
18-333624PS 11-2 2034 N MIRA VISTA WAY rev \$205,000 2+2 *

999 Out of Area *Single Family*
18-328528 1-3 13735 HOLT CT rev \$259,900 3+2 *

1458 Montecito Heights *Single Family*
18-342964 2-4 3645 LATROBE ST rev \$549,000 3+1 *

SUNDAY OPEN HOUSE DIRECTORIES

☑ REFRESHMENTS ✕ LUNCH
* THEMLSPTM OPEN HOUSES

■ SUNDAY OPEN HOUSE DIRECTORY

1 Beverly Hills *Single Family*

18-306788	2-5	1296 MONTE CIELO DR	red	\$12,870,000	7+11	p.174
18-306788	2-5	1296 MONTE CIELO DR	red	\$12,870,000	7+11	p.174
18-339180	2-5	1181 LAUREL WAY	rev	\$15,995,000	7+8	*
18-343328	592F7 2-5	714 N ALPINE DR	rev	\$7,995,000	5+5	*

1 Beverly Hills *Lease*

18-329214	3-5	9950 DURANT DR #408	rev	\$4,995	2+2	*
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2 Beverly Hills Post Office *Single Family*

16-130256	2-5	9374 BEVERLY CREST DR	rev	\$11,950,000	5+6	*
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3 Sunset Strip - Hollywood Hills West *Single Family*

18-339830	2-5	2082 KEW DR	rev	\$1,795,000	3+3	*
17-250770	1-4	2175 BROADVIEW TER	rev	\$1,274,999	3+2	*

6 Brentwood *Single Family*

18-310134	2-5	357 N BONHILL RD	rev	\$4,190,000	4+5	*
18-318762	2-5	101 S SALTAIR AVE	rev	\$2,995,000	6+4	*

10 West Hollywood Vicinity *Condo / Co-op*

18-334198	2-5	136 S CLARK DR #7	rev	\$985,000	2+2	*
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11 Venice *Income*

18-345000	2-5	1137 VAN BUREN AVE	NEW	\$1,900,000	Duplex	p.174
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14 Santa Monica *Single Family*

18-330192	2-5	2704 HIGHLAND AVE	rev	\$3,399,000	3+3	*
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14 Santa Monica *Lease*

18-330346	2-5	2704 HIGHLAND AVE	rev	\$11,000	3+3	*
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15 Pacific Palisades *Condo / Co-op*

18-340492	10-5	17314 TRAMONTO DR #801	rev	\$5,185,990	4+5	*
18-341042	10-5	17318 TRAMONTO #602	rev	\$5,136,990	3+4	*
18-341058	10-5	17318 TRAMONTO #601	rev	\$4,885,990	3+4	*
18-320348	10-5	17330 TRAMONTO #102	rev	\$3,085,990	3+4	*
18-341052	10-5	17322 TRAMONTO #305	rev	\$3,003,990	2+4	*

21 Silver Lake - Echo Park *Single Family*

18-342838	12-5	1548 LEMOYNE ST	rev	\$949,000	3+2	*
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27 Topanga *Single Family*

18-326168	2-5	3157 HODLER DR	rev	\$1,199,900	4+3	*
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28 Culver City *Single Family*

18-344290	2-5	5712 TELLEFSON RD	NEW	\$1,595,000	4+3	*
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29 Westchester *Single Family*

18-344292	2-5	7442 W 88TH PL	rev	\$1,789,000	5+5	*
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30 Hollywood Hills East *Single Family*

18-331020	1-4	3096 LAKE HOLLYWOOD DR	rev	\$1,850,000	4+3	*
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32 Malibu Beach *Single Family*

18-315170	626H7 2-5	31336 BROAD BEACH RD	rev	\$6,495,000	5+4	*
18-315170	626H7 2-5	31336 BROAD BEACH RD	rev	\$6,495,000	5+4	*

33 Malibu *Single Family*

17-257524	12-2	28904 VERDE MESA LN	rev	\$2,495,000	5+5	*
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36 Metropolitan Southwest *Single Family*

17-218232PS	12-2	1851 W 83RD ST	rev	\$320,000	2+2	*
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41 Park Hills Heights *Single Family*

18-345524	2-5	4174 MOUNT VERNON DR	NEW	\$1,550,000	5+4	p.149
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44 Westlake Village *Single Family*

18-320276	2-5	90 SHERWOOD DR	rev	\$585,000	3+2	*
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60 Tarzana *Single Family*

18-318162	560G6 2-5	3763 WINFORD DR	rev	\$2,995,000	5+7	*
18-335426	1-5	18956 LA AMISTAD PL	rev	\$1,485,000	4+5	*

62 Encino *Single Family*

18-343820	1-4	18304 LAKE ENCINO DR	NEW	\$1,749,500	5+5	*
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71 East Van Nuys *Single Family*

18-335354	10-5	14122 MONROE PL	rev	\$647,990	3+4	*
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72 Sherman Oaks *Single Family*

18-345090	2-5	16167 MEADOWCREST RD	NEW	\$1,975,000	4+4	*
18-330614	2-5	13481 CHELTENHAM DR	rev	\$1,898,000	5+4	*

72 Sherman Oaks *Lease*

18-345102	2-5	16167 MEADOWCREST RD	NEW	\$10,500	4+4	*
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86 Pasadena *Single Family*

18-343784	1-4	122 PATRICIAN WAY	NEW	\$3,000,000	7+4	*
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86 Pasadena *Condo / Co-op*

18-327336	10-5	358 W GREEN ST #112	rev	\$3,097,990	3+4	*
18-325102	10-5	358 W GREEN ST #312	rev	\$3,014,990	3+4	*
18-324346	10-5	358 W GREEN ST #212	rev	\$2,986,990	3+4	*
17-271266	10-5	382 W GREEN ST #134	rev	\$2,947,990	4+5	*
18-326474	10-5	358 W GREEN ST #111	rev	\$2,897,990	3+4	*
18-324248	10-5	358 W GREEN ST #211	rev	\$2,765,990	3+4	*
17-298264	10-5	382 W GREEN ST #135	rev	\$2,656,990	4+5	*
18-320482	10-5	378 W GREEN ST #126	rev	\$2,191,990	3+4	*
18-319634	10-5	382 W GREEN ST #138	rev	\$2,183,990	3+4	*
18-341018	10-5	378 W GREEN ST #124	rev	\$2,090,990	3+4	*

94 Glassell Park *Single Family*

18-345314	2-5	3210 WELDON AVE	rev	\$799,000	3+2	*
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236 Manhattan Beach *Single Family*

18-339442	2-4	1210 10TH ST	rev	\$3,295,000	4+5	*
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280 Rancho Palos Verdes *Single Family*

17-272108	1-5	28522 LEACREST DR	rev	\$1,785,000	5+3	*
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302 Compton *Single Family*

	12-4	2212 W 152ND	NEW*	\$425,000	3+1	*
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311 Indio Central *Single Family*

18-319768PS	12-3	80283 ROYAL DORNOCH DR	rev	\$309,000	2+2	*
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324 Palm Desert East *Single Family*

18-306126PS	12-3	76943 KENTUCKY AVE	rev	\$309,000	3+2	*
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475 Covina *Single Family*

18-338436	1-5	319 W TUDOR ST	NEW	\$549,000	3+2	*
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1458 Montecito Heights *Single Family*

18-342964	2-4	3645 LATROBE ST	rev	\$549,000	3+1	*
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AREA

1

BEVERLY HILLS



426 S Bedford Dr Beverly Hills, CA 90212 Open House Tuesday 11 - 2

Incredible location!

Fantastic duplex in the heart of Beverly Hills, walking distance to Rodeo Drive and all the great shops and restaurants, Roxbury Park and Beverly Hills High School. This large Spanish duplex is a must see, live in one and have income from the other. Downstairs unit has 3 bedrooms + bonus room +2.5 bath. Grand master bedroom with sitting area, nice size kitchen with breakfast area, large living and dining room and wood flooring through. The light filled well maintained upstairs unit has 3 bedroom + 2 bathrooms with gorgeous views. Master bedroom with sitting area, kitchen with breakfast area. Both units have fire place, lots of large closets, washer dryer and central A/C.

Trust sale, no court confirmation needed.



Nasrin Esfahani

Broker Associate Realtor®

310.497.8997

Nasrin.esfahani@sbcglobal.net

CalBRE #01347349

Offered At
\$2,895,000



Barnes International Realty | Beverly Hills | CalRE #01527053



1524 STONE CANYON ROAD, BEL AIR
OPEN TUESDAY, MAY 22ND 11-2

- Gerard Colcord on prestigious Stone Canyon Road on approx. 38,000 sq. ft. lot.
- Downstairs master with sitting room & office
- Three additional bedroom suites upstairs
- Detached office & temperature-controlled wine storage
- Detached guest house with complete kitchen
- New pool & spa

Price Reduced to \$12,950,000

Michael Sahakian

Assistant Manager
 Coldwell Banker Residential Brokerage
 Beverly Hills South
 310-285-7524 Office
 CalRE#00876770
 www.michaelsahakian.com



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Jerry Jolton

Estates Director & Associate Manager
 Coldwell Banker-Residential Brokerage
 Beverly Hills South
 310-285-7503 Office
 310-508-8831 Cell
 CalRE# 00884722
 www.jerryjolton.com

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AREA
4
BEL AIR – HOLMBY HILLS

JUST REDUCED | CHIC TRADITIONAL VIEW HOME
WALKING DISTANCE TO AWARD-WINNING ROSCOMARE ELEMENTARY



2259 LINDA FLORA DRIVE, BEL AIR

\$3,295,000

OPEN TUESDAY 11AM - 2PM

Located on a quiet cul-de-sac in Bel Air, this home boasts breathtaking panoramic views. Beautiful French doors open from the west-facing rooms to enjoy sun-soaked indoor/outdoor living. Situated on a approx. 13,730 sq ft lot with room to expand.

5 BED, 3 BATH, ~3,773 SQ FT | 2259LINDAFLORA.COM

ARAM AFSHAR

(310) 702-0583 | team@qestatesla.com | www.qestatesla.com



GLOBAL LUXURY

QUINTESSENTIALLY ESTATES LOS ANGELES - COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH

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AREA

4

BEL AIR – HOLMBY HILLS

1640 STRADELLA ROAD, BEL AIR

APPROX. 42,000 SQ FT LOT

\$3,795,000

OPEN TUESDAY 11-2



JOE BABAJIAN

310.623.8800

Cal BRE# 00813384



MITRA SISATAR

310.777.6372

Cal BRE# 01239374



GLOBAL LUXURY

AREA
6

BRENTWOOD

JUST REDUCED | COUNTRY FRENCH LUXURY ESTATE

MAJESTIC CUSTOM-BUILT ESTATE IN THE HEART OF BRENTWOOD



11797 CHAPARAL STREET, BRENTWOOD

\$7,950,000

OPEN TUESDAY 11AM - 2PM

OPEN SUNDAY 2PM - 5PM

A dramatic double story entry sets the stage for grand living spaces throughout, including an oversized living room, beautiful formal dining room, and newly remodeled gourmet kitchen. Marbled tile floors open out to an enchanting entertainer's backyard with lush gardens, sparkling pool, waterfall and spa. All of this is located on a 17k+ sqft flat and usable lot. Within 2 short blocks of Brentwood Village, this home could not be more ideally located.

5 BED, 3 BATH, ~6,052 SQ FT

ARAM AFSHAR

(310) 702-0583 | team@qestatesla.com | www.qestatesla.com



GLOBAL LUXURY

QUINTESSENTIALLY ESTATES LOS ANGELES - COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH

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AREA
6

BRENTWOOD

SPECTACULAR PRIVATE CONTEMPORARY WITH DESIGNER DETAILS OPEN TUESDAY 11-2



12267 SAN VICENTE BLVD, LOS ANGELES

Simply stunning private and gated contemporary with elevator. Approx 6,610 sq.ft. house on 9,000 sq.ft. lot with 5 bedrooms and 8 baths. Fabulous double-height entry, formal living and dining and open kitchen/family with view of saltwater/solar heated Italian Carrera marble infinity pool with jacuzzi. Chef's kitchen with large Italian Calcutta marble island and custom cabinets. Solid oak floors with custom finish. Luxurious master with his and her closets, TVs in her/his bathroom mirrors, soaking tub and steam shower. Control 4 system, security cameras, alarm system, 7 Samsung flat screen tvs and full theater. 6th bedroom on main level currently open to family w/full bath. Designed by Thomas Schoos design group with furniture and accessories by Phillip Starck and Christopher Guy and furniture may be sold.

OFFERED AT \$6,495,000



GINGER GLASS

BROKER • AGENT • ATTORNEY

310.927.9307

ginger@gingerglass.com



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LUXURY®**

COLDWELL BANKER RESIDENTIAL BROKERAGE
BEVERLY HILLS NORTH

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AREA
6
BRENTWOOD



LISA MANSFIELD PRESENTS

11326 Homedale Street – Brentwood Glen

Open Tuesday 11 - 2



3 BEDS | 2 BATHS | REDONE KITCHEN | PRIVATE BACKYARD

HOMEDALEST.COM | OFFERED FOR \$1,799,000

This inviting, spacious and light-filled traditional home has a flowing floor plan and a bright open feeling. Step into the living room with a fireplace, bay window and plantation shutters. The large formal dining room leads to the open redone kitchen with stainless steel appliances and a breakfast area looking out to the grassy lush, private backyard. The master bedroom has French doors opening to a romantic deck and yard... perfect for reading or having coffee. Large front bedroom and 3rd bedroom with wainscoting. Gorgeous hardwood flooring throughout, custom moldings, central AC, recessed lights and a finished garage. An extremely bright, cheery and charming move-in condition home in an incredible neighborhood.



LISAMANSFIELD.COM

Realtor® | CalBRE#: 01105508
NRT's Top 1,000 Sales Associates
FOR MORE INFORMATION, PLEASE CALL
310.933.2303
LISA.MANSFIELD@SOTHEBYSHOMES.COM



MICHAEL KHAKSHOUR

CalBRE#: 01354340 | Realtor®
310.933.2303
LISA.MANSFIELD@SOTHEBYSHOMES.COM

Sotheby's
INTERNATIONAL REALTY

BRENTWOOD BROKERAGE | 11911 SAN VICENTE BOULEVARD, SUITE 200 | LOS ANGELES, CA 90049

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AREA
41

PARK HILLS HEIGHTS

JUST LISTED OPEN HOUSE

— Sunday, May 27, 2018 from 2:00pm - 5:00pm

4174 Mount Vernon Drive
View Park, California 90008

5 BED | 4 BATHS | 4,024 SQ. FT. | 9,866 SQ.FT. LOT



Robert Pitts
310-259-4137
robertpittsestates.com

DRE Lic. #01881589

Offered at \$1,550,000

Robert
PITTS
ESTATES
Watch Us Grow!

AREA
42

DOWNTOWN L.A.



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

REPRESENTATION BY:

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

Joshua Nixon
310-650-1109
jnn@weahomes.com
CALBRE# 01910701

OPEN TUESDAY, MAY 22ND • 11-2PM

Built in 1924, the Toy Factory Lofts have become an iconic staple in the ever-evolving Arts District of Los Angeles. Walking distance to museums, events, shopping, restaurants, and the new Soho House—this top floor penthouse sits atop the action with expansive northern views of the Los Angeles skyline, San Gabriel Mountains, and the Los Angeles River.

Original details include steel-reinforced concrete, oversize industrial windows, art gallery scale walls, concrete floors, and exposed columns. The building offers 24-hour security, fitness center, community gardens, a rooftop pool with cabanas, and jetliner city views.

Zinc Coffee & Pastries Served.

TOYFACTORYLOFTS716.COM



WESTSIDE ESTATE AGENCY

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

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And much, much, more.....

Berkshire Hathaway HomeServices
Send Resumes to: palisadeshomes@gmail.com

TUESDAY

01 Beverly Hills Single Family

1000 ELDEN WAY		Open	11-2	NEW
\$32,995,000	4+5	CONTEMPORARY		




EXCEPTIONAL BEVERLY HILLS ESTATE

Situated on a private cul-de-sac in the prestigious neighborhood just above the Beverly Hills Hotel, this dynamic Contemporary Estate is nothing short of a masterpiece. Offering epic scale, incredible volume, & the finest quality finishes, this property has been impeccably updated & restored while still preserving the classic style & elegance of a bygone era. Main house with 4 bdrms & 4.5 bths. Incredible backyard w/great space for entertaining, pool & spa. 3 story guesthouse w/4 bdrms & 4 bths.

MLS#17-293886
Jade Mills 310-285-7508
COLDWELL BANKER

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

912 BENEDICT CANYON DR		Open	11-2	NEW
\$24,750,000	6+9	TRADITIONAL		



912 BENEDICT CANYON DR

For more information, please visit www.BeverlyHills912.com.

MLS#18-343328
Drew Fenton 310.858.5474
HILTON & HYLAND

Valet Will Be Provided

1003 ELDEN WAY		Open	11-2	NEW
\$18,995,000	6+9	2sty-MEDITERRANEAN		




INCREDIBLE OPPORTUNITY IN PRIME BEVERLY HILLS

Gated tennis court estate situated on spectacular 31,000+ sq.ft. lot & located on private cul-de-sac in the prestigious Beverly Hills neighborhood just above the Beverly Hills Hotel. Incredible opportunity to remodel the existing apx. 6,097 sq.ft. Mediterranean home, or build Beverly Hills's newest trophy estate. Property to be delivered w/City of Beverly Hills approval letter for an apx. 15,000 sq.ft. stunning Modern estate. The second level offers city & ocean views. Pool, spa, & guesthouse.

MLS#18-340684
Jade Mills & Roza M. 310.285.7508
COLDWELL BANKER

Gated, Pool, Tennis Court

1110 MAYTOR PL		Open	11-2	NEW
\$16,500,000	5+5	ARCHITECTURAL		



1110 MAYTOR PLACE, BEVERLY HILLS

Iconic John Woolf & Marmol Radziner Estate. Built in 1962, this home designed by John Elgin Woolf and completely restored by award-winning architects Marmol Radziner combines the glamour of old Hollywood with the comfort and luxury of all new systems and finishes. For more information, please visit www.MaytorPlace.com.

MLS#18-331176
Drew Fenton Linda May 310.858.5474
HILTON & HYLAND

Co-Listed w/ Tami Pardee

1181 LAUREL WAY		Open	11-2	NEW
\$15,995,000	7+8	2sty-CONTEMP MED		



1181 LAUREL WAY - BEVERLY HILLS

Gated Contemporary Mediterranean estate offering private resort-style living and full-scale entertaining on over an acre in Beverly Hills. A palatial entry opens to grand scale interiors featuring limestone floors and a dramatic double staircase. Open floor plan includes living room, chef's kitchen with breakfast room, family room, dining, office, guest suite, media room, and staff quarters. 7 bedrooms and 9 bathrooms. The "resort-style" saltwater pool has waterfalls, water slide, and spa.

MLS#18-339180
Valerie Fitzgerald 3102857515
COLDWELL BANKER RESI

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

1235 LAGO VISTA DR		Lunch	11-2	NEW
\$8,249,000	4+4	TRADITIONAL		



Gated Traditional home in BH. Charming living room w/ fireplace, cozy library w/ fireplace & bar. Elegant formal dining room opens to outdoor verandas perfect for entertaining. Highlighted by French doors, crown moldings & hardwood floors. Gourmet kitchen w/ top of the line appliance, center island & breakfast area. Master bedroom w/ fireplace opens to patios overlooking the pool & lawns. Swimmer's pool & a separate guest house on almost half an acre complete this captivating and private home.

MLS#18-344258
Myra Nourmand 310-888-3333
NOURMAND & ASSOCIATE

Catered Lunch

714 N ALPINE DR		Open	11-2	592F7	NEW
\$7,995,000	5+5	TRADITIONAL			




INCREDIBLE DEVELOPMENT OPPORTUNITY

Highly desirable land value opportunity in premier neighborhood location on one of the most coveted tree-lined streets in the flats of Beverly Hills. This exceptional offering of prime land has an expansive, approx 15,600+sf flat pad, with approx 85 ft frontage. Extraordinary opportunity to design & build your true dream estate. Phenomenal development potential. This is a trust sale with no court confirmation.

MLS#18-343328
Jerry Jolton 310-508-8831
COLDWELL BANKER RESI

None

1110 BENEDICT CANYON DR		Open	11-2	NEW
\$7,450,000	5+6	TRADITIONAL		



Beautiful Traditional, gated and set behind a wall of greenery. This home is a fusion of Old Hollywood charm & classic sophistication. This meticulously restored home has a grand formal Living Room, an elegant Dining Room perfect for candlelit dinners & hardwood floors throughout. The parklike grounds include a pool & covered cabana. Upstairs features a fabulous Master suite w/walk-in closets & spacious balcony. This property has it all, entertain & live in it!!

MLS#18-340684
Jeeb O'Reilly
DOUGLAS ELLIMAN

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

1675 CARLA RDG		Open	11-2	NEW
\$6,488,000	3+5	MID-CENTURY		



STUNNING 180 DEGREES VIEW!

GREAT OPPORTUNITY TO BUILD YOUR DREAM HOME OR REMODEL THE EXISTING OPEN FLOOR STRUCTURE IN PRIME TROUSDALE. SELLER HAS PRELIMINARY PLANS FOR APPROXIMATELY 5500 SQ FT EXPANSION AND REMODEL. STUNNING 180 DEGREES VIEW. LARGE FLAT PAD WITH PRIVACY, IDEAL FOR INDDOR/OUTDOOR LIVING. EASY TO SHOW. A MUST SEE.

MLS#18-344182
Siamak Afra 310 923 6448
NELSON SHELTON ERA

410 WALKER DR		Open	11-2	red
\$7,495,000	3+4	1sty-CONTEMPORARY		



BEST DEAL IN TROUSDALE! GORGEOUS REMODELED VIEW HOME!


Beautifully designed Sophisticated 3BR, 3.5BA + Den home in Trousedale w/explosive jetliner views of city, mountains & marina. Entr into this priv oasis which entails open flr plan for ent, tile entry, HW flrs, a grmet chef's kit w/walk-in pan, Sub Zero & Viking appli opens to brkft area, Lg fam rm w/FP, flr to ceiling windows, DR, + office/den w/FP. Lavish mstr suite lрге walk-in closet, sliding drs that lead to patio, 3rd BR en suite & Ldry rm off kit. Surround sound throughout

MLS#18-325154
Susan Kastner 310-382-8555
PACIFIC UNION INTERN

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

TUESDAY

1293 MONTE CIELO DR	Open	11-2	red
\$6,945,000	4+6	MODERN	



***PRICE REDUCED* MOTIVATED SELLER - PRIVATE GATED ESTATE**

Modern private Beverly Hills home with 4 bedrooms, 5.5 baths, family room, pool, spa, terraces, canyon and city views. Floor-to-ceiling glass doors unfold to a wraparound outdoor living space with fireplace, lounge, dining area, infinity-edged pool and spa. Chef's kitchen with high end appliances. Two master suites each with a luxurious spa bath. Advanced technology includes solar panels, alarm and smart home controls. Away from the world yet minutes from the best of Beverly Hills.

MLS#17-294092
Adam Saget
PACIFIC UNION

1293montecielo.pacunion.la

443 N PALM DR #102	Open	11-2	rev
\$2,395,000	3+4	1sty-CONTEMPORARY	



NEWER BEVERLY HILLS DOORMAN BUILDING - AMAZING VALUE!

Luxuriously appointed 3BR + 3.5BA sleek modern condo built in 2008, in a controlled-access Beverly Hills doorman building of only 13 private residences. The main floor corner residence has no common walls and feels like a spacious home, yet still offers the convenience of a turn-key, luxury condo. Public rooms include Living Rm, Dining Rm, Powder Rm and Family Room that opens to the kitchen. Front Unit with beautiful garden view. Amazing Value on N. Palm Drive in Beverly Hills!

MLS#18-330468
Gregory J Moesser
SOTHEBY'S BH

310-770-9014

Beautiful Corner Unit All On One Level

1020 RIDGEDALE DR	Lunch	11-2	rev
\$20,000,000	5+9	CONTEMPORARY	



FINEST STREET IN BEVERLY HILLS!

Celebrity Dream Villa in one of the finest streets in Beverly Hills. Featuring five bedroom suites including two master suites, separate guest house, opulent floating staircase, family rooms, screening room, office, library, grand walk-in wine cellar, gym, billiard room, six full bathrooms, and three powder rooms. Stately rooms lead to large terraces that create a reverential connection to the minimalist designed grounds and rolling hills. Enjoy the Beverly Hills lifestyle at its finest.


MLS#18-303842
Vangelis Korasidis
COLDWELL BANKER BH

310-247-1500

Celebrity Dream Villa

02 Beverly Hills Post Office Single Family

9770 SUFFOLK DR	Open	11-2	NEW
\$7,860,000	7+6.5		



VERY PRIVATE, ELEGANT, DOUBLE-GATED ESTATE

With extensive park-like grounds, swimming pool, spa, waterfalls and tennis court. This beautiful California Spanish home has a step-down living room; gourmet kitchen; paneled library; family room with bar; six bedrooms plus maids room; a gym and an art studio. Superior finishes and custom details are found throughout this exceptional home.

MLS#18-344372
Jackie Feldmar-Cohenca
DOUGLAS ELLIMAN

310-433-1961

www.9770SuffolkDrive.com

1712 TROPICAL AVE	Open	11-2	rev
\$5,495,000	3+5	TRADITIONAL	



MOTIVATED SELLER, SUBMIT ALL OFFERS!


Tucked in at the end of a cul de sac & adjacent to the David Geffen (Jack Warner) Estate is a chic traditional originally designed by Sumner Spalding (Harold Lloyd Estate) in 1930 & respectfully reimagined. Central courtyard, library, den and media room. Pool area, veranda, vegetable and rose gardens. Top notch cook's kitchen and patio. 6 fireplaces. Lux master with dual baths and closets, sitting room and gym. Lush green views all around. Incomparable, very private pied a terre. Romance.

MLS#18-319924
Sally Forster Jones
COMPASS

310.579.2200

www.1712Tropical.com

2134 BENEDICT CANYON DR	Open	11-2	NEW
\$2,399,000	4+4	VILLA	



GATED SPANISH VILLA ON 12,690 FT. LOT

Fantastic/Updated walled & gated Spanish Villa. Situated on a 12,690 sq. ft. lot mostly flat. Enter through a beautiful court yard with fountains. 2 story living room, large open family room, updated kitchen with white tiger Calacatta marble counters. Entertainers back yard with beautiful pool & rolling lawns. Sumptuous master with sitting area, fireplace, beautiful bath & walk-in closet. Very private & very quiet & serene loaded with charm. Adjoining lot APN-4383-008-028 comes with this property

MLS#18-344880
Dee Crawford
KELLER WILLIAMS BEVE

310-259-4428

Antna,Atc Fan,BBQ,Blt-Ins,Cbl,Other

1188 COLDWATER CANYON DR	Open	11-2	rev
\$4,495,000	6+5	2sty-SOUTHERN COLONIAL	



DON'T MISS THIS OPPORTUNITY!

Southern Colonial residence designed by architect William J. Gage. Some architectural details include: Broken pediment door surrounds, a full facade front porch with square based columns, original wood windows and a classic 2-story foyer with wood flooring. Total of 6 bedrooms and 5 baths plus a large family room. All rooms are grand scale. There is approximately 5000 square feet of living space and the house is also sited on over a 1/2 an acre lot of USABLE yard area (very hard to find).

MLS#18-338146
Bruce Walker
RODEO REALTY - BEVER

310-623-8722

www.1188ColdwaterCanyonDr.com

9374 BEVERLY CREST DR	Open	12-2	rev
\$11,950,000	5+6	ARCHITECTURAL	



STUNNING!

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The high-tech kitchen is large with a breakfast bar, dining area, and terrace. There are three additional bedrooms suites all with terraces plus maid/office and a huge media room/family room open to the infinity pool.

MLS#16-130256
Valerie Fitzgerald
COLDWELL BANKER RESI

3102857515

Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn,

01 Beverly Hills Condo / Co-op

443 N PALM DR #402	Open	12-2	rev
\$3,300,000	3+4	CONTEMPORARY	



443 N PALM #402

Amazing opportunity to live on beautiful Palm Drive in this newer modern doorman building. This stunning 4th floor unit faces the front of Palm with lots of light. This unit is half of an entire floor with 3 bedrooms, 3 1/2 baths, and features a gourmet eat in kitchen. Open floorplan, approximately 2800sf with designer finishes and a beautiful terrace. The building is very private, has a gym and the unit has 3 car parking. Best Beverly Hills location!

MLS#18-306244
Valerie Fitzgerald
COLDWELL BANKER RESI

3102857515

Cbl

1930 BENEDICT CANYON DR	Open	11-2	rev
\$5,195,000	5+6	2sty-MEDITERRANEAN	



NEW LISTING | STUNNING MEDITERRANEAN

A private and gated canyon retreat, surrounded by lush landscaping! This stunning Mediterranean home, built in 2001 boasts two levels of exquisitely designed architecture. The first level is an entertainer's dream! Most rooms open up to the beautiful patio and garden. The second level has 3 spacious family suites and the master suite. The master suite has fireplace, sitting area, large master bath, gym/art studio. The gorgeous backyard, waterfall, pool & hot tub complete this spectacular home!


MLS#18-322610
Haleh Mahboubi Gabbay
PACIFIC UNION INTL.

310.666.1464

www.1930benedictcanyon.pacunion.la

TUESDAY

1432 N HARRIDGE DR	Open	11-2	rev
\$4,575,000	4+4	MODERN	




STELLAR VIEW STELLAR HOME

The best views you have ever seen at any price. Freshly reimagined and remodeled contemporary designer home. Views from every room! 360 degree views from the roof top deck. Over 4000 sq. ft. of enjoyable indoor/outdoor living experiences. High ceilings with oak flooring. The kitchen boasts Miele appliances, Silverwave marble for the island, Blizzard Quartz countertops. Contrasting walnut kitchen cabinets give it that modern yet elegant feel.

MLS#18-330088
Paul Wylie
LAMERICA REAL ESTATE

Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

2524 HUTTON DR	Refresh.	11-2	rev
\$2,499,000	4+3.5	MID-CENTURY	



REDONE SUNLIT RESORT-STYLE GEM ON BIG FLAT LOT!

RECENTLY REDONE MODIFIED 1 STORY POST & BEAM MID-CENTURY MODERN RESIDENCE ON FLAT PARCEL. SUNLIT SPACES WITH VAULTED CEILINGS, NEW DARK WOOD FLOORS, AND FRENCH DOORS. DRAMATIC 2STY ENTRY FOYER. STUNNING NEW SKYLIT KITCHEN WITH TOP APPLIANCES. DESIGNER-PERFECT BATHROOMS. 'GREAT' ROOM AND HUGE DINING/DEN AREA ALLOW FOR SUPERB ENTERTAINING. MANY ROOMS OPEN TO GLORIOUS SUN-DRENCHED PROFESSIONALLY LANDSCAPED GROUNDS WITH POOL, SPA, PATIOS & LAWNS. TRANQUIL OPEN CANYON VISTAS. EXTRAORDINARY PRIVACY.

MLS#18-331220
MICHAEL J. LIBOW
CBRB - BH S

310-285-7509
WWW.2524HUTTON.COM

1454 BENEDICT CANYON DR	Open	11-2	rev
\$4,495,000	4+6	2sty-VILLA	



SECLUDED ESTATE LOCATED OFF LONG/GATED DRIVE!

Retreat to the tranquility of this private 2-story Tuscan Villa minutes to Beverly Hills! Surrounded by beautiful lush natural flora, mtn vus, terraced patios, pool & spa! Spacious flow, step down LR w/ hi ceilings that overlooks the yard w/ total privacy, FDR w/ FP, chef's kitchen w/ cntr island. Upstairs: 2 Bdrm suites, including Mstr w/sitting area, FP & balcony. Two add'l bdrms on main level, custom media room & wine cellar. Detached Gst Hse w/ FP, bath & amazing views of the grounds.

MLS#18-324070
James Hancock/ J. Siegal
COLDWELL BANKER RESI

310-777-6351
Bring or Send your Clients!

03 Sunset Strip - Hollywood Hills West Single Family

8700 HOLLYWOOD BLV	Open	11-2	NEW
\$12,800,000	4+5		



3-STORY SPANISH CONTEMPORARY ESTATE

Stunning Spanish contemporary villa hovering over the Sunset Strip with drop dead panoramic city & ocean views from every room. Interiors by Commune, this 3-story private estate hosts an open floor plan with step down living room w/ fireplace, gourmet kitchen, studio, exquisite bathrooms & massive entertainment room that spans the entire length of the home

**Williams & Williams
HILTON & HYLAND**

310.691.5935
WILLIAMS & WILLIAMS

2074 N BEVERLY DR	Lunch	11-1	rev
\$3,995,000	5+5	TRADITIONAL	




PERFECT TRADITIONAL FAMILY HOME

Located at start of private road this recently remodeled gated 5bd home. 4 bedrooms plus home office upstairs. Guest suite/staff room en suite downstairs. Ultimate kitchen/family room with top of the Line appliances including four ovens. Huge custom designed block wood center island includes additional fridge drawers and microwave. Shop glass metal doors open to extremely private pool, spa and fire pit area. Very unique with year round fresh water pond in the backyard

MLS#18-338674
Susan Smith
HILTON & HYLAND

310.415.5175
www.susansmithrealty.com

1924 SUNSET PLAZA DR	Open	11-2	NEW
\$6,900,000	4+5	CONTEMPORARY	




TUCKED ON A PRIVATE DRIVEWAY OFF SUNSET PLAZA

This sleek contemporary oasis w/ commanding views of downtown & beyond. A rare opportunity to own a home comprised of 5,794 SF w/ a large flat back yard & drop-dead views from almost every room in the house. An open floor plan w/ an oversized living room & dining room all seamlessly extends to the resort like outdoor setting. An infinity edge pool, outdoor bar & tons of space to entertain or simply relax & be whisked away by the majestic views.

MLS#18-342760
A. Lascano B. Farrugia
HILTON & HYLAND

310.998.7175
AlphonsoBjorn.com

1353 BRAERIDGE DR	Open	11-2	rev
\$3,925,000	4+5	TRADITIONAL	



JUST REDUCED - PRIVATE IN LOWER BHPO

Gated and private in lower BHPO. A rare one story modern with traditional details, recently updated. Open floor plan with tons of natural light. Coffered ceilings, wainscoting, built-in cabinetry, and rich hard wood flooring. 4 ensuite bedrooms.

Chef's kitchen including top of the line stainless steel appliances. Lush landscaping throughout the grounds. The backyard features a pool, real sand beach, and a guest cottage, creating a secluded retreat.

MLS#18-329930
Whitney Barry
NOURMAND & ASSOCIATE

310-266-6240
www.1353braeridge.com

1223 N WETHERLY DR	Open	11-2	NEW
\$5,300,000	3+4.5	2sty-TRADITIONAL	




STYLE & SOPHISTICATION

Situated in lower Doheny north of Sunset, this elegant, very private residence is totally remodeled and embodies quality and style gracefully blending Traditional and Contemporary influences. 3 bedrooms, 4.5 bath, 5 fireplaces, hardwood floors, Marble Kit and adjoining family room, 2 story Entry, separate quarters with bath and office. Private yard with pool. See full page color Ad.

MLS#18-338774
Joe Babajian/Greg Davis
RODEO REALTY - BH

310-623-8800
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

2376 KIMRIDGE RD	Open	11-2	rev
\$3,695,000	4+5	MODERN	




BEST VALUE IN BHPO! STUNNING MODERN ARCHITECTURAL RESIDENCE

Best Value in BHPO!! Created with exquisite attention to every detail in 2017 situated on a quiet cul-de-sac street, this uber-sexy entertainer's 4BD/5BA sanctuary has a massive interior open floor plan living/dining area with extraordinary light, immense scale, and dramatic 14ft ceilings offering an elevated lifestyle experience! Custom "loft-like" gourmet Bauformat German kitchen. Spectacular 1850sf rooftop!

MLS#18-338018
ST. JAMES + CANTER
BERKSHIRE HATHAWAY

310.704.4248
WWW.2376KIMRIDGE.COM

1551 ORIOLE LN	Open	11-2	NEW
\$5,000,000	3+4	1sty-POST & BEAM	



RARE POST & BEAM W/JETLINER VIEW - BIRD STREETS!!!


Turnkey renovated über chic Post & Beam with jetliner views. Plans and permit for 2nd floor add. Hard to find a perfect Pied a Terre in bird streets that is done! This won't last!!!

MLS#18-313266
Darryl Wilson
RODEO REALTY - BEVER

323 314 3500

TUESDAY

1746 CRISLER WAY	Open	11-2	NEW
\$2,995,000	3+4	CONTEMPORARY	



CITY VIEWS!!!!

From a commanding position above the Sunset Strip, Crisler View is THE home for the client fully committed to seeking out the most sensational panorama in all of Los Angeles. Hovering over the city and sited at the end of a cul de sac, this gated property with comfortable street setback boasts incomparable privacy and security for quiet, secluded living. From ever room is an unobstructed vista, with sweeping terraces facing an uniquely wide view frontage.

MLS#18-345272
Julian Rios 323-337-2410
COLDWELL BANKER RESI

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

7900 WILLOW GLEN RD	Open	11-2	NEW
\$1,049,000	3+2	2sty-MID-CENTURY	




MID-CENTURY TREE HOUSE PRICED TO SELL!

Located on upper Willow Glen Road, this Mid-Century tree house nestled in a peaceful canyon setting is waiting for your creative vision. Built in 1957, this three bedroom, two bath home has excellent light filled living spaces in a total of 1920± square feet. Exposed wood beam ceilings and hardwood floors are as organic as the lush mature trees and natural surroundings. Canyon views and a sense of seclusion along with a 5700± lot is seldom available at this price point.

MLS#18-344598
Jodi Rubin 310-254-7123
SOTHEBY'S

7900WillowGlen.com

9350 SIERRA MAR DR	Open	11-2	NEW
\$1,995,000	4+4	3sty-MID-CENTURY	



MID CENTURY WITH CITY LIGHTS & CANYON VIEWS ON THREE LEVELS

Gourmet granite remodeled kitch opens to bright light living room w/FP & a hand carved paneled dining room w/ expansive city lights views. Lg view decks for outdoor entertaining on all 3 levels open from all public rooms & bedrooms. Downstairs is an enormous wood paneled media room w/FP, views, & direct access to a temperature controlled wine room. Master suite w/ walk in closet & sitting area w/ wet bar. 2 bedrooms w/ separate entrances on lowest level. Carport parking for 4-5 cars off street.

Ron Holliman 310-270-6682
COLDWELL BANKER BH

Sunset to N. Doheny, west to Sierra Mar

2029 OAKSTONE WAY	Refresh.	11-2	NEW
\$889,000	2+2	MID-CENTURY	




IN THE HEART OF LAUREL CANYON

Live in the Heart of Laurel Canyon! First time on the market in decades, this updated mid-century sits near the top of the rustic, cul-de-sac street and provides the best of the laurel canyon lifestyle. Quiet and peaceful with 2 extra large master suites on 2 levels. Oversized windows allow for tons of natural light and beautiful green, canyon views. Large, bright living room w/fireplace opens out to a charming rear patio that is great for entertaining. Downstairs bedroom has it's own entrance.

MLS#18-321276
Lori Schaffhauser 310-717-3695
COLDWELL BANKER - BW

www.2029Oakstone.com

7966 WOODROW WILSON DR	Open	11-2	NEW
\$1,595,000	3+3	CONTEMPORARY	




INCREDIBLE INVESTMENT OPPORTUNITY!

Bring your developers, investors and owner-users to a unique property in the Hwd Hills. Woodrow Wilson's "Celebrity Row". Currently an unfinished one story architectural home with permits to add a 2nd story bringing the sq ft to approximately 3000 sq ft. It's also possible to purchase adjacent property, 2820 Woodstock Road, a 2100 sq ft hm on an 8000 sq ft lot. The sq ft for both lots total approximately 17,400 sq ft. The list price for both properties is \$3,695,000. The possibilities are endless.

MLS#18-344888
Neal Baddin 3237937405
COLDWELL BANKER RESI

1517 ORIOLE LN	Open	11-2	red
\$7,250,000	3+4	MODERN	



Stunning Turnkey Architectural with Drop dead unobstructed view in Bird Streets. Completely renovated stunner, no expense spared. Best buy in the area by far.

MLS#17-284400
Darryl Wilson 323-314-3500
RODEO REALTY - BEVER

2671 LA CUESTA DR	Open	11-2	NEW
\$1,499,000	3+1.75	MID-CENTURY	




POOL, PRIVACY, AND VIEWS

Privacy, Views, and a Pool are often touted as the Big Three of Canyon living. Come be enchanted by this sundrenched 3BR+office+den, 2BA mid-century home located mere steps from upper Runyon Canyon that has The Big Three in spades. Sited at the bottom of a secluded private driveway big enough for 10+ cars lies one of the best properties in Nichols Canyon for under \$2M. The open kitchen/living/dining room all orient toward the backyard, with its freeform pool, pergola-covered outdoor dining area.

MLS#18-344998
Eli Karon 310.701.4779
DOUGLAS ELLIMAN

www.2671LaCuesta.com

2815 NICHOLS CANYON RD	Lunch	11-2	red
\$4,249,000	5+7	COUNTRY ENGLISH	



\$300K REDUCTION - PRICED TO SELL

Remarkable opportunity to create a uniquely private, gated entertainer's estate on over an acre of grounds near the top of famed Runyon Canyon. Ideal for end-users or developers targeting the \$10m+ range. Ample room for a large motor court, tennis court and new or existing pool. The site features towering trees, dual entry points and gentle slopes. Perfectly situated and convenient to Hollywood areas and the Valley (Studio City, Burbank, etc). Close proximity to hiking Runyon and Fryman Canyons.

MLS#18-341392
Michael Edlen 3102307373
COLDWELL BANKER RESI

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

6931 PASEO DEL SERRA	Open	11-2	NEW
\$1,499,000	3+3		




HOLLYWOOD HILLS HIDEAWAY

Idyllic mini compound with multiple living areas and wonderful outdoor spaces surrounded by bougainvillea and city views. Perfect for an artist's compound or writer's hideaway, this property exudes the romance and classic charm of the Hollywood Hills.

Jonah Wilson 310.858.5465
HILTON & HYLAND

JonahWilson.com

1738 NICHOLS CANYON RD	Open	11-2	red
\$3,199,000	3399000	5+4	



200K PRICE REDUCTION! BEST PRICED MOD FARMHOUSE NEXT TO WEHO


Newly rebuilt 3,920 sqft modern farmhouse next to Sunset Strip and West Hollywood. Gated with circular driveway for easy access, a unique open flow concept with an immediate view upon entry of the outdoor lounge terrace at the back of the property featuring a zero-edge infinity pool and spa and a large grassy yard. Boasts tray and coffered ceilings, wide planked hardwood floors, wood-paneled walls, glass-enclosed wine cellar, built-in speakers, over 9' ceilings and 2 master walk-in closets.

MLS#18-326544
Gil Dirige/Jay Martinez 3108010317
PACIFIC UNION INT'L

www.1738NicholsCanyonRoad.com

TUESDAY

1930 N SYCAMORE AVE	Open	11-2	red
\$2,999,000	3200000	5+6	



PASTORAL - PEACEFUL - PRIVATE -

\$200,000 PRICE REDUCTION! Tucked away in the quiet enclave of Hollywood Heights sits this 100 plus year old country estate. Over 13,000 square feet of gently rolling, green lawns. On a street to street lot with only one adjoining property privacy, tranquility and serenity abound. Main house features 4 bedrooms and 4.5 baths an expansive patio and canyon views. Separate guest house. Impressive, yet inviting it's the perfect setting for entertaining or quiet relaxation.

MLS#18-329940
 Timothy Meinelschmidt 213-841-1317
KELLER WILLIAMS LARC

BBQ,Clng Fan,Dshwshr,Dryer,Frzr,Other

8461 CARLTON WAY	Open	11-2	rev
\$4,898,000	4+5		



LOCATION, LIFESTYLE, AND PROVENANCE

The hallmarks of this sophisticated contemporary home with sweeping city to ocean views. The property features over 5400 sq.ft of living space with 12ft ceilings, (4) bedroom suites including two masters, elevator, rooftop garden and garage parking for (4) cars. Perfect for indoor/outdoor living and located just minutes from Sunset Plaza, this private oasis is waiting to welcome you home.

MLS#18-324720
 D. Moreno G. MacGeachy 310.367.9616
HILTON & HYLAND

PrivateBeverlyHills.com

1689 WOODS DR	Open	11-2	red
\$1,850,000	2095000	3+2.5	




RELAUNCH \$250K REDUCTION! QUIET ST. CITY VIEWS PRIVATE YD

Just reduced \$250,000! Well located Sunset Strip Mid-Century on a small, super quiet street among multi-million dollar homes. Nice city views, very private grassy yard with in-ground spa. Fireplaces in living room and bedroom. Great single or couples home. Ready to move in as is, or could be your perfect remodel! Best priced house on the Strip! Bring offers!

MLS#18-333152
 Victor Kaminoff 2137187718
COLDWELL BANKER RESI

City view, inground spa, private yard

8130 LAUREL VIEW	Open	2-5	rev
\$3,595,000	3+3		



STUNNING NEW CONTEMPORARY

Incredibly rare opportunity to own a brand-new construction, masterfully designed, contemporary home with panoramic views from Downtown LA to the Pacific Ocean. Situated in one of the hottest celebrity-filled neighborhoods in the Hollywood Hills, this home is perched high above the city, but just minutes from the famed Sunset Strip and the Chateau Marmont.

MLS#18-338546
 Dana Norris-Doumani 310-435-2143
PACIFIC UNION INTERN

Dshwshr,Rng/Ovn,Fridg,Wshr

8883 COLLINGWOOD DR	Open	11-2	rev
\$6,995,000	3+3		




RESTORE THE HOME'S TIMELESS DESIGN OR BUILD YOUR OWN ESTATE

Breathtaking views located in the sought-after Bird Streets. Situated in a private culdesac surrounded by multi-million dollar homes, this property has over a 15,000 square foot lot with a sizable flat portion. Floods of light through floor-to-ceiling windows compliment the open floorplan flowing through the dining room, living room, & den for seamless entertaining. Step through the sliding glass doors onto outdoor space w/pool overlooking stunning sweeping views of the ocean to downtown.

MLS#18-318968
 Sally Forster Jones 310.579.2200
COMPASS

www.8883Collingwood.com

2716 LAUREL PASS AVE	Open	11-2	rev
\$2,795,000	4+5		



CONTEMPORARY LAUREL CANYON HOME

Updated contemporary home in Wonderland School District. Incredibly spacious floor plan, with 4 bedrooms (3 en-suite) plus 2 additional bonus spaces. The backyard is like a private resort with in-ground saltwater pool and spa, covered outdoor dining, BBQ area with built-in pizza oven, lush landscaping and cabana that offers views of the surrounding canyon. Sought after Laurel Canyon location, just south of Mulholland Drive, convenient to the Sunset Strip, Hollywood, WeHo, Studio City and more!

MLS#18-338934
 Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

2716LaurelPass.com

8381 HOLLYWOOD BLVD	Open	11-2	rev
\$6,888,000	4+4		



STRIKING ARCHITECTURAL HOLLYWOOD HILLS WWW.8381HOLLYWOOD.COM

Nestled in the world renowned Sunset Strip, just above the Chateau Marmont w/ city lights & jetliner downtown skyline views. Refined design aesthetic includes: 6700+ of indoor-outdoor open floor plan living w/over 1400sf of rooftop deck-kit-bar, floor-to-ceiling pocket door systems, custom cabinetry, designer finishes & amazing covered entertainment patios. 4 bedrooms, 4 baths. Set back from the street w/ on site parking, zero-edge infinity pool, 5 fireplaces & state-of-the-art home automation.

MLS#18-338362
 Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

9335 SIERRA MAR DR	Open	11-2	rev
\$2,249,000	3+3		



MAJOR PRICE REDUCTION IN THE BIRD STREETS!

Multi-level gem in the Bird Streets at 9335 Sierra Mar Drive! Nestled above the Sunset Strip, this 4-story home, w/ elevator, is not to be missed. Perched on 2 combined lots w/ underground utilities, this is outfitted w/ 2 beds, 3 baths, plus loft/3rd bedroom & office. Beyond the gated entry, is a warm foyer w/ elevator & office that sets the tone for this inviting home. Remodeled 2nd floor features 2 ensuite Bedrooms.

MLS#18-333216
 The Sunset Team 3102743900
KWDTLA / KWHH

www.9335SierraMar.com

7797 TORREYSON DR	Open	11-2	rev
\$5,995,000	3+3		



STUNNING NEW MODERN

Through private gates, this masterfully designed and recently built, Contemporary modern view home captures the essences of classic architecture with fully updated finishes where no expense was spared. The entire view side of the home has expansive floor to ceiling walls of glass on Vitrocsa slider windows. This allows the 180 degree panoramic view to be enjoyed with a seamless indoor outdoor feel.

MLS#18-319726
 Aaron Kirman 424-249-7162
PACIFIC UNION INTERN

BBQ,Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Other

03 Sunset Strip - Hollywood Hills West Lease


9101 ST IVES DR	Open	11-2	NEW
\$22,500	4+5		

Just moments from the Sunset Strip, sits this one story, gated, Modern Spanish estate on a wide double lot with views.

MLS#18-345286
F.TAJ / FALDJUFRIE 424.230.3712 **THE AGENCY**

TUESDAY

9101 ST IVES DR	Open	11-2	NEW
\$22,500	4+5	SPANISH	



MODERN SPANISH MOMENTS FROM SUNSET STRIP

Just moments from the Sunset Strip, sits this one story, gated, Modern Spanish estate on a wide double lot with views. With a great open floor plan, the home features gorgeous wide-planked oak wood flooring, high ceilings, great open walkways perfect for displaying art, and French doors through out. The light-filled great room with wood-beamed ceilings and fireplace flows to a gracious dining area perfect for entertaining.

MLS#18-345286
F.TAJ FALDJUFRIE 424.230.3712
THE AGENCY

11585 BELLAGIO RD	Open	11-2	NEW
\$5,195,000	5+5	2sty-TRADITIONAL	



STUNNING BEL-AIR TRADITIONAL!

Stunning private gated estate in Lower Bel-Air! Completely designer done Traditional surrounded by storybook Oak Trees. This 5 bed/5 bath home is the perfect home for entertaining family and friends. Endless natural light and indoor/outdoor flow from every room. Incredible infinity-edge pool and spa. Sweeping city and ocean views from the master bedroom. Designer master bathroom and custom walk-in closet. Additional Features include; 3 car garage, gym room, wine cellar and more! VALET PARKING

THE FEIL GROUP 310-963-8219
BERKSHIRE HATHAWAY

8260 MARMONT LN	Open	11-2	NEW
\$20,000	3+4	CONTEMPORARY	



PRIME LOCATION AND SPECTACULAR VIEWS

Located next to legendary Hotel Chateau Marmont, 1 block above Sunset Blvd, near best shopping, night clubs and restaurants. Fully furnished, contemporary 2 story home with open floor plan, modern amenities and state of the art finishes; wide plank French Oak hardwood floors, designer kitchen with center island. South facing, filled with natural light Living Room with soaring ceilings; sliding glass doors open to a large Terrace for outdoor dining and lounging and Spectacular panoramic City Views

MLS#18-344098
Galina Blackman 310.850.2540
COLDWELL BANKER RESI

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

1640 STRADELLA RD	Open	11-2	NEW
\$3,795,000	0+0		




AN AMAZING OPPORTUNITY

An amazing opportunity awaits in prime Bel Air. Two story home with Five bedrooms, Three Bathrooms, office & Family room.
3,780 sq.ft. sits on a nearly 1-acre view lot. Enjoy panoramic & stunning views of the sparkling Stone Canyon Reservoir & city views. Beautiful large grassy yard with pool and spa. Built a large estate or remodel existing resident.

J.Babajian/M.Sisatar
RR/CB

1644 MARMONT AVE	Open	11-2	NEW
\$16,999	3+3	1sty-CONTEMP MED	




GATED SINGLE-LEVEL 3 BEDROOM | SUNSET STRIP | POOL & VIEWS

Gated single-level three bedroom home above the Chateau Marmont Hotel and Sunset Strip with A-list celebrity neighbors, city views and the utmost privacy. Enchanting koi pond upon entry juxtaposed with walls of glass throughout invites abundant sunlight and a romantic, luminous warmth. Unwind in the Master Bedroom's jetted tub adjacent to views of your refreshing pool and luxurious greenscape. Glide seamlessly to the pool from glass sliding doors to a sun-drench patio. Easy-living at it's best!

MLS#18-342404
Julia Delorme 3107291649
SOTHEBY'S SUNSET

1644Marmont.com

2185 LINDA FLORA DR	Open	11-2	NEW
\$2,595,000	5+5	TRADITIONAL	



PICTURESQUE BEL AIR TRADITIONAL

This Picturesque Traditional home evokes an enchanting vision of romance & tranquility. Located in the award-winning Roscomare school district of prime Bel Air, this home is sited on a nearly half-acre of gorgeous grounds w/beautiful canyon views. Enjoy sophisticated country living in this warm & welcoming home. First floor expansive master suite & 3 add'l bdrms, & upstairs family rm or guest suite. Backyard deck, garden, & spa overlooking lush canyon views.

MLS#18-344324
Jade Mills/Tiffany Mills 310-285-7508
COLDWELL BANKER

Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

6551 FRANKLIN AVE	Refresh.	11-2	NEW
\$6,500	3+2	2sty-SEE REMARKS	




CHIC URBAN OASIS FOR LEASE

Central location in chic neighborhood! Upscale, charming, and luxurious 1920's Hollywood two-story house, recently refurbished with all new appliances, furniture, and floors. This urban oasis features 3 bedrooms, two bathroom, breakfast area in the kitchen, gated entry, private parking, hardwood floors, and a breezy outdoor bar-patio area. Available short-term, long-term, furnished or unfurnished.

MLS#18-345498
Silvano 'George' Morales 323.578.8423
KELLER WILLIAMS BH

Cing Fan,Dshwshr,Dryer,Grbg Disp,Micro

1826 ROSCOMARE RD	Open	11-2	NEW
\$1,899,000	4+4	RANCH	



BEST VALUE IN BEL AIR!

Nestled in the hills of Bel Air. Beautiful setback and grassy front yard. Large entryway flows seamlessly to a spacious wainscoted living room and dining room all looking out to the sparkling pool. Resort style trellised patio provides the perfect shade for outdoor dining. Updated eat-in kitchen, family room and oversized garage all make this the perfect home. Award-winning Roscomare Rd elementary school, nearby grocery and shops.

MLS#18-326582
Jeffrey & Nadia Saad 310-770-7395
COMPASS

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

04 Bel Air - Holmby Hills *Single Family*

277 ST PIERRE RD	Open	11-2	NEW
\$49,900,000	8+20	CONTEMP MED	




REGAL EAST GATE COMPOUND

This is a residence of sophisticated luxury and incomparable opulence on a rare flat acre parcel. From the vaulted entry, to the collector's wine cellar, to the verdant grounds, this home is created for lavish entertainment and exceedingly gracious living. An approx. 20,000 sq. ft. entertainment space includes an indoor spa, pool, massage room, sauna, steam bath, game rooms, bowling alley, cinema, bar, sport court, and guest quarters. Sublime!

MLS#18-333754
Rey/Kirman/Naggar 310-285-7529
COLDWELL BANKER/PUI

www.277StPierreRoad.com

1524 STONE CANYON RD	Open	11-2	red
\$12,950,000	5+8	2sty-COUNTRY ENGLISH	




Beautifully remodeled and expanded, Gerard Colcord estate. The ground floor includes a vaulted ceiling living room, dining room, media room and new kitchen. The master has an office and walk in closets. On the second level we have three additional bedroom suites and family room. There are two detached structures on the upper level of the property. One is an office /den with a half bath and wine storage and the other can be used as a guest house with kitchen and living area leading to new pool.

MLS#18-303752
Michael Sahakian 310-285-7524
COLDWELL BANKER RESI


TUESDAY


901 STONE CANYON RD	Open	11-2	rev
\$8,999,000	6+5	SPANISH	
	1.2 + ACRES IN LOWER BEL AIR		
Lower Bel-Air, 1.2 acres on prime corner lot, a block away from the iconic Hotel Bel-Air. Zoned RE 2.0. Ideal Owner-user Restoration/Remodel Project or Investor-Developer w/ enormous Upside Potential.			
MLS#18-299806		901StoneCanyon.com	
Joyce Rey/T. Di Prizio COLDWELL BANKER		310-266-2777	


1432 MORAGA DR	Lunch	11-2	rev
\$7,249,000	7+9	TRADITIONAL	
	GATED TENNIS COURT ESTATE		
Great opportunity to own in the prestigious 24hr guard-gated Moraga Estates. This pristine & stately Traditional is highlighted by a large 76k sf yard w/ lighted tennis court & swimmers pool. This bright home boasts a sunroom, wet bar, formal living & dining rm. The home features a chef's kitchen w/ an island, breakfast area, 2 walk-in pantries & opens to the lg family room w/ stone fp. The inviting master suite offers sitting area, fp, balcony, double master bath, lg closets, spa tub, & sauna.			
MLS#18-315828		1432MoragaDrive.com	
Steven Moritz Group SOTHEBY'S INTERNATIO		310-871-3636	

2841 ROSCOMARE RD	Lunch	11-2	rev
\$2,849,000	6+8	CONTEMPORARY	
	ORGANIC TACOS MADE TO ORDER ON 20,000 SF FLAT LOT		
RTI for a nearly 7000SF foot architectural tour-de-force on 20,000SF flat lot with prime views. This is a once in a lifetime development opportunity to purchase a shovel ready project with tremendous upside in one of the most coveted locations in all of Los Angeles. Plans are fully approved and RTI			
MLS#18-331374		BBQ,Blt-Ins,Cent Vac,Dshwshr,Micro,Other	
Jason Yaselli KELLER WILLIAMS BH		310-926-4484	


05 Westwood - Century City *Single Family*


10354 LOUISIANA AVE	Open	11-2	NEW
\$2,175,000	4+3	SPANISH	
	BEAUTIFULLY UPDATED SPANISH HOME		
Prime Century City adj/Westwood location remodeled & expanded in 2013. Living rm with high ceilings & fireplace, separate office or sitting rm & spacious dining area and nook. Remodeled, custom chef's kitchen. Upstairs master bedroom suite with walk-in closet, dual-sink bath with shower and separate small office. Lower level features play room/bonus room. Wonderful outdoor space & yard with patio area perfect for entertaining while enjoying a built-in BBQ and additional yard with turf grass.			
MLS#18-344210		10354louisiana.com	
Lauren Ravitz BERKSHIRE HATHAWAY		310.600.4581	

1500 PANDORA AVE	Open	11-2	NEW
\$1,975,000	3+3	MID-CENTURY	
	UPDATED 3 BED/2.75 BATH MID CENTURY ON LARGE CORNER LOT.		
Gated front yard with large patio & stacked stone finishes leads to double front doors. Open floor, plan ideal for entertaining, includes living room filled with natural light including picture window & marble flooring opening to large formal dining room. Relaxing family room with hardwood floors, stone finished fireplace, built-in bar opening to sunny front den/office with 3 skylights & sliding door to front yard. Updated kitchen with granite countertops, stainless steel appliances.			
MLS#18-344210		www.1500PandoraAvenue.com	
Chad Lund /Mason Merrins DOUGLAS ELLIMAN		310.801.2641	

05 Westwood - Century City	<i>Condo / Co-op</i>		
2179 CENTURY HL	Open	11-2	NEW
\$1,595,000	2+3.5	CONTEMPORARY	
	PRESTIGIOUS CENTURY HILL 2+3.5 CONDOMINIUM		
Single-level 2+3.5 condominium in the prestigious guard-gated Century Hill. Fabulous open floor plan w/large living room, spacious dining area, & den. Updated kitchen w/ breakfast area. Two spectacular patios offer great space for outdoor dining & entertaining. Generous master suite w/fireplace, dual bathrooms, & custom closets. 2nd bdrm suite w/office area & patio. Laundry rm. 3 parking spaces & storage unit in garage. Community amenities: 5 pools, tennis crt, gym, clubroom, & 24hr security.			
Jade Mills COLDWELL BANKER		310.285.7508	
Built-Ins, Range/Oven, Refrigerator			

2132 CENTURY PARK LN, UNIT 408	Open	11-2	NEW
\$1,595,000	2+2.5	CONTEMPORARY	
	LUXURIOUS PARK PLACE PENTHOUSE WITH HIGH CEILINGS AND VIEWS		
Resort Style living in this spacious 2 BR + den penthouse with vaulted ceilings, formal dining room, upgraded appliances in great eat-in kitchen with lots of built-ins. This exquisite unit has one of the largest floor-plans with endless closets and is in a coveted location with city lights and tree-top views. 3 parking spaces/two balconies/3 fireplaces. The guard-gated Park Place Complex has every amenity imaginable including 24 hr. security, tennis courts, pools, clubhouse & on-site management.			
Taff/Napier COLDWELL BANKER		310-871-5051	
A/C;W/D;refrig.;blt-ins			

10701 WILSHIRE BLV, UNIT 1806	Lunch	11-2	NEW
\$1,149,000	2+2	CONTEMPORARY	
	SEE FULL PAGE ON 19-COME BY FOR LUNCH. TWILIGHT OPEN 7PM		
2bd2ba+DEN corner unit in the Crown Towers w/incredible views of the city, mountains & ocean. This completely updated unit features hardwood floors, recessed lighting,a lg living rm that leads to the den & an oversized balcony w/ unobstructed sunset views, open granite kitchen w/ breakfast bar, newer stainless steel appliances & service entry. Spacious master suite w/lg closets,luxurious master ba w/ lg soaker tub/shower, double sinks & loads of storage. 2nd bed w/ lg closet.			
Jonathan Sands COLDWELL BANKER BH N		310.704.6612	
www.10701wilshire1806.com			

1849 GREENFIELD AVE #201	Open	11-2	NEW
\$749,000	2+2	TRADITIONAL	
	UPDATED TOP FLOOR FRONT FACING, CORNER UNIT		
Chic contemporary finishes in charming courtyard style building. Entry w/ large closet opens to beautiful living rm w/ high 15 foot ceilings, gas stone-finished fireplace, built-in shelf & sliding door to covered balcony w/ treetop & city views. Sunny dining area opens to remodeled kitchen w/ stainless steel appliances including gas range/oven, granite countertops & marble flooring. Spacious master suite w/ 3 closets & newly remodeled full bath w/ dual basins & tile finishes. 2nd bdrm.			
MLS#18-344200		www.1849GreenfieldAvenue201.com	
Chad Lund / Patty Best DOUGLAS ELLIMAN		310.801.2641	

10110 EMPYREAN WAY #104	Open	12-2	red
\$2,850,000	2+3	FRENCH	
	REDUCED LE PARC REMODELED CONDO		
Gorgeous totally remodeled home in prestigious Le Parc Condo in Century City. Highly desired first floor! Formal Living & Dining rooms with high ceilings, wood floors, custom paint, lighting and moldings throughout. Gourmet Kitchen with breakfast area, cabinetry and built ins. Lavish master suite with his and her walk in closets and new bath. Second bedroom suite/den. Two large balconies with gorgeous views of lush landscaping and tree tops. 24 Hour guard gated/security w/pools, spa, tennis,gym			
MLS#18-337750		www.10110EmpyreanWay104.com	
Lori Hashman Berris SOTHEBY'S INT REALTY		310-880-3061	
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other			

TUESDAY

X 1 W CENTURY DR #11C		Lunch	11-2	rev
\$4,488,000	3+4	CONTEMPORARY		



MAJOR PRICE REDUCTION

Best priced 3BR unit in The Century. An alternative to a single family residence. Stylish 3bd/3.5ba condo boasts natural lights, spacious gourmet kitchen, master suite in separate wing, private elevator vestibule & 2 balconies. The Century is one of the most luxurious condominiums in LA with 24/7 white glove services by valet, concierge, porter & doorman. It sits on nearly 4 acres of lush gardens behind stately travertine-flanked iron entry gates with 24-hour security guard. Pool, gym & more.

MLS#17-264350
Josie Tong 3108088808
SOTHEBY'S INTERNATIO

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

330 S BUNDY DR		Open	11-2	NEW
\$2,129,000	3+3	MID-CENTURY		




AMAZING OPPORTUNITY TO CREATE YOUR DREAM HOME!

First time on the market in 70 years! Tear down or remodel opportunity situated in sought after Brentwood. Don't miss this sunny, bright, Mid-century Home in a quiet location. Close to schools, shops, and restaurants.

MLS#18-345288
Melanie Sommers 310-418-0343
PACIFIC UNION INTER.

10660 WILSHIRE #1603		Open	12-2	rev
\$1,799,000	3+4	CONTEMPORARY		



Stunning totally remodeled condominium on the Wilshire Corridor this 3 bd 3.5 bath is approximately 2500 sf on the 16th floor with unobstructed views. Enter into the "great room" with walls of glass and white stone floors with an open kitchen and dining, the perfect space to entertain. All bedrooms are en suite with gorgeous views to the south (ocean) and the west. The master has a custom built in walk in closet and gorgeous white stone bathroom. You wont find this quality at this price!

MLS#18-327900
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

11326 HOMEDALE ST		Open	11-2	NEW
\$1,799,000	3+2	1sty-TRADITIONAL		




CHARMING TRADITIONAL W/ FLOWING FLOOR PLAN IN BRENTWOOD GLEN

Bright open feeling as you step into Living Rm w/bay window, plantation shutters & fpl. Large formal Dining Rm leads to open redone kitch w/SS appl & breakfast area looking out to beautiful, grassy lush & private backyard. Master bdrm has French Drs opening to romantic deck & yard. Large front bdrm & 3rd bdrm has wainscoting. Gorgeous hwdw flrs throughout, custom moldings, central AC, recessed lights & finished garage. Extremely bright, cheery & move-in condition home in incredible neighborhood!

MLS#18-345288
Lisa Mansfield 310.993.2303
SOTHEBY'S BRENTWOOD

3 Bd+ 2 Ba+ Redone Kitch+ Private Yard

10551 WILSHIRE #904		Open	12-2	rev
\$1,690,000	2+3	TRADITIONAL		




10551 WILSHIRE #904. GORGEOUS VIEWS!

Lovely 9th floor remodeled unit with spectacular views of Little Holmby and Westwood. This unit is slightly over 2000 sf with hardwood floors throughout. The living room has a great fireplace and is open to the dining area and has a lovely terrace to enjoy the views. The master is huge with a wall of windows facing west and custom cabinetry. The master bath has been remodeled and also has a view. There is an additional generously sized second bedroom and bath with the best view of the corridor.

MLS#18-324130
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

475 HALVERN DR		Open	12-2	red
\$8,750,000	5+7	CONTEMP MED		



STEP INTO A PRIVATE PARADISE


Walled and gated contemporary mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. Sumptuous master suite with separate his and her baths and closets to impress the most discerning.

MLS#17-251614
Steve & Jennifer Levine 310.200.5366
HILTON & HYLAND

Co-Listed w/ Valerie Fitzgerald

06 Brentwood Single Family

X 2794 MANDEVILLE CANYON RD		Lunch	11-2	NEW
\$5,425,000	5+5	2sty-TRADITIONAL		



JOIN US FOR LUNCH & SAM'S FAMOUS TACOS. COMPLIMENTARY VALET

Turnkey East Coast Traditional in magical Mandeville Canyon. Sensational open floor plan. Tons of natural light & walls of glass that open to the beautiful outdoors. Gourmet kitchen opens seamlessly to the family room, alfresco dining patio & outdoor kitchen. Spacious living room with fireplace. Dining room with coffered ceilings. Upper level family room with its own bathroom. Master with 2 sided fireplace & French doors to a wrap-around porch. Stunning master bath. Private yard with pool & spa.

MLS#18-343424
Gavin Fleminger 310-850-8053
NOURMAND & ASSOC

BBQ,Dshwshr,Grbg Disp,Micro,Rng/Ovn.

12308 8TH HELENA DR		Open	11-2	red
\$6,295,000	4+5	TRADITIONAL		



DRAMATIC \$700K PRICE REDUCTION. SPECIAL HOME PRIME LOCATION!

Tucked away at end of a qt cul de sac off of picturesque South Carmelina, lies this widely published, extremely special, 1930's white painted, shingled Traditional. Restored & remod by the current owner w/ grt taste, quality & sensitivity to original arch & breathtaking gardens by Jay Griffith. Terrace, enchanting gardens, pl/spa, sport crt, outdr FP & lovely vus. Sep guest rm & BA w/ outside entrance. Transport yourself to a bygone era of glamorous old Hollywood, filled w/ romance & charm.

MLS#18-337562
David Offer
BERKSHIRE HATHAWAY

www.12308helena8.com

351 N KENTER AVE		Open	11-2	NEW
\$3,995,000	5+5	CONTEMP MED		



Private, gated and beautifully remodeled home in great Brentwood location. 5 bedrooms plus office, 5 bathrooms. Newer kitchen with center island, breakfast room, large walk in pantry and homework station. All bedrooms have large walk-in closets. Hardwood floors. Picture perfect backyard with new pool, fire pit. 3 car garage.

MLS#18-331846
Joanne Vuylsteke 3104870943
NOURMAND & ASSOCIATE

BBQ,Cbl,Dshwshr,Dryer,Fridg,Other

475 HALVERN DR		Open	12-2	rev
\$8,750,000	5+7	CONTEMP MED		



Step into a private paradise. Walled and gated contemporary mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. Indoor/outdoor living at its finest.

MLS#17-251614
Valerie Fitzgerald 3102857515
COLDWELL BANKER RESI

BBQ,Dshwshr,Dryer,Grbg Disp,Rng

X 254 N BRISTOL AVE		Lunch	11-2	bom
\$8,695,000	0+0	OTHER		




JOIN US FOR LUNCH IN THE PARK

Anticipate the pleasure & fulfillment of creating a stunning new home of your own design on a beautiful flat corner lot. A unique palette w/a myriad of possibilities & exciting potential to create a striking residence in a quiet setting, to achieve the highest and best use of this amazing site. A magnificent place to fashion a home of any architectural design or sensibility. A chic Contemporary statement, a fresh modern Farmhouse, a fashionable East Hampton, a vintage Montecito – your choice.

MLS#18-324818
 Mary Lu Tuthill 310-979-3981
 COLDWELL BANKER

None

12246 DARLINGTON AVE		Open	11-2	bom
\$3,695,000	5+6	MEDITERRANEAN		



IMMACULATE STUNNER IN THE HEART OF BRENTWOOD

Gracious, light & bright with flowing floor plan, hedged & gated grassy yard, chef's kitchen opening to large family room w/ fireplace, generously sized bedrooms with vaulted ceilings and impressive guest house. Impeccably remodeled inside and out by long time homeowners. Not a flip!

MLS#18-335380
 Marcie Hartley 310.691.5950
 HILTON & HYLAND

Co-Listed w/ David & Anna Solomon

215 N KENTER AVE		Open	11-2	bom
\$2,795,000	4+5	TRADITIONAL		



Charming storybook traditional not available on the market in over 60 years. Fixer. Roomy flat lot of over 10,230 sq. ft. Located in a prime Brentwood location, convenient to all and within the much desired Kenter Canyon Elementary school district. Sold in As Is condition.

MLS#18-330316
 Anne Leeds-Wyatt Parker
 PACIFIC UNION INTERN

Blt-Ins,Dshwshr,Dryer,Grbg Dis,Hood Fan

06 Brentwood Condo / Co-op

12254 MONTANA AVE #B		Open	11-2	631G5	NEW
\$799,000	1+2.5	ARCHITECTURAL			



REMODELED MULTI-LEVEL TOWNHOUSE

ADJACENT TO GOLF COURSE! One of two units in building. Only one shared wall. Kitchen features breakfast bar + top-of-the-line stainless steel appliances + Sub-Zero refrigerator. Hardwood floors throughout. Fireplaces in living room and master suite. Living room opens to expansive private patio. Spacious master suite offers built-ins, walk-in closet, and large balcony. Two-car covered parking + storage. Complex offers rooftop sundeck. Near shopping and dining. See this unit and be charmed!

MLS#18-343388
 Susi Gilmartin (310) 738-7318
 BERKSHIRE HATHAWAY

SubZero;Dshwshr;Range;Washer;Dryer

11807 DOROTHY ST #2		Open	11-2	rev
\$1,495,000	4+4	CONTEMP MED		




RARE OFFER 4 + 3.5 + LOFT TH

Rarely do you find a wonderful well-designed 4 bedroom 3.5 bath townhome with great space in this Fabulous BW Village location. Remodeled w/ open floor plan and quality finishes including HW in public rooms, crown moldings, built-in bookshelves, cabinetry, granite and soothing neutral decor. Gracious living room for entertaining, formal dining, bright chef's kitchen and adjacent small family room, plus loft/office or art space with private sundeck and private 2-car garage.

MLS#18-340804
 Michele Hall 310-850-1357
 COLDWELL BANKER - BW

Dshwshr,Grbg Disp,Micro,Fridg

07 West L.A.		Single Family	
2535 S WESTGATE AVE		Refresh.	11-2
\$1,075,000	3+1.75	TRADITIONAL	



ENTRY LEVEL HOME IN WEST LA

Good West LA Location on large lot. 3 Bedroom, 1 Bath House with Detached Studio with 3/4 Bath. possible addition as an Accessory Dwelling Unit. House features Hardwood Floors, Wood Burning Fireplace, Central Heat, Built-in kitchen, Pool, enclosed yard. Excellent opportunity for investor to fix and flip or tear down and build. Great entry price for neighborhood for owner/user. Close to schools, freeway access, Expo Metro Line, shopping and restaurants.

MLS#18-343786
 T. Ballentine Jay Lerer 310-351-9743
 RE/MAX ESTATE PROPER

WWW.TerryBallentine.com

2811 BURKSHIRE AVE		Open	11-2	rev
\$1,490,000	2+1	TRADITIONAL		



BUILDING OPPORTUNITY

This highly desirable Westside location is the perfect spot to put down roots. The 5,265 lot w/plans for a modern new construction can be yours to build and finish as you like. The plans are RTI w/the city of Los Angeles Building And Safety Department (Ready to issue). The hard part is over and now it's ready for you to take on this project. The plans are for a 2,982 square foot, 4 bedroom, 4.5 bath contemporary home and can be viewed at our office and will be provided at the close of escrow.

MLS#18-342704
 Sherri Noel 310.994.8721
 KELLER WILLIAMS-SANT

Cng Fan,Grbg Disp

07 West L.A. Condo / Co-op

1714 STONER AVE, UNIT 7		Open	11-2	NEW
\$950,000	3+2	TRADITIONAL		




CHARMING WEST LA TOWNHOUSE

Spacious townhouse in charming courtyard building- excellent West LA location on a quiet street. 3 bdrm + den. Well maintained but ready for an update. Great for flippers & great value for a owner-user. Large living room, open dining & an eat-in kitchen that opens to screened patio. Bright master has great volume with vaulted ceilings & walk-in closet. Central AC, direct access, sideXside parking & full-size laundry room. Near shopping, movies & restaurants. EQ insurance & high reserves!

MLS#18-344486
 Brett Silver 310.261.4012
 PACIFIC UNION

2045 BELOIT AVE #203		Refresh.	11-2	NEW
\$670,000	2+2	OTHER		



TRENDY SAWTELLE NEIGHBORHOOD

Within one block of the trendy neighborhood of Sawtelle is this light filled 2 bedroom 2 bath end unit condo located at the back of the building (far from the freeway noise) Updated kitchen w/stainless appliances, Italian cabinets & granite countertops are perfect for cooking and entertaining. (current owner is a chef) washer & dryer in unit. Curbed LA gave the neighborhood a walk score of 87 and called it a 'Westside Haven' with great shopping,restaurants, coffee and culture. Welcome Home!

MLS#18-344486
 Sharon Gavin 310-210-0874
 DOUGLAS ELLIMAN

dishwasher, stove, refrigerator, air

THE MLS.com

NEW & Improved Reports!

VESTAPLUS™ Features Now Available on The MLS™

POWERED BY THE MLS

TUESDAY

07 West L.A. Income

1926 BUTLER AVE	Open	11-2	NEW
\$1,799,000	1sty-TRADITIONAL		




SPECIAL DUPLEX DEVELOPMENT OPPORTUNITY IN PRIME WEST LA

1926 Butler is a fantastic duplex on highly desirable 9000+ square foot lot in prime West LA near Japantown on Sawtelle Blvd and EXPO light rail station. Traditional 1940s compound features two attached units that are each 2BR/1BA. Hardwood floors. Spacious lot filled with overflowing outdoor space and fruit trees. Detached garage. Special opportunity is sure to impress owner-occupants, investors and developers alike. Zoned LAR2. Walk score of 90.

The Kostrey Collection (323) 785-7545
NOURMAND & ASSOC.

08 Cheviot Hills - Rancho Park Single Family

3035 QUEENSBURY DR	Open	11-2	NEW
\$3,499,000	5+5	SPANISH	




ARTISTIC SPANISH ARCHITECTURAL SPACE WITH THE "WOW" FACTOR!

Incredibly light and bright and seamlessly incorporates a New York art world vibe with the comforts of California living. Expansive corner lot. Multiple levels with cozy lofts, balconies, landings and nooks. Kitchen with granite counters, Subzero refrigerator plus breakfast bar & nook. Enormous playroom, formal living & dining rooms. Sprawling backyard with pool and entertainer's patio. 4 beds up including romantic master suite with spacious bath, large walk-in closet and balcony.

MLS#18-345532
Ben Lee 310.858.5489
CB - BEVERLY HILLS N www.3035queensbury.com

09 Beverlywood Vicinity Single Family

9708 BEVERLYWOOD ST	Open	11-2	NEW
\$1,679,000	3+2	1sty-TRADITIONAL	



STUNNING 3 BED/2 BATH HOME LOCATED IN BEVERLYWOOD HOA

THIS CHARMING, SPACIOUSLY DESIGNED HOME FEATURES 3 BEDROOMS, 2 BATHROOMS AND A LARGE FAMILY ROOM. INVITING OPEN LIVING ROOM FEATURES A FIREPLACE, HARDWOOD FLOORS AND LEADS TO AN OUTDOOR PATIO. ELEGANT FORMAL DINING ROOM LEADS TO THE SPACIOUS REMODELED KITCHEN WITH A BREAKFAST BAR, GRANITE COUNTER TOPS AND TOP OF THE LINE APPLIANCES. TWO GENEROUS SIZED FAMILY BEDROOMS SHARE A FULLY REMODELED BATHROOM.

MLS#18-343890
Bellet/Grakal Group 310-770-1124
KELLER WILLIAMS BH Blt-Ins, Clng Fan, Dshwshr, Dryer, Grbg Disp

1525 REXFORD DR **NEW**

\$1,549,000	Open	11-2
3+2	SPANISH	



FANTASTIC OPPORTUNITY!

Courtyard Spanish style home features a spacious floor plan, two level living/dining accented with stain glass windows, fireplace and expansive back yard. The home has sustained fire damage in rear and is not currently habitable - full of potential and an incredible value. Bring your contractors!

Lynn Whitaker 3106227404
PACIFIC UNION INTL

1856 S HAYWORTH AVE Refresh. 11-2 **NEW**

\$1,160,000	3+2	TRADITIONAL
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REMODELED BUNGALOW IN CELEBRATED FAIRCREST HEIGHTS!

This bungalow is nestled into a corner lot and has 3 bedrooms, extended large den and fireplace (originally 3rd bedroom). The lush landscaping welcomes you with beautiful hardwood floors, a light filled living area and beamed ceiling. The formal dining room leads to the kitchen with wood cabinetry, granite counters and stainless appliances. The back yard is suited for relaxation with an outdoor kitchen, sitting area with fire pit and tranquil pond to create a perfect space for dining al fresco.

MLS#18-341390
Laura Anderson (323)646-6569
KELLER WILLIAMS LARC Rng/Ovn

2041 PREUSS RD Open 11-2 **NEW**

\$749,000	2+1	1sty-TRADITIONAL
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OPPORTUNITY AWAITS...

Calling All Developers, Designers & Visionaries. Amazing opportunity to purchase a SFR on an LARD1.5 Zoned Lot. Bring your developers & rehab specialists to check out this property. This sought after corner location makes this property great for an investor and/or end user. Current home is 2 bedrms + 1 bathrm w/ detached garage. Located w/ an easy commute to Hollywood, DTLA, Culver City, Santa Monica and close to Miracle Mile, LACMA, shopping & restaurants. Sold in its "As Is" present condition

MLS#18-345236
Nancy Ross/ Laura Barton 310-500-3983
PACIFIC UNION

09 Beverlywood Vicinity Condo / Co-op

9848 VIDOR DR #301	Open	11-2	NEW
\$950,000	2+3	CONTEMP MED	




RARE, INCREDIBLY REMODELED CONDO W/AMAZING VIEWS!

WELCOME TO THIS FRONT FACING CONDO W/ BREATHTAKING VIEWS OF CITY, HOLLYWD SIGN & CENTURY CITY. FRENCH DRs & LARGE WINDOWS MAKE IT SUPER LIGHT & BRIGHT. BOASTING OPEN FLR PLAN FEATURING HIGH CEILING, SURROUND SOUND, RECESS LIGHTING & WOOD FLR THRGHOUT. THE SINGLE-LEVEL OFFERS AIRY LIVING RM, DINING W/FIREPLACE ONTO 2 BALCONIES GREAT FOR ENTERTAINMENT. CHEF'S KITCHEN W/BREAKFAST W/NEWER STAINLESS STEEL APPLIANCES, COURTZ CNT TOPS, MASTER SUITE W/ WALK IN CLST & MASTER BATH HIS & HER SINK & VANITY.

MLS#18-345108
Holly Hakimian 3106999363
KELLER WILLIAMS RLTY Dshwshr, Dryer, Central A/C and Heating

10 West Hollywood Vicinity Single Family

9024 DORRINGTON AVE	Lunch	11-2	NEW
\$2,945,000	4+3	2sty-TRADITIONAL	



A ENGLISH STORYBOOK HOME WITH A CONTEMPORARY TWIST

This storybook English, has been tastefully remodeled with all of today's amenities. The inviting living room has a fireplace and sophisticated built-ins. Arched doorways features a dining room and gourmet kitchen. The master suite boasts vaulted ceilings, en suite bath with double sinks and abundant closet space. A spiral staircase leads to a spacious loft, perfect for a fourth bedroom. The backyard and deck serve as a wonderful place relax while soaking in the spa. This is a must see!

Marlene Rogliano 323-333-4951
SOTHEBY'S

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TUESDAY

10 West Hollywood Vicinity *Condo / Co-op*

1100 ALTA LOMA RD #605	Open	11-2	NEW
\$2,725,000	2+3	CONTEMPORARY	



QUINTESSENTIAL CITY LIVING

Stunning condo in luxurious and classic Empire West. 2 br/2.5 ba with panoramic views. Open floor plan invites the gourmet kitchen, breakfast/dining area, and living room into brilliant entertainment space. Media rm with built-in wet bar flows off living room. Master br w/ spacious closets and bath. Balconies open to the outdoors and city views. Materials and finishes: blk granite floors w/ 24" tiles, exotic zebra wood, Water Works fixtures, resin paneling, glass mosaic tile, and Carrera marble.

MLS#18-344454
Rory Barish 310.502.8797
KELLER WILLIAMS BH

www.Lane4RealEstate.com

1100 ALTA LOMA RD #608	Open	11-2	NEW
\$2,695,000	2+3	CONTEMPORARY	




EMPIRE WEST BLDG REDONE 2 BED 2.5 BA & DEN SOUTH CITY VIEWS

REDONE CONDO IN ONE OF WEST HOLLYWOOD'S MOST PRESTIGIOUS BUILDINGS. FULL SERVICE EMPIRE WEST OFFERS 24HR RESIDENT & GUEST VALET PKG., CONCIERGE, TENNIS CT., FITNESS CENTER, DOG RUN, ROOF TOP POOL & BANQUET RM. THIS CONDO HAS WOOD FLOORS, FLOOR TO CEILING TELESCOPIC GLASS DOORS EXPOSING AN UNOBSTRUCTED SOUTH CITY VIEW, LARGE TERRACE, OPEN KITCHEN WITH STAINLESS APPLIANCES AND CEASAR STONE COUNTERS. MASTER BDRM HAS A SPA LIKE BATH WITH HUGE CLOSET. WASHER & DRYER IN CONDO. ONE BLOCK TO EVERYTHING

MLS#18-345326
Guy Fedele 310-770-4444
GOLD STAR REALTY

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

136 S CLARK DR #7	Open	11-2	NEW
\$985,000	2+2	CONTEMPORARY	



FABULOUS NEW YORK STYLE WEHO LOFT

Live in this light filled loft w/a flexible floor plan that allows you to live & work in one central location, moments away from coffee, fine dining & shopping. Volum. ceilings add to the spacious feeling evoked when you enter this top flr 2 bed + loft townhome. Enjoy food prep in the beautifully appointed kitchn. Unwind after a days work or chill w/friends & a glass of wine on the rftp deck. Add. features incl. wood flrs, central heat&air, inside Indry, extra storage, & parking for 2.

MLS#18-334198
Stacy Blair Young (310) 367-7654
DOUGLAS ELLIMAN

136southclarkdrive7.com

1345 N HAYWORTH AVE, UNIT 213	Lunch	11-2	NEW
\$775,000	2+2	1sty-SPANISH	




GORGEOUS SUN-FILLED CONDO IN ICONIC BUILDING! CATERED LUNCH!

Famed HAYWORTH GARDENS on a tree lined street in security building with central courtyard. Remodeled bright Condo with hardwood floors, updated large kitchen with granite counter tops, newer appliances, breakfast bar & dining area. Large foyer with arched doorways to the living room overlooking the courtyard. All rooms with large windows. Master Bedroom has en-suite bathroom & walk-in closet. This is the most sought after floor plan in the building with north & south light and cross breezes!

David T Kessler 310-245-6715
COLDWELL BANKER BH

HARDWOOD FLOORS, REMODELED KITCHEN,

1260 N KINGS RD #3	Open	11-2	NEW
\$719,000	3+2	3sty-TRADITIONAL	




TOWNHOUSE WITH PANORAMIC VIEWS

Incredible rare quiet townhouse in W. Hollywood. Priced to sell. 3 Bed/loft unit w sparking pool & private roof top with 360-degree view. Walking distance to restaurants, shops & nightlife. Double doors open to great layout & light filled liv room with high ceilings, fireplace & wall of windows. Din area adjacent to open kitchen. 2 BEDS downstairs. Master w/ walk-in closets & luxurious Roman style bath with huge walk-in soaking tub. 3rd floor BED/loft opens to romantic rooftop. Gated parking.

MLS#18-345464
Robert E Howell 310-729-2807
KELLER WILLIAMS B.H.

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

959 N DOHENY DR #202	Open	11-2	rev
\$1,795,000	3+4	CONTEMPORARY	



REIMAGINED TOWNHOUSE NEAR THE HEART OF THE SUNSET STRIP

This spacious two-story unit boasts over 2100 sq. ft. of living space that includes a living, dining and huge family room with fireplace, 3 bedrooms, 3.5 baths, kitchen with marble countertops, breakfast bar and premium Stainless Steel Viking Appliances. The huge wrap around terrace, plus 2 additional balconies, offers additional outside living space. Secure parking for 3 cars. Located minutes from the very best of West Hollywood, the Sunset Strip and Beverly Hills.

MLS#18-343142
I. Lemseffer M. Hartley 310.993.1176
HILTON & HYLAND

959Doheny.com

1400 N SWEETZER AVE #306	Open	11-2	rev
\$995,000	2+2	MID-CENTURY	



SOPHISTICATED, DESIGNER DONE MID-CENTURY

This stylish home has walls of glass with original architectural steel frame windows. The unit was totally renovated in 2016 with high quality finishes, clean lines and attention to details. Sophisticated, dramatic modern kitchen with high end Bosch appliances. Open & spacious floor plan is perfect for entertaining. Warm and inviting, this home features gorgeous European wide plank oak wood floors. Laundry inside the unit, wired for sound, recessed lighting. Large outdoor patio.

MLS#18-339684
Steven Aaron 323.459.1138
1400SWEETZER306.COM

Blt-Ins,Dshwshr,Grbg Disp

1318 N CRESCENT HEIGHTS #209	Open	11-2	rev
\$585,000	2+1	MID-CENTURY	



TWO BEDROOM VINTAGE CHARACTER CONDO IN WEHO

2 Bedroom,1 Bath Top Floor unit in Gorgeous Vintage building, full of character. Best location & price, enter this lovely gated courtyard building w/ water features & lush foliage. Remodeled floors, kitchen tile, cabinets & bath in 2010. Two new A/C units just replaced. Highly desirable area between Sunset Blvd & Santa Monica Blvd. Steps to Trader Joe's, Crunch, CVS, Starbucks, Theaters, Bristol Farms, Whole Foods and more. One covered parking w/ add storage. Build has EQ insurance & low HOA dues.

MLS#18-342750
Alexis Valentin Ramos 3108674404
SOTHEBY'S INT'L

Cbl,Cing Fan,Dshwshr,Rng/Ovn,Fridg

11 Venice *Single Family*

47 WAVECREST AVE	Refresh.	11-2	NEW
\$3,998,000	4+4	CRAFTSMAN	



STUNNING + SPACIOUS VENICE BEACH CRAFTSMAN

No expense has been spared in this exquisitely restored California Craftsman. Located on one of Venice's most sought-after Walk Streets, this property is just steps to the sand and surf. Enter through the front gate to a spacious and idyllic front lawn with plenty of room to entertain and enjoy your morning coffee on the large front porch. Each room is drenched with natural light that adorns the coffered ceilings and wide-plank white French oak floors.

MLS#18-332236
Nancy Osborne 310-795-6600
HALTON PARDEE

www.HaltonPardee.com

738 PALMS	Open	11-2	NEW
\$2,499,000	3+1	1sty-MID-CENTURY	



VENICE WALK STREET AREA HOME WITH 5300 SF LOT!

Exceptional location - expansive 5300 SF lot make this traditional 3BR/1BA home + 2 car garage one of the best opportunities in Venice. The bright mid-century residence with updated kitchen, bathroom & hardwood floors has a spacious garden & plenty of room for a pool. 2 blocks to Abbot Kinney shops, restaurants, close to the beach and surrounded by architectural homes on all sides. Improve or expand the existing residence or move in to enjoy the perfect understated California beach lifestyle.

MLS#18-344280
Jennifer Hughes 310-383-7299
BULLDOG REALTORS

GREAT LOCATION!

TUESDAY

2504 OCEAN AVE		Refresh.	11-2	NEW
\$2,185,000	4+3	MEDITERRANEAN		
EUROPEAN TOUCHES MEET CALIFORNIA LIVING				
 <p>Step through the front gate of this Mediterranean-inspired home that is perfect for relaxing afternoons or alfresco dining with its tall privacy hedges. The entire front of the home has telescopic pocket doors opening to oversized spa, built-in kitchen with BBQ/sink/outdoor fridge, fire pit, and water feature, creating a secluded California oasis. Walking distance to Abbot Kinney Blvd, the Venice Canals, Marina del Rey boat slips, and just a few blocks from the beach, this is a must see!</p>				
MLS#18-344516		www.HaltonPardee.com		
Kerry Ann Sullivan 310-907-6517		HALTON PARDEE		


716 MARCO PL		Open	11-2	rev
\$3,248,000	4+5			
FANTASTIC PRICE REDUCTION ON THIS WALK STREET BEAUTY				
 <p>Storybook Craftsman Architecture tucked behind privacy hedges and security gates on a Venice walk street. Large master suite w/walk in closet, fireplace & separate office. One en-suite bedroom downstairs with a separate entrance provides flexibility. Gourmet kitchen & a formal dining room that opens to outdoor patio and grassy yard. Entertainers Delight. Built-in cabinetry throughout, large living room fireplace & a rooftop deck with views all around.</p>				
MLS#18-328100		716marcoplace.com		
Marny Maslon 424.202.3298		DOUGLAS ELLIMAN		

11 Venice Income

1137 VAN BUREN AVE		Open	11-2	NEW
\$1,900,000	Duplex	1sty-CALIFORNIA BUNGALOW		
PERFECT OWNER-USER OPPORTUNITY IN VENICE!				
 <p>Create the life you always dreamed of in this chic 1938 Venice duplex on the Presidential Streets within walking or biking distance to all Venice's world-renowned shops, restaurants and entertainment. Excellent owner-user property! Lovely modernized duplex while enhancing the classic details which abound. Seize this perfect opportunity to live in unit + have 1 unit help w/mortgage. Also, a great investment for holding/developing! It is not just a home it is a lifestyle...</p>				
MLS#18-345000		Blt-Ins,Cbl,Dryer,Fridg,Wshr		
Babette Ison 310-717-0178		COLDWELL BANKER RESI		

118 VISTA PL		Open	11-2	rev
\$1,845,000				
PRIME DUPLEX OPPORTUNITY WITH PARKING IN VENICE				
 <p>This newly updated and move-in ready Venice Walk Street duplex comes with Venice Beach and Abbot Kinney 1 block away! Each unit is approximately 800 sq. ft. with 2 bedrooms and 1 bathroom. Come home to a bright and sunny floor plan featuring an upgraded kitchen and bathroom and hardwood floors throughout. The upstairs unit has generous built-out closets.</p>				
MLS#18-310870		www.haltonpardee.com		
Penny Muck 310-266-9946		HALTON PARDEE		


11 Venice Lease

2315 OCEAN FRONT WAL		Refresh.	11-2	NEW
\$25,000	4+3.5	MODERN		
ARCHITECTURAL BEACH FRONT HOME FOR LEASE				
 <p>An architectural masterpiece by Antoine Predock, FAIA, "The Venice House" feats a? black granite infinity waterfall & enormous pivoting window connects the living space w/ the beach. Roof deck w/panoramic views. A gourmet chef's kitchen feats leathered granite counters & Miele appliances. Ocean view master suite w/view deck, fireplace, motorized blackout shades, sitting area & a spa style bathroom. 3 add'l bdrs w/ensuite baths & a loft office w/powder room. 4 car garage parking.</p>				
Hildebrand / Wilson 3108185788		Miele kitchen appliances, W/D		
PACIFIC UNION LA				

12 Marina Del Rey Condo / Co-op

4346 REDWOOD AVE #A207		Open	11-2	NEW
\$1,065,000	2+2	TRADITIONAL		
HIGHLY UPGRADED ONE LEVEL UNIT IN THE GATED MARINA EAST				
 <p>This single story unit in the gated Marina East Complex boasts approximately 1,929 square feet of living space. A beautifully appointed eat-in kitchen w/white sleek cabinetry and stainless steel appliances. The open floor plan has a formal dining area that opens to the living room. The master suite has a sitting area, fireplace, balcony and a walk-in closet. The 2nd bedroom is bright and has frosted glass closet doors. In close proximity to restaurants, movie theatres & shopping. Call us today!</p>				
MLS#18-344574		Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		
Sherri Noel 310.994.8721		KELLER WILLIAMS-SANT		


13 Palms - Mar Vista Single Family

3653 STONER AVE		Open	11-2	NEW
\$2,395,000	5+4			
EXQUISITE CUSTOM BUILT HOME				
 <p>NO PHOTO AVAILABLE</p>				
Brian Selem 3104421644				

3312 COOLIDGE AVE NEW

3312 COOLIDGE AVE		Open	11-2	NEW
\$1,895,000	4+3	TRADITIONAL		
TRENDY TROUSDALE POOL HOME				
 <p>Let the natural stone walkway guide you through the landscaped drought friendly front yard to this 4 bedroom, 3 bathroom home in the Westdale/Trousdale neighborhood of Mar Vista. French doors provide easy access to the backyard, which allows you to combine the indoor/outdoor living spaces. The lush green yard w/an outdoor lounge area and a custom salt-water pool is the perfect outdoor retreat. This home is located within minutes of everything Mar Vista has to offer. A must see, call us today!</p>				
MLS#18-344536		Cing Fan,Dshwshr,Dryer,Rng/Ovn,Fridg,		
Sherri Noel 310.994.8721		KELLER WILLIAMS-SANT		

3440 MCLAUGHLIN AVE NEW

3440 MCLAUGHLIN AVE		Open	11-2	NEW
\$1,695,000	4+3	TRADITIONAL		
TRADITIONAL TWO STORY HOME NESTLED IN AN ENGLISH GARDEN				
 <p>Nestled in the heart of Mar Vista, this lovely two story home is surrounded by luscious green gardens. Upon entering, the polished dark hardwood floors guide you into the formal sitting room. The family room has white wood built-ins and French doors that overlook the enchanting English inspired garden w/a rustic pergola draped in wisteria. Enjoy being a short stroll away from some of the best places that Mar Vista has to offer. Call us today!</p>				
MLS#18-344510		Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr		
Sherri Noel 310.994.8721		KELLER WILLIAMS-SANT		




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TUESDAY

13 Palms - Mar Vista Income

3794 MEIER AVE	Refresh. 11-2	red
\$1,094,000	TRADITIONAL	
		
GREAT DUPLEX OPPORTUNITY IN PRIME MAR VISTA		
Close to nearby shops and restaurants on Venice Blvd, this central Westside duplex is move-in ready. Both 1 bedroom, 1 bathroom units have been recently renovated with new kitchens, tiling and wood flooring, new bathrooms, and ample storage throughout. Each unit offers a single-car garage, well laid out floor plan, and a private outdoor space for additional entertainment. One unit includes French Doors in the living room and a generously sized walk-in closet in the bedroom. Delivered vacant.		
MLS#18-332892 Kerry Ann Sullivan 310-907-6517 HALTON PARDEE		
www.HaltonPardee.com		


14 Santa Monica Single Family

219 HOLLISTER AVE	Open 11-2	NEW
\$1,895,000	4+3 2sty-CRAFTSMAN	
		
PRIME SANTA MONICA OCEAN PARK - VINTAGE CRAFTSMAN		
Recently updated and brought back to life, this two story Craftsman home is ready for someone to customize to the next level or simply kick back and enjoy the Santa Monica Beach lifestyle as-is. 4 bedrooms and 3 bathrooms, plus office. Spacious Living Room with decorative fireplace, and Dining room with built in cabinetry. Kitchen has built-in breakfast nook. Indoor/outdoor vibe with backyard deck and patio. This is a Trust sale and priced to sell fast!		
Zak Means 310.569.5978 SOTHEBY'S REALTY		

2821 DELAWARE AVE	Open 11-2	NEW
\$1,499,000	3+1 TRADITIONAL	

CHARMING TRADITIONAL IN SOUGHT AFTER SM LOCATION		
Located on a gorgeous tree lined street, close to the Expo Line, in sought after Santa Monica. Recently renovated, this home is complete with natural colored hardwood floors, newer windows, crown molding, fireplace, a beautifully remodeled bathroom and drought resistant landscaping. The master bedroom and office/3rd bedroom both lead out to the generous size grassy backyard, which is perfect for entertaining. There is plenty of room to add on to the house, should one desire.		
		
MLS#18-345372 Jennifer Pinckert 310.500.1411 PACIFIC UNION INTERN		
Cing Fan,Rng/Ovn,Wshr		


418 HOLLISTER AVE	Open 11-2	red
\$3,090,000	4+3 ARCHITECTURAL	

STRIKING NEW PRICE! CLIENTS SHOULD FIND THIS VERY ENTICING!		
This 2018 custom Architectural is priced a whopping \$256,000 under the "Zestimate" and a low price per sq. ft. for a home of this caliber! If your clients are looking for an exquisite home four blocks to the beach that is a great value, you might want to check this out!		
		
MLS#18-322842 Marny Maslon 310.480.7197 DOUGLAS ELLIMAN		
418Hollister.com		


2609 33RD ST	Open 11-2	rev
\$1,949,000	2+2 CALIFORNIA BUNGALOW	

TURNKEY BUNGALOW IN SUNSET PARK		
Move right in to this completely renovated California Bungalow on a wide street in the desirable Sunset Park neighborhood. This chic two-bedroom, two-bathroom home is flooded with natural light. Huge 6,400-square-foot lot with a massive grassy backyard and patio, perfect for dining al fresco. Detached garage has been finished with drywall, vaulted ceilings, and heating and air conditioning. A stone's throw from Ocean Park restaurants, the beach, shopping, bike path, and Santa Monica light rail.		
		
MLS#18-329862 David Kelmenson 310-863-3030 THE AGENCY		
Expansive Grassy Backyard		

14 Santa Monica Condo / Co-op

2 SEA COLONY DR	Refresh. 11-2	NEW
\$3,150,000	3+3 2sty-CONTEMPORARY	
		
DIAMOND IN THE ROUGH WAITING FOR YOUR BRUSH STROKE!		
Imagine life in this ocean facing Townhouse in the guard gated Sea Colony 1. Here's your rare opportunity to own a front row home on the Pacific Ocean in beautiful Santa Monica. This home and where it is situated is, with minor updating, very livable or supports a major renovation for your most discriminating Buyer.		
Agents, please park on Bernard or lot across the street. Walk to gate.		
George James Ghiz 310.283.8877 SOTHEBY'S		

1240 FRANKLIN ST #4	Refresh. 12-2	NEW
\$988,000	3+2 MID-CENTURY	

TOP FLOOR SINGLE-LEVEL TREE-TOP VIEW OPEN 12-2		
Spacious 1637 SF. Very bright open on 3 sides. Soaring vaulted ceilings in living/dining with Brazilian cherry wood floors and sliders open to a private terrace stretching across front of building. Real gas/wood burning fireplace. Remodeled kitchen, granite, stainless steel built-ins, breakfast bar. Remodeled baths with double sinks. Inside laundry. Central air/heat. Large closets. 3-car parking. Master is en-suite and walk-in closet.		
		
MLS#18-344964 Judith Gottesfeld 310.428.6978 PACIFIC UNION INTL		
Built-ins,S/S Refrig,Dshwshr,Washr/Dryer		

1144 CHELSEA AVE #A	Open 11-2	rev
\$2,359,000	3+4 CONTEMPORARY	

LARGEST TOWNHOUSE NEXT TO MONTANA W/ ROOFTOP DECK WITH VIEWS		
Classic multi-level architectural townhouse minutes from Santa Monica Beach next to Whole Foods and shops. Panoramic views of Douglas Park & peek-a-boo views of the ocean from the rooftop deck. Trophy front south corner unit that spans over 2,800 sqft with 9-foot ceilings, floor to ceiling French doors & large windows throughout w/ views of the Park, a fireplace, a sleek modern remodeled kitchen, 3 bedroom suites, a private elevator, & 3 parking spots.		
		
MLS#18-326536 Jay Martinez/Gil Dirige 3233778332 PACIFIC UNION INT'L		
www.SantaMonicaBrownstoneOnThePark.com		

757 OCEAN AVE #216	Open 11-2	rev
\$779,000	1+1 TRADITIONAL	

STUNNING OCEAN VIEW CONDO		
Here's your opportunity to live in the most prime location of Santa Monica- corner of Ocean & Montana. Across from stairs at Palisades Park leading to the beach. Near lots of shops & restaurants. Charming with hardwood floors, separate living & dining area, kitchen w/stainless appliances, large master, plenty of closet space & extra storage in garage. Well maintained building- ocean view lobby & sun deck, heated salt water pool, secured entry, gated parking & 24 hour security cameras.		
		
MLS#18-332158 Shann Silver 310.890.5787 PACIFIC UNION		
Cing Fan,Dshwshr,Grbg Disp,Hood Fan		

14 Santa Monica Income

1860 10TH ST	Open 11-2	rev
\$1,699,000	TRADITIONAL	

AMAZING OPPORTUNITY!		
Three houses on a lot. Front house consists of 1 bedroom, 1 bath, large bright living room and dining room. Middle house is 2 bedrooms, 1 bath, living room with fireplace and dining room. Back house is 1 bedroom, 1 bath and a bonus room. Each unit has their own individual outdoor space. Two car detached garage. One car attached garage being used as storage. Two additional uncovered parking spots.		
		
MLS#18-340202 Nancy Sanborn 310-777-2858 BERKSHIRE HATHAWAY		
SanbornTeam.com		

TUESDAY

14 Santa Monica Lease

421 18TH ST		Open	11-2	631E6	rev
\$17,500	5+5	CONTEMP MED			



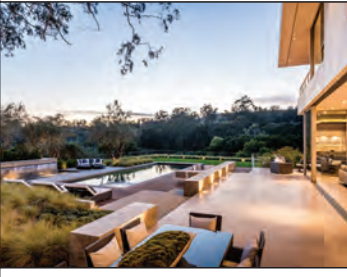
MLS#18-325806
Edward Tinney 310-888-3330
NOURMAND & ASSOCIATE

If you saw house before, it is time for a 2nd look. It is bright, light & refreshed. Interior freshly painted, cabinetry refinished. Bedrooms have new carpet, floors polished & new drapes. Custom, unfurnished, Mediterranean. 5 beds & 4.5 baths. Formal Living & Dining rooms, Family room opens to yard w/outdoor grill. Adjacent to Family room is eat-in Kitchen. First floor Office/Library w/built-in cabinets. Second floor Master w/deck. 4 of the 5 beds are on 2nd floor including Master. Must see!

BBQ,Dshwshr,Grbg Disp,Hood Fan,Micro

15 Pacific Palisades Single Family

1143 RAVOLI DR		Open	11-2	NEW
\$26,750,000	8+12	3sty-ARCHITECTURAL		




MLS#18-343068
Janis Gabbert 310.913.1987
PACIFIC UNION SM

QUINTESSENCE OF CALIFORNIA LIVING

A masterful expression of coastal modern living sits on a rare near-acre property in the Riviera. Soaring walls of glass in nearly every room. Beautifully proportioned for entertaining. Spectacular 1,750-sf master suite positioned for optimal privacy & views, 4 additional en-suite bedrooms, 2bd guest villa & 7-car garage plus carport. Theater, wine cellar, sauna, wellness studio. True outdoor haven, 50' pool w spa, large level lawn & multiple entertaining terraces. Equestrian and stable-ready.

refrigerators, ovens, dishwashers, BBQ

301 MOUNT HOLYOKE AVE		Open	11-2	NEW
\$9,250,000	5+7	2sty-CONTEMPORARY		




Respondek / Lake
SOTHEBY'S

THE POINT AT THE BLUFFS

Striking contemporary designed by Douglas Breidenbach. This dramatic five bedroom home boasts high ceilings, tall windows and doors, which frame the fabulous views of the Santa Monica Mountains, up the coastline to Point Dume, across the Bay to the Catalina Islands, Palos Verdes to the Santa Monica Pier. All conveniently located to the soon to be completed Caruso Village.

Views, Views, Views.

521 AMALFI DR		Open	11-2	NEW
\$8,995,000	6+7	TRADITIONAL		



MLS#18-344494
Gary Glass 310.820.9343
BHHS/DOUGLAS ELLIMAN

PRIME RIVIERA PALISADES

Perfect remodeled family home w/ 6 bed and 7 bath includes a spacious living rm w/ fireplace, formal dining room, and state-of-the-art kitchen w/ a family rm flowing outdoors. There is a screening room, game room, bar, office and maid's rm. Upstairs features a den, and four spacious bedrooms including a breathtaking master suite with lofted ceilings, fireplace, balcony, incredible bathroom & dual closets. The lushly landscaped private backyard w/ pool, spa, complete this entertainer's paradise.

Danny Emmer 310.422.5633

415 OCAMPO DR		Refresh.	11-2	NEW
\$8,750,000	5+5.5	2sty-CONTEMP MED		



MLS#18-344808
Holly Davis 310-230-7377
COLDWELL BANKER

NEW CONSTRUCTION

Enjoy The Elements of Luxury in every detail. New construction Huntington Palisades home. Huge master suite, gym/ office & large upper patio deck w/state-of-the-art Barbeque facilities for entertaining and stairs leading to Pebble Tec finish pool with LED lighting & fountain. Kitchen with stainless steel professional grade appliances. Dual zone HVAC, water filtration throughout the home, smart home features include security cameras.

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer

640 PALMERA AVE		Lunch	11-2	NEW
\$3,895,000	5+6	3sty-MEDITERRANEAN		



Violetta Hargitay
SOTHEBY'S

MODERN TUSCAN VILLA

In a serene, private setting and immersed in nature. Features a grand entry hall and staircase, hand-distressed walnut floors, venetian plaster, formal dining room, 4 fireplaces, and 3 zone air/heat. Gourmet kitchen w/ Viking appliances, large granite island, and a built-in breakfast nook w/ bench seating. Great Room with large FP, built-ins, deck w/ treetop views. Upstairs Master Suite w/ FP, balcony, lrg bath and walk in. Lower level large entertainment area, bed/bath, room for wine cellar.

310-367-2190

520 LOMBARD AVENUE		Refresh.	11-2	NEW
\$2,495,000	4+3.5	2sty-TUDOR		



MLS#18-343068
Janis Gabbert 310.913.1987
PACIFIC UNION SM

OPPORTUNITY KNOCKS BETWEEN THE OCEAN AND THE VILLAGE!

Location, location, location...less than 3 blocks from the ocean bluffs and a few blocks to the Village. Living room, dining room, kitchen, breakfast room, den, bedroom, 1.5 baths down. 3 bedrooms, 2 baths up including Master Suite with walk-in closet, generous bath, and sundeck overlooking ocean. Originally built in 1947, remade in 1980 into the 2-story contemporary Tudor it is today. Still Vintage 1980 - bring your creativity, remodel or rebuild. 2,592 sqft house. 7,262 sqft lot.

www.520Lombard.com

463 PUERTO DEL MAR		Open	11-2	NEW
\$1,679,000	0+0	MID-CENTURY		



Isabelle Mizrahi
BERKSHIRE HATHAWAY

ON THE BLUFFS PIED-A-TERRE

Tasteful Pied-a-terre on the beautiful El Medio Bluffs. Designed by T.Y.Lin this Mid-Century and Glass contemporary was featured in Home and Garden Magazine. Expansive walls of glass bring the outside in. Modern kitchen with European appliances, updated bathroom and original wide pine wood floors. Sit on the wooden deck and enjoy the outstanding canyon views or watch the sunset over the Bluffs. Minutes to the soon to be completed Caruso Village, and Will Rogers Beach.

310-230-3720

16723 W SUNSET		Open	11-2	NEW
\$1,495,000	3+3	CONTEMPORARY		



MLS#18-345322
Michael Edlen 3102307373
COLDWELL BANKER RESI

BEST PRICE IN PP

Most affordable home in Pacific Palisades! Walk to Marquez Elementary & local center...minutes to Village, hiking, beach, etc. Set above the street with outlooks of trees and sky. Surprisingly quiet with parking for up to 6 on the street level (flat pads), plus more up the driveway. Back patio and garden with minimal sound.

Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

1061 RAVOLI DR		Open	11-2	red
\$3,100,000	3+3	1sty-RANCH		



MLS#18-311486
MICHAEL HIATT
SOTHEBY'S

DRAMATIC PRICE REDUCTION! BEST PRICED LOT IN RIVIERA

A uniquely charming, traditional ranch home ready to move-in or build ground up in one of the Palisades' most desirable Riviera area neighborhoods and on a less-traveled, cul-de-sac street. With mature landscaping, this recently remodeled and upgraded 3 bed/3 bath, one-story home offers sweeping panoramic westerly views of Will Rogers State Park, Santa Monica Mountains and unforgettable sunsets: Attached 2-car garage, updated HVAC, and Charter Palisades' schools. Own a lifetime of memories.

www.rivierarim.com

16625 MARQUEZ TER	Open	11-2	red
\$2,995,000	3+3	TRADITIONAL	




EXTRAORDINARY VIEWS, TURN-KEY READY. DESIGNER DONE. REDUCED

OWN EXTRAORDINARY. NOW REDUCED. Newer construction built in 2012 in lower Marquez at the end of a cul-de-sac. This re-imagined contemporary traditional home is truly move-in ready. The designer done home has high-end finishes throughout and an energizing indoor/outdoor floor plan, thriving gardens and panoramic ocean coastal views. Close to Marquez Charter Elementary. Own the ultimate in relax ocean living, perfect for reflective days or joyous celebrations and at an extraordinary value.

MLS#18-318348
 MICHAEL HIATT 310.481.4342
 SOTHEBY'S
 www.marqueztview.com

16808 CHARME LN	Open	11-2	rev
\$3,395,000	3+4	2sty-CONTEMPORARY	




UPGRADED CONTEMPORARY VIEW PROPERTY

Remodeled and upgraded designer home w ocean, mountain and city views. Open flr plan, cook's kitch, dining area, LR w built-in bookcases & Modern FP. Wide plank oak flrs. Lrg sliding glass doors to rear deck w motorized shade awnings. Upstairs MB and 2nd BD w en-suite baths. Downstairs BD can be ground flr Mstr Ste or guest room. Grassy yard w outdoor fire pit and water feature. 2 car garage with electric car charging stations. Minutes from future "Caruso Village", schools, hiking trails & beach

MLS#18-342948
 Brett Duffy 3102303716
 BERKSHIRE HATHAWAY H
 Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr

17189 AVENIDA DE SANTA YNEZ	Open	11-2	rev
\$2,485,000	4+4	CONTEMPORARY	



SOPHISTICATED LIVING AT ITS FINEST

This beautifully remodeled home is nestled on a spacious 11,818 sq ft lot in a desirable cul-de-sac location. On 1st floor of this 2-story over 4,000 sq ft home is a living room with vaulted ceilings, both family and dining rooms open to the backyard, a kitchen/dining area containing views of the backyard, and powder room. Most of home was redone in 2003. The back outdoor area hosts a large wrap around patio complete with a bbq and fireplace, pool/spa and a children's playhouse.

MLS#18-341794
 Anthony Marguleas 3102939280
 AMALFI ESTATES
 BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

15 Pacific Palisades Condo / Co-op

16040 W SUNSET BLV, UNIT 208	Open	11-2	NEW
\$1,249,000	2+2.5	2sty-CONTEMP MED	




DRAMATIC TOWNHOUSE STYLE UNIT

Extensively remodeled 2 bed/2.5 bath unit, with spectacular wraparound patio w/firepit. Upper level has spacious living room w/fireplace and doors opening to circular staircase leading to dramatic lower level patio. Newly remodeled state of the art kitchen opens to dining area/living room.. Lower level master w/en-suite bath, walk -in closet, fireplace. Second bedroom w/en-suite bath, walk-in closet. Dual pane windows/doors throughout. Side by side parking w/ extra storage.

Romanoff/Driscoll (310) 622-7434
 PACIFIC UNION INTL.
 washer, dryer, refrigerator, dishwasher

17350 W SUNSET #201	Open	11-2	rev
\$1,395,000	3+3	1sty-CONTEMPORARY	




BEAUTIFUL 3 BR, 3 BA CONDO FULLY RENOVATED WITH GREAT VIEWS

Gorgeous Fully remodeled 3 BR,3 BA Condo for sale at prestigious Edgewater Towers in Pacific Palisades. It features beautiful ocean views, a great open floor plan, newly renovated bedrooms,bathrooms, expanded kitchen,hardwood flrs thru out,pre wired for a 7.1 home theater system. This condo is in immaculate condition and move-in ready. Great for entertaining and hosting parties. Edgewater Towers is Located across the street from Gladstones on Ocean, offers its residents a wide range of amenities

MLS#18-332758
 Michael Mikail 310-617-6272
 RODEO-BEVERLY HILLS
 Dshwshr,Dryer,Elvtr,Grbg Disp,Micro

16 Mid Los Angeles Income

5612 PICKFORD STREET ST	Refresh.	11-2	NEW
\$1,799,000	Units		




"MUST SEE"

Pickford/Stamley Wait till you see this amazing Pickford Village property/investment opportunity! This offering is comprised of 2 Duplexes: one fronting on Pickford and one on Stanley Ave. Both beautifully maintained buildings have 2 Bedroom, 1 Bath spacious, light- filled units with a 1 car garage for each. Gorgeous vintage details, great floorplan, and hardwood floors throughout. There is one vacant unit and lots of upside potential here.

MLS#18-315588
 Maisa Faucette 323-806-3786
 KELLER WILLIAMS HOLL

145 S DILLON ST	Open	11-2	rev
\$875,000			



RENOVATED & VACANT IN RED HOT RAMPART VILLAGE

Two renovated, free-standing homes on a street to street lot! 145 S Dillon is 2 beds + 2baths + private patio, and 152 S Hoover St. is 3 beds + 2 baths. Both homes have been remodeled with brand new: double pane windows, tankless water heaters, new full set of kitchen appliances, soft close kitchen cabinets with quartz countertops, new flooring, new designer-finished marble bathrooms, plumbing, electrical and roof. Each house is separately metered!

MLS#18-333856
 Bryant \ Reichling 323-395-9084
 COMPASS
 www.145Dillon.com

18 Hancock Park-Wilshire Single Family

245 S IRVING BLVD	Open	11-2	NEW
\$3,449,000	4+4		




CHIC COLONIAL IN WINDSOR SQUARE!

New Fresh Look! Gated, Chic Colonial in Windsor Square! Gleaming hardwood floors, traditional center hall floor plan, meticulously well maintained, 4 bedrooms & 2 sleek marble baths up; 2 powder rooms down. Formal living and dining rooms; gourmet center-isle kitchen with granite counters; separate breakfast area, super home office and large light-filled media room with French doors open to rear patio and covered deck, sparkling pool & spa. Guest House, HPOZ.

MLS#18-327558
 Lisa Hutchins 323-216-6938
 COLDWELL BANKER RES.
 Dshwshr,Grbg Disp,Rng/Ovn,Fridg

1008 S LUCERNE BLVD	Refresh.	11-2	NEW
\$1,125,000	3+2	1sty-MEDITERRANEAN	



CHARMING HOME IN FANTASTIC MID LOS ANGELES LOCATION!

Located in a beautiful Mid Los Angeles location, this cozy SFR features 3 beds & 2 baths while on a generous 6,600 sqft lot! Bckyrd feat a large inviting space & large patio-- perfect for entertaining! Kitchen incl granite counter tops & maple cabinetry while bright hardwood floors thruout. A park sits just a block away and VERY conveniently located within a mile from Koreatown & Lrchmnt Vilgje. The Grove, Hollywood, DT just a short drive! Potential to expand and upgrade just the way buyer wants!

MLS#18-340336
 Anna Lee 213-675-6407
 KW LARCHMONT
 Ceiling Fan, Dshwshr, Range/Oven, AC unit

101 N IRVING BLVD	Open	11-2	red
\$2,799,000	4+4	2sty-COUNTRY ENGLISH	



COME AND SEE THIS GEM

Great new price! Lovely well maintained, English, brick and stucco on a corner lot. High-beamed ceiling in living room, formal dining room, den, updated kitchen, powder room, maid's and bath, patio overlooking pool. 3 bedrooms, 2 baths upstairs. Beautiful backyard w/ pool, 2 car garage and workshop.

MLS#18-335366
 Mollie McGinty 3234607636
 COLDWELL BANKER HP
 Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

TUESDAY

317 S WINDSOR	Open	11-2	rev
\$11,980,000	7+9	MODERN	




RESTORED COLONIAL MODERN MASTERPIECE

This colonial modern masterpiece has been meticulously restored to perfection. Step through the grand arched entrance into a magical 3-story, 7 bed, 9 bath estate featuring 12K+ of living space including multiple libraries, wine cellar, gym and more.

MLS#18-334820
Williams & Williams 310.691.5935
HILTON & HYLAND
WILLIAMS & WILLIAMS

418 N MANSFIELD AVE	Open	11-2	rev
\$3,250,000	4+4	2sty-SPANISH	




SOPHISTICATED, GATED SPANISH COMPOUND IN PRIME HANCOCK PARK

Spanish compound w/ over 3,600 sq. ft. of living space retains character w/ style & sophistication. Entry foyer, spectacular LR w/ vlt'd clngs, fplce. French doors into covered outdoor living area; built-in bbq, fire-pit. Gourmet kitch w/ center island/bar, fam room w/ Nanawall sliding glass wall. Lushly landscaped yard, pool. Powder. Upstairs, master w/ prvt bath & 2 bedrooms, Jack+Jill bath. Lrg 2 story guest house, open den, spiral staircase to loft, 1+1. Many Upgrades. Close to shops.

MLS#18-342764
Pete Buonocore 323-762-2561
KW - LARCHMONT
www.418Mansfield.com

18 Hancock Park-Wilshire Income

1220 S HIGHLAND AVE	Lunch	11-2	NEW
\$1,399,000	Duplex	2sty-SPANISH	



TAMALE TUESDAY !!!!

Exceptional Super Clean Turn Key VACANT Spanish Character VIEW Duplex in demanding Longwood Highlands. With great flow and light, each unit boasts 2 bed + 1 bath. Projected rent of \$3,500 each or turn it into a SFR! Property sits on a beautiful lot with a luscious PRIVATE back yard with room for a pool. Upgraded! Perfect 1031 investment property.

MLS#18-344358
Jen Stein 323-797-1314
KW LARCHMONT
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

18 Hancock Park-Wilshire Lease

438 S SYCAMORE AVE	Open	11-2	NEW
\$8,000	3+3	2sty-SPANISH	




BEAUTIFUL HANCOCK PARK HIDEAWAY

COMES FULLY FURNISHED! Gorgeous Hancock Park beautiful Spanish hideaway, completely exquisitely renovated back to it's original splendor of the 1920's era with a large yard, pool, walled & gated for complete security & privacy. 2 bedrooms + 1 office/bedroom, 2full Bths plus additional 1/4Bath. Perfect for a family, entertaining. Stunning downstairs master with a Jr. Master Suite upstairs including a chefs gourmet kitchen featuring state of the art equipment, Miele and viking appliances.

MLS#18-338066
Leslie Bega 310-600-6615
WESTSIDE ESTATE AGEN
Bit-Ins,Cbl,Clng Fan,Dshwshr,Dryer,Other

19 Beverly Center-Miracle Mile Single Family

313 S LA PEER DR	Open	11-2	NEW
\$3,950,000	4+5	MODERN	




GATED NEW ARCHITECTURAL MASTERPIECE,

With modern details at every turn, this bright open floor plan features a gourmet kitchen designed around the art of entertaining, with Miele appliances, tons of storage and an oversized center island with a floating table. Fleetwood pocket sliding doors throughout seamlessly integrate indoor and outdoor living spaces. 4 generous bedrooms & 4.5 bathrooms including a master suite with fireplace, large private balcony, dual walk-in closets and sleek master bath with a free standing soaking tub.

MLS#18-344332
Bjorn Farrugia 310.998.7175
HILTON & HYLAND
Co-Listed w/ Tim Mullin - Compass

851 S CLOVERDALE AVE	Refresh.	11-2	NEW
\$2,199,000	5+5	2sty-CONTEMPORARY	



MODERN-CONTEMPORARY LUXURY HOME

Newly renovated modern-contemporary home. Open-space layout flows from spacious, wood-beamed living room into kitchen w/ masterful design complete w/ 2 granite islands, ss appliances & double ovens. Upstairs master ensuite offers soaker tub & French doors opening to balcony overlooking well landscaped back yard. Brand new finishes & hardwood floors. Large skylight providing an abundance of natural light. Located moments from Museum District, The Grove & 4 blocks from LaBrea Metro Station.

MLS#18-342826
RED Real Estate Group
KW LARCHMONT
www.851Cloverdale.com

1016 S POINT VIEW ST	Open	11-2	NEW
\$1,699,000	4+3	SPANISH	




CARTHAY SQUARE SPANISH

Classic Spanish Revival style home in historic Carthay Square. 4 bed/3 baths & beautifully landscaped grounds. Living Room has a big, beautiful bay window, massive fireplace & vintage crown molding that extends into the formal dining room. Kitchen is remodeled with SS appliances/stone counters. Master suite w/ bay window and a remodeled bathroom with a luxurious shower. Lush & private grassy backyard w/cabana area that includes a huge outdoor fireplace. Garage has been converted to playroom/gym

MLS#18-344756
Lee Ziff 310-991-3977
KELLER WILLIAMS BH
Clng Fan,Dshwshr,Dryer,Hood Fan

1030 S BURNSIDE AVE	Open	11-2	NEW
\$1,699,000	3+3	1sty-MODERN	



UPDATED MID-CENTURY MODERN

Elegant Chic Mid-Century Modern home with stunning design and beautiful natural light. This 2,200 sq.ft. (approx.) house has 3 bedrooms and 2.5 bathrooms and sits on a 7,366 sq. ft. lot in the heart of Miracle Mile. Recently renovated and updated in 2014 with stunning marble and oak floors spanning the residence. This property is a must for the mid-century modern lover, while also offering the proximity and locale to all things Los Angeles.

MLS#18-345068
Ryan J. & Trevor M. 310-740-9719
COMPASS

1130 S BURNSIDE AVE	Open	11-2	NEW
\$1,479,000	2+2	SPANISH	



SPANISH COLONIAL IN COVETED MIRACLE MILE

Spanish colonial revival in Miracle Mile neighborhood of Los Angeles. This 2B/2B gem is dressed w/ original oak hardwood flooring, a large open living room w/ gas fireplace, and French casement windows all around. Custom kitchen w/ stainless appliances, Carrera marble counters, recessed lighting, and traditional Spanish floor tiling. Back patio reveals a hidden Saltillo Spanish tile oasis that includes a pool/spa, authentic Palapa, and an extra detached bonus room.

Matthew Abraham (323) 449-7840
COLDWELL BANKER BHN

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POWERED BY THE MLS™

Test drive the new mobile experience at
demo.themls.com/vestaplus

601 N ALTA VISTA	Refresh.	11-2	rev
\$2,195,000	4+3	ARCHITECTURAL	




ARCHITECTURAL TOUR-DE-FORCE IN PRIME MELROSE VILLAGE 90036!

Architectural Tour-de-Force in Prime Melrose Village 90036! Incredible natural light, open floor plan, and lots of dual-paned windows create the ultimate indoor/outdoor living experience. Living room w/ barreled ceilings & fireplace. Dining room features private patio. Large exquisite Bulthaup kitchen w/ center island & Miele appliances. Everything flows effortlessly to a large sunken family room w/ glass pocket doors that open to grassy backyard w/ deck, patio, & mature trees. 4 beds 3 baths.

MLS#18-343140
Jimmy Martinez 323-377-0548
PACIFIC UNION BH
www.601altavista.com

19 Beverly Center-Miracle Mile *Income*

5253 SAN VICENTE BLV	Open	11-2	NEW
\$1,950,000		TRADITIONAL	



3 UNITS ON LARGE CORNER LOT! NO RENT CONTROL!

Immaculately renovated 3-unit building w/high-end designer finishes. Resting on a large corner lot, and consisting of 2-story, side-by-side duplex and separate detached apartment. Unit #1 is a 3BD/3.5BA, w/ensuite bedrooms, w/ balcony off master, laundry + powder. Unit #2 is a 3BD/3.5BA - all ensuite w/laundry & direct access to large pvt yard. Both units have Central Air. Unit #3 is a separate, remodeled 2BD, 2BA w/private entrance & balcony. Professionally landscaped w/2 separate 2-car garages.

Grant Linscott 3233001174
KELLER WILLIAMS RLTY
stove, fridge, dishwasher, microwave

1056 S CRESCENT HEIGHTS BLV	Open	11-2	NEW
\$1,650,000		SPANISH	



GREAT OWNER USER DUPLEX IN SOUTH CARTHAY!

Owner's downstairs unit is 3 bedrooms and 1.375 bathrooms with original tile work in both the kitchen and bathrooms. Upstairs unit is 3 Bedroom 2 Bathroom plus bonus room over the porte-cochere. Breakfast room configured as an office. Double garage with ally entry; additional carport parking. Studio/Office next to garage. Sweet private backyard. Many updates but needs some TLC. Centrally Located near The Grove, Farmers Market, LA County Museums, Beverly Hills. Downtown.

Rosalie Klein 310.261.8878
RODEO REALTY SUNSET
Cing Fan,Dshwshr,Dryer,Grbg Disp

19 Beverly Center-Miracle Mile *Lease*

1014 S BURNSIDE AVE	Open	11-2	NEW
\$5,700	3+2	TUDOR	



This beautiful tudor home sits on a large lot in south Miracle Mile. The large living room features beautiful high ceilings fireplace and hardwood floors. The dining room provides easy access to the kitchen featuring white wood cabinets, tile surfaces and a stainless steel stove and microwave in addition to an incredibly large laundry room w/sink & pantry. The family room allows easy access to the backyard along with 3 Spacious Bedrooms.

MLS#18-343732
Zachary Okyle
COLDWELL BANKER RESI
Blt-Ins,Microwave,Fan,Dshwshr,Drye,Other

121 S MARTEL AVE	Open	11-2	rev
\$9,500	4+4	SPANISH	



FULLY FURNISHED TURNKEY LEASE WITH DET GUEST HOUSE

Updated gourmet Kitchen with Thermador built-in refrigerator and professional range, dual sinks, built-in wine fridge. Main house has 3+2.5 plus GH w/BA for a total of 4+3.5. Luxe Master Bath w/dual shower heads, soaking tub. Hdwd floors with modernistic touches of cement.Guest House is separate from the house with French doors to the tile patio. Kitchenette and bath make it fully functional for family or staff. Could also make a superior office with its own entrance. Available July 5.

MLS#18-336422
Paul Kellogg 310-729-1371
COLDWELL BANKER BHN
121SMartel.com

20 Hollywood *Condo / Co-op*

7320 HAWTHORN AVE #211	Open	11-2	NEW
\$630,000	2+2	CONTEMPORARY	




RARE OPPORTUNITY AT HOLLYWOOD REGIS

Spacious and impeccably maintained two bedroom condo in the highly desirable Hollywood Regis development, three short blocks from Runyon Canyon Park. The unit features two full bathrooms, granite counters, walk-in closets, and comes equipped with SS apps and an in-unit combo washer/dryer. The gated garage offers tandem parking. Community amenities include a small fitness center and resort style pool deck with spa and cabana. Close proximity to restaurants and nightlife.

MLS#18-344984
Brodie Dizgun 805-705-6737
SOTHEBY'S INT REALTY
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

20 Hollywood *Lease*

1755 ARGYLE #502	Open	11-2	NEW
\$3,195	0+1	MODERN	



WELCOME TO THE ARGYLE HOUSE

Related's newest project is in the center of It all. This boutique building combines Hollywood glamour with modern living designed by LARGE architecture & interiors by Marmol Radziner. This studio residence boasts exceptional finishes, a spacious walk-in closet & in-home washer/dryer. The sleek kitchen offers a BOSCH appliance suite. The studio's open layout and private balcony draw your eye to sweeping views that span across the Hollywood Hills to the DTLA skyline. Others available as well!

MLS#18-341802
Nicole Contreras 310-614-4952
NOURMAND & ASSOCIATE
Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg

22 Los Feliz *Single Family*

4418 CROMWELL AVE	Open	11-2	rev
\$2,995,000	4+6	2sty-SPANISH	




MODERN LOS FELIZ SPANISH NORTH OF THE BLVD

Situated north of Los Feliz Blvd, this extensively remodeled and expanded 1927 Spanish has been modernized for today's California lifestyle. Showcasing over 4,000 square feet of living space there are four large bedrooms, six bathrooms mixed into a perfect floor plan for entertaining. Upon entry, the mature landscaping and private gated courtyard leads into a grand living room with wood burning fireplace, authentic hardwoods, and views of the famed Los Feliz Towers.

MLS#18-343848
Eric Lavey 310.908.6800
THE AGENCY
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Other

28 Culver City *Single Family*

5325 HERITAGE PL	Open	11-2	NEW
\$1,695,000	3+3	CAPE COD	



CHARMING CAPE COD-STYLE CULVER CITY HOME

Enter into a custom slate entry that steps down into the cozy living room & fireplace. The formal dining room opens thru sliding glass doors to the patio for outdoor dining & entertaining. The gourmet kitchen boasts double ovens, built in microwave and custom tile counter tops. Upstairs has three bedrooms plus large bonus room that can be easily converted into a 4th bedroom. A perfect family home! Close to Culver City's high performing schools! Also Open Sunday, 2-5p.

MLS#18-345020
Aram Afshar (310) 702-0583
COLDWELL BANKER BHN
Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

OPEN HOUSE STATUS


Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

29 Westchester Single Family

6567 W 85TH PL		Open	11-2	red
\$1,695,000	4+3	TRADITIONAL		



BEST PRICED NEWLY REBUILT HOME IN KENTWOOD

Motivated Seller! Top-of-the-line finishes throughout, no expense was spared. Bright living & dining areas anchored by fireplace flows to chef's kitchen w/SS appliances, white cabinets, herringbone backsplash & expansive island & opens to outdoor entertaining area and yard. Unwind in the decadent and spacious master suite w/glass shower, soaker tub, dual sink vanity & walk-in closet. Additional features-laundry room, 2nd level living space. Remarkable price, in the heart of it all!

MLS#18-312138	
Sally Forster Jones	310.579.2200
COMPASS 6567w85th.com	

30 Hollywood Hills East Single Family

5881 LOCKSLEY PL		Lunch	11-2	NEW
\$1,695,000	4+3.5	SPANISH		



BITES BY SAY CHEESE SILVER LAKE AT THIS ROMANTIC SPANISH!

A lovely Bronson Canyon hideaway wrapped in lush vegetation, creating a warm and romantic environment. Enter into a dramatic living room with beamed ceilings and French doors leading to the outdoor courtyard with firepit. The formal dining room and gourmet kitchen is set for the perfect dinner party. Upstairs is a sumptuous master suite with dual offices. Three additional bedrooms, 2 bathrooms, and art studio complete the home. The terraced backyard boasts inviting patios and lush landscaping.

MLS#18-345294	
Bryant \ Reichling	323-395-9084
COMPASS www.LockesleySpanish.com	

3321 TROY DR NEW

3321 TROY DR		Open	11-2
\$1,150,000	3+3	2sty-MID-CENTURY	



MID-CENTURY HOLLYWOOD HILLS STUNNER WITH VIEWS

OPEN FLOOR PLAN W/ FLOOR-TO-CEILING WINDOWS, MECHANICAL BLINDS, & WOOD-BURNING FIREPLACE. HARDWOOD FLOORS, GLASS SLIDING DOORS, RECESSED LIGHTING. NEW KITCHEN RENOVATION INCLUDES QUARTZ COUNTERTOPS, DEEP OVERSIZED SINK, SLEEK WHITE CABINETRY, STAINLESS-STEEL APPLIANCES, & MODERN LIGHTING FIXTURES. LARGE MASTER SUITE WITH BEAMED CEILING, 2ND BEDROOM WITH ITS OWN FULL BATH, AND A BONUS ROOM THAT CAN BE USED AS AN OFFICE OR 3RD BEDROOM. PRIVATE COURTYARD HAS GARDEN WITH LUSH FOLIAGE AND FRUIT TREES.

Jason Cook		661-317-6900
COLDWELL BANKER		

6867 IRIS CIR red

6867 IRIS CIR		Open	11-2
\$1,675,000	1799000	3+3	2sty-SPANISH



INCREDIBLE HISTORIC WHITLEY HEIGHTS 3BR/3BA SPANISH COLONIAL

Own a slice of LA history with this spectacularly preserved Spanish Colonial. Owned by some notable names of the silver screen this restored 1923 gem sits atop LA's distinctive Whitley Heights neighborhood. Chef's kitchen boasts brick laid floors, Wolf range, Waterworks fixtures, and charming breakfast nook. Step-down living room with wood burning fireplace. Entertain in the enchanting outdoor garden with its built-in seating, fire pit. Minutes from Hollywood, Beachwood Canyon & Franklin Village!

MLS#18-327596	
The Kostrey Collection	323-785-7545
NOURMAND & ASSOC.-HW Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	

3355 TARECO DR rev

3355 TARECO DR		Refresh.	11-2
\$1,999,000	3+3	OTHER	




ALSO AVAILABLE FOR LEASE \$8,500

Light-filled, 3 bed 2.5 bath home located in the private and serene neighborhood of Hollywood Knolls with beautiful city and valley views from every room of this charming home. Entertainer's dream with open living and family room area with central double-sided fireplace and wet bar. Sliding glass doors lead out to a newly remodeled deck fully equipped with a barbecue, mini fridge, and flat screen TV. En-suite master bedroom with fireplace and seating area. Lushly landscaped large flat backyard.

MLS#18-335780	
Katia Miramontes	310-310-0324
THE AGENCY Porto's Will be Served!!!!	

30 Hollywood Hills East Condo / Co-op

1900 VINE ST #302		Lunch	11-2	rev
\$699,000	3+2	CONTEMP MED		



--- BRAND NEW LISTING --- FIRST TUESDAY OPEN

Hooray for Hollywood! Top floor corner penthouse w/ 1500+ sqft & rooftop terrace. Head on Hollywood Views greet you including the iconic Capitol Records bldg. 2 story unit displaying 20 foot high ceilings in living room w/ wood burning FP. Master suite w/ dual sinks & walk-in closet. En-suite guest bedroom. Upstairs loft w/ French doors leading to large rooftop deck. Views from Downtown LA, across Hollywood, West to Century City, W/D in unit. Pool & Spa. Pet friendly w/ 24 hr private dog run.

MLS#18-343756	
JohnAbreu/GiselePlouffe	323.422.7545
BERKSHIRE HATHAWAY Come today - if you missed last Thursday	

41 Park Hills Heights Single Family

4452 W 61ST ST		Lunch	11:30-2	NEW
\$729,000	3+2	1sty-TRADITIONAL		



VIEW HEIGHTS - WINDSOR HILLS CHARMER-MUST SEE!!!

California Traditional with lots of natural light .Living room boast a marble fireplace, original hardwood floors, newer windows and crown molding. Remodeled kitchen w quartz counters, high end stainless steel appliances and large breakfast counter. Kitchen opens to a formal dining area or family room. Charming master bedroom with 3/4 bath. Deep backyard. Don't miss the Bonus room behind garage has many possibilities & great for entertaining. Centrally located to downtown, Playa Vista & LAX.

MLS#18-344902	
Janet Singleton	310-722-0679
COLDWELL BANKER RESI Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn	

42 Downtown L.A. Condo / Co-op

1855 INDUSTRIAL ST, UNIT 518		Open	11-2	NEW
\$1,195,000	1+1	MODERN		



TOY FACTORY LOFTS FINEST!!

The epitome of Arts District Living! Built in 1924 in the Toy Factory Lofts, mins from the incredible dining, retail and cultural amenities of LA's ever-evolving Downtown & Arts District. Sweeping north facing views of the DTLA Skyline, San Gabriel Mtns, LA river & beyond from the comfort & style of 11' ceilings, over-sized factory-tilt windows, Caesarstone kitchen, concrete floors, exposed columns and designer lighting. Building amenities include 24-hour security, gym, and rooftop pool.

Ari Afshar		310-780-3180
COMPASS www.AriAfshar.com/Industrial		

1855 INDUSTRIAL ST #716 NEW

1855 INDUSTRIAL ST #716		Refresh.	11-2
\$1,095,000	1+1	CONTEMPORARY	



ZINC COFFEE & PASTRIES SERVED

Built in 1924, the Toy Factory Lofts have become an iconic staple in the ever-evolving Arts District. Walking distance to museums, shopping, restaurants, & the new Soho House—this penthouse sits atop the action with views of the LA skyline, San Gabriel Mtns, & the LA River. Details include steel-reinforced concrete, industrial windows, art gallery scale walls, concrete floors, & exposed columns. The building offers 24-hr security, fitness center, gardens, a rooftop pool, & jetliner city views.

MLS#18-344198	
Nixon/Dill	310-422-8280
WEA toyfactorylofts716.com	



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POWERED BY THE MLS™

TUESDAY

901 S FLOWER ST #600		Open	11-2	NEW
\$1,018,000	2+2	MODERN		




CONCERTO LOFTS - 2 BD-2 BA MOVE IN READY IN DWTN SOUTH PARK

Upper NE facing modern 2bed condo in Concerto Lofts bldg. South Park location w/low HOA. Clean lines and a great floor plan bedrooms on opposite sides of the unit. Great natural light, wood flrs and dual pane windows. Pet friendly bldg, abundant closet space, in-unit ventless washer/dryer, 2 Baths w/resort-style luxury amenities plus community space shared w/APEX One. 2 car secure pkg garage w/guest parking, private dog park, pool w/spa, fitness ctr, fire pits + BBQ. Ideally located & central.

MLS#18-341630
Adam Pergament 323-899-1819
KW LARCHMONT

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

4626 ENCINO AVE		Refresh.	11-2	NEW
\$4,995,000	6+10	ARCHITECTURAL		



THE HOUSE THAT TOM BUILT

Music icon Tom Petty's former residence has been lovingly renovated. Supremely private, a discrete gate opens up to a long driveway lined with a canopy of trees. Stunning architectural driftwood beams in the soaring high ceilings delight with windows exposing bucolic views. A serene waterfall at the back of the property, cascades from a natural stream into the pool, creating a peaceful, soothing sound. All finishes have been updated to reflect current styles, colors and sensibilities.

SS Appliances,disposal,BBQ,dishwasher,

C.Knizek+N.Dalton (818)618-1006
THE AGENCY

50 Bell Canyon Single Family

55 FLINTLOCK LN		Open	11-2	NEW
\$2,145,000	6+7	2sty-MEDITERRANEAN		



BRILLIANTLY INSPIRED ESTATE HOME IN BELL CANYON

Perched on the perfect apex on a private and tranquil residential setting in prestigious guard-gated Bell Canyon. This Brilliantly inspired estate home was rebuilt as new in 2007 per builder and no expense was spared in the design of this this breathtaking property that boasts of beautifully landscaped grounds, privacy and awe-inspiring views. Amazing French doors open to your sparkling pool, spa, oversize patio and lush landscaped backyard. This home truly exudes quality throughout!

MLS#18-345370
David Pinkham 310-435-8616
PINKHAM ESTATES REAL

BBQ,Blt-Ins,Dshwshr,Dryerr

15958 HIGH KNOLL RD		Open	11-2	NEW
\$3,750,000	5+4.5	ARCHITECTURAL		



On a great cul de sac street in prestigious Royal Oaks, this property features a large 34K+ sq. ft lot with a sparkling pool & flat grassy yard, w/ canyon & city views. Double height ceilings & curved staircase in entry. Stepdown living room w/limestone floors and fireplace & Fleetwood windows/doors. Chef's kitchen feat. Italian cabinetry, Bosch appliances, & clean white caeserstone countertops. 4bd downstairs & large master, w/fireplace, sitting area, & balcony to soak up views, upstairs.

MLS#18-344354
Eric Smilay 310-600-9172
NOURMAND & ASSOCIATE

53 Woodland Hills Single Family

20416 WELLS DR		Open	11-2	NEW
\$1,219,000	4+4	1sty-TRADITIONAL		



CLASSIC, REMODELED, SINGLE STORY DREAM HOME IN VISTA DE ORO!

Indoor/outdoor flow w/French doors leading to a huge private yard from master BR, LR + FR, + kitchen. Trellised patio off kitchen. Vaulted ceilings + skylights create an intoxicating blend of brightness + scope. Renovated kitchen w/large island, SS appliances, + granite counters. Updated baths w/porcelain-tiled in master and quartz counters, the latter w/subway tiles. Large, formal DR. Central AC + wood flooring throughout. Maids quarters. Detached unit can be office/workout room.

Gregory Masi 310-488-4880
PACIFIC UNION INTL

Fridge, Oven/Range, Dishwasher

71 East Van Nuys Single Family

6860 ORION AVE		Open	11-2	NEW
\$899,000	3+2	1sty-RANCH		



WWW.6860ORION.COM

Beautifully redone Contemporary Ranch in Chisholm Estates, on oversized lot, gated and totally private. Great flow for entertaining with living and family rooms connecting to both the kitchen and backyard. Gated drive leads to four-car garage plus room for more vehicles or watercraft. Spacious backyard has patio, inviting pool, and fruit trees. Access to a basement ideal for storage or a potential wine cellar. A true paradise for families and those who love to entertain.

Chase Campen 323-788-4663
COMPASS

Pool, Patio, 4-Car Garage, Basement

62 Encino Single Family

5180 LOUISE AVE		Open	11-2	NEW
\$6,995,000	7+7	TRADITIONAL		



CELEBRITY COMPOUND WITH TENNIS COURT & 2 GUEST HOUSES

Majestic estate on an acre and a half of manicured ground with grand scale throughout offering every amenity imaginable. Two story sun-filled living room with hardwood floors and fireplace. Formal Dining room. Large family room flanked by full-service professional bar. Gourmet eat-in kitchen. Property is complete with a three-car garage and additional 20-car parking capacity. Unrivaled living!

S Frankel, B Tenenbaum 310-281-3981
CBBHN, H & H

www.encinocompound.com

72 Sherman Oaks Single Family

3666 DIXIE CANYON AVE		Lunch	11-2	NEW
\$2,995,000	4+6	MEDITERRANEAN		




Private Mediterranean Villa on 20,794 sqft w/spectacular mountain, valley, canyon & city-lights views from every room, pool, yard and outdoor area. The 2-story entry opens to formal living rm w/cathedral ceiling & w/bfp, fdr, an eat-in chef's kitchen w/center-island. Circular staircase leads to en-suite master w/sitting room w/wbfp, 2 walk-in closets, master bath w/dual showers & spa tub. 6 balconies for great views! Grounds include grassy yard, pool, spa & outdoor area. 3 car garage.

MLS#18-344566
Melody Rogers
NOURMAND & ASSOCIATE

Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

3553 CROWNDRIDGE DR		Open	11-2	NEW
\$2,284,000	4+4	1sty-MID-CENTURY		



MID - CENTURY MODERN

Impressive single story, mid-century modern home in the prestigious Sherman Oaks Royal Woods community. Entire home was completely remodeled in 2015 under Demetra Interior Design. This 4 bed/ 4 bath residence boasts the perfect indoor/outdoor California living with modern open floor plan, glass walls that open to the pool and incredible views.

Sara Clephane/Mike Deasy 310-909-4648
DEASY PENNER & PARTN

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

14985 VALLEY VISTA	Open	11-2	rev
\$2,399,000	5+5	SPANISH	




CONVENIENTLY LOCATED NEAR VENTURA BLVD

Mediterranean style estate features 5 bedrooms, home office, circular driveway, and pool. First floor living room features a fireplace and a step down formal dining. The Chef's kitchen has a large center island, breakfast area, walk in pantry & stainless steel appliances. 4 bedrooms upstairs with a master suite and master bath. 2 bedrooms share a Jack and Jill bathroom on this floor. On the lower level there is an additional bedroom with a private bath.

MLS#18-337114
David Kramer Beth Green 3106912400
HILTON & HYLAND davidkramer.group

3598 ALTA MESA DR	Open	11-2	rev
\$4,950,000	3+3	TUDOR	



MOUNTAIN TOP MANSION ESTATE

Exquisite Tudor Mansion Estate perched upon an almost 2 acre private mountain top overlooking Wilacre Park and the Santa Monica Mountain Reserve. This estate is truly one-of-a-kind, commanding views of the sparkling San Fernando Valley, San Gabriel Mountains, Sierra Pelona Mountains, and the Angeles National Forest. Att: all artists, create your masterpiece here!

MLS#18-331368
Di Prizito/Rey 3102662777
COLDWELL BANKER RESI www.CummingsCastle.com

15448 SUTTON ST	Open	11-2	rev
\$1,785,000	3+3	TRADITIONAL	




STORYBOOK TRADITIONAL ON EXPANSIVE PARK-LIKE GROUNDS

Charming Traditional on bucolic park-like grounds in prime Sherman Oaks. Landscaped & expansive grounds w/ a sparkling pool and spa, outdoor kitchen w/ barbecue, and various entertaining areas. Living and dining rooms boast floor to ceiling windows and doors with gorgeous views of the backyard. The house features three well-appointed bedrooms including a voluminous Master, three bathrooms and a large office. Minutes away from the best restaurants and shopping Sherman Oaks has to offer.

MLS#18-335302
Neyshia Go 310-882-8357
PACIFIC UNION Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

3727 WRIGHTWOOD DR	Open	11-2	rev
\$2,149,000	5+4	CONTEMPORARY	



WRIGHTWOOD ESTATES EXTENSIVELY RENOVATED

"Mid Century Modern" home re-envisioned with a designer's eye for detail, beauty and function. The floor plan combines a vaulted ceiling great room with a gorgeous chef's kitchen featuring Viking appliances and Wifi fridge. Smart home technology. Walk-in & spa bath complete the Master. Maids room with sep ent. Backyard is an entertainer's dream w/ grassy lawn, covered patio, outdoor kit, dining pavilion, seating area w/ fire-pit and an elevated deck to enjoy the beautiful mountain view.

MLS#18-342854
Lynn Teschner 323-610-8565
THE AGENCY BH Outdoor Kit + Dining, Firepit, View

73 Studio City *Single Family*

3876 REKLAW DR	Open	11-2	NEW
\$1,399,000	2+2	MID-CENTURY	



STUNNING STUDIO CITY MID-CENTURY

You are not dreaming. You have created a list of all that you want in a home and this one checks all of your boxes. Mid-Century + light + hills + pool + views and done to the 9s. This open plan home features a stunning designer done kitchen. The tranquil master bedrm w/en-suite spa-style bath includes a soaking tub, double vanity & large rainfall shower + a wall of glass doors that opens up to the beautiful and dramatic waterfall pool. This home is also located in the Carpenter school district.

Carrabba Group 323-899-2900
COMPASS www.midcentury-studiocity.com

73 Studio City *Condo / Co-op*

12416 MOORPARK ST, UNIT B	Open	11-2	NEW
\$799,000	3+2.5		



BEAUTIFULLY REMODELED EXPANSIVE 2 STORY UNIT

ALSO OPEN FRIDAY 11am-2pm: What feels more like a single-family home than a condo, the warmth that exudes throughout this unit is palpable. Large kitchen w/eating area & an open dining, powder room & living w/fireplace, perfect for any entertainer. Plan on spending summer sipping rose or BBQing on outdoor patio. Upstairs are the bedrooms-gorgeous master w/huge closets & remodeled baths. In the Carpenter school district, peaceful & quiet rear unit in the heart of Studio City.

SForster/Jones/JSmith 310.579.2200
COMPASS www.12416Moorpark.com

75 Valley Village *Single Family*

3931 COLDWATER CANYON AVE	Open	11-2	NEW
\$1,198,000	3+2	MODERN	



STUDIO CITY UPDATED MODERN

Light and bright in desirable Studio City, moments to Ventura Blvd, shops, eateries, and cafes. Inviting open living concept with newer updates, including stainless steel appliances, updated kitchen and bathrooms, and an expansive master suite that opens to a secluded entertainer's backyard with a hot tub, built in bbq and gas fire pit. The perfect opportunity to put down roots in one of LA's premier neighborhoods.

Peter DiVito 818.942.4262
DOUGLAS ELLIMAN www.3931ColdwaterCanyonAve.com

75 Valley Village *Single Family*

12007 MILAN DR	Refresh.	11-2	NEW
\$1,100,000	3+3.5	MODERN	



MODERN ARCHITECTURAL HOME WITH WORK/LIVE SPACE AND ROOFTOP

12007 Milan Drive incorporates a contemporary aesthetic, incredible light, soaring ceilings, and an entertainer's floor plan. This three-bedroom, three-and-half bathroom includes modern architecture, wood flooring, and visible upgrades with quality materials throughout. Great room consisting of living and dining room with glass sliding doors opening to a quiet balcony. Chef's kitchen with high-end appliances and soft closing cabinetry. Rooftop area with barbecue space, wet bar, and planters.

Katia Miramontes 310.310.0324
THE AGENCY Open Floor Plan with High End Finishes

75 Valley Village *Single Family*

3843 REKLAW DR	Open	11-2	NEW
\$1,099,000	3+3	MODERN	



CLASSIC 1960'S STYLE HOME NESTLED IN THE HILLS

Great Open Layout Home Bathed in Natural Light & Hidden Behind A Hedge Just Blocks From Carpenter School & The Best Shops & Restaurants on The Blvd. Open Beamed Ceilings & Floor to Ceiling Glass w A Modern Brick Chimney Separates The Living Rm From The Dining. Custom Stainless Counters In The Kitchen. Master Ste Offers A Bath w Glass Walls & Glass Drs That Lead Out To The Covered Balcony w Canyon Views. Downstairs Hosts Your Big Family Rm & Bar w Office & French Drs Out To The Grassy Backyard.

MLS#18-344506
Jason Reitz 323-656-1800
ROCK REALTY GROUP www.3843Reklaw.com

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- ✓ Map Layers
- ✓ Driving Directions

76 North Hollywood *Single Family*


6152 SAINT CLAIR AVE	Open 11-2	NEW
\$949,995	3+3 1sty-CONTEMPORARY	
	<p>STUNNING, COMPLETELY REMODELED, GATED, TURNKEY CONTEMPORARY</p> <p>Located in desirable Valley Glen. Intelligently designed with privacy in mind featuring redwood and wrought iron surrounding fencing. Grand entrance welcomes you with an open floor plan and an abundance of natural light in every room. Mosaic glass tile compliments the kitchen design with stainless steel appliances, custom cabinets, quartz countertops and large island. 2 spacious master suites flank each end of the home.</p>	
James Muske/John Muske CBRB/DOUGLAS ELLIMAN	310-612-4894	Alarm system, Built-ins, Dishwasher, Ref

95 Mount Washington *Single Family*


4134 PALMERO DR	Open 11-2	NEW
\$925,000	3+2 RANCH	
	<p>FANTASTIC HOME IN MOUNT WASHINGTON SCHOOL DISTRICT</p> <p>This 3 bedroom/2 bathroom home is filled with light and newly updated. Master bedroom with ensuite bath, two guest bedrooms, Kitchen with Carrera marble subway tile, soapstone countertops, and new appliances, plus a separate laundry room. Enjoy quiet nights by the white brick fireplace or summer bbq's on the back patio. Take the staircase up your professionally landscaped hillside to a deck with views of the mountains and city. Minutes to Silver Lake, Highland Park, Downtown, and Pasadena.</p>	
Areeal Randall COLDWELL BANKER BHN	(310) 503-2915	

TUESDAY

87 South Pasadena *Condo / Co-op*

300 N EL MOLINO AVE, UNIT 202	Open 10-2	NEW
\$489,000	2+2 TRADITIONAL	
	<p>BEAUTIFUL 2BD + 2BA CONDO IN PASADENA! OPEN 10AM - 2PM!</p> <p>Beautifully updated 2 BD + 2BA Condo in beautiful Pasadena! The bright, 2nd-floor unit features approx. 9ft ceilings & two master suites on either side of the living room. Main living area is comprised of the dining area & living room w/gas fireplace opens to a private patio. The cook's kitchen is feat. newer granite countertops, & stainless steel appliances. Both bedrooms feature an en-suite bath and walk-in closets with organizers! Building amenities incl. gym, pool, sauna & 2 parking spaces!</p>	
Grant Linscott KELLER WILLIAMS RLTY	3233001174	stove, fridge, dishwasher, microwave

1025 Atwater *Income*

2979 INGLEDAL TER	Open 11-2	NEW
\$849,000	SPANISH	
	<p>CHARMING SPANISH DUPLEX IN ATWATER VILLAGE!</p> <p>This property features two 1+1 units - to be delivered vacant at close of escrow-in addition to a garage converted into large studio/office. Amenities include beautiful Spanish adobe tiling throughout the property that must be seen to be believed, in addition to patios, landscaped front and backyards with a fountain and retreat, redwood decks and a storage shed. Electrical wiring, plumbing, roof, doors & windows have all been updated and renovated; includes central a/c & heating, laundry on premises.</p>	
Mary Joanne Panucci THE COLLECTIVE REALT	MLS#18-332132	Dryer, Grbg Disp, Rng/Ovn, Fridg, Wshr

94 Glassell Park *Single Family*

3577 KINNEY STREET	Open 10-2	NEW
\$1,098,000	3+4 MODERN	
	<p>NEW CONSTRUCTION IN GLASSELL PARK W/SPECTACULAR VIEW</p> <p>Nestled in the beautiful hills of North East LA, this newly constructed home has plenty to offer. The hilltop location offers breathtaking balcony views of various Los Angeles destinations such as: The Griffith Observatory, Eagle Rock, Glendale and the surrounding mountains. Features an open floor-plan combining living, dining, and kitchen areas. Perfect for entertaining. 3 bedrooms and 4 baths with Master having its own private balcony and en suite bath. Don't miss out on this opportunity!</p>	
Paul Setian KELLER WILLIAMS R.E	818-4344039	MLS#318001824it

1458 Montecito Heights *Single Family*


3645 LATROBE ST	Open 11-2	NEW
\$549,000	3+1 MID-CENTURY	
	<p>MID-CENTURY MODERN FIXER, 1967 - SPECTACULAR PANORAMIC VIEWS</p> <p>Great opportunity for developer, flipper or owner/occupant - with TLC, this home will be ready for the pages of Dwell! Vintage design, diamond in the rough, preserved in time, ready for remodel project. Original façade, evocative of Palm Springs. Open plan, large sliding doors, outdoor decks, terraces, courtyards all around, wood siding, brick veneer, iconic metal fireplace. Hillside community, quiet street, short walk to Audubon Center & Debs Park, close to Highland Park, 15 minutes to downtown</p>	
Bill Baker, Brian Linder DEASY PENNER	310-867-0847	MLS#18-342964

For more information visit plumBid.com

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THURSDAY OPEN HOUSES

1333 Ladera Heights

Single Family

16 MORNING DOVE	Open	9:30-1	NEW
\$13,900,000	0+0	CONTEMPORARY	



LAGUNA NIGUEL ESTATE IN GATED COMMUNITY

South Beach Contemporary in prestigious Laguna Niguel gated community sits on 3+ acres of land with ocean & city views. With over 13,000 sq. ft., this 5 bedroom, 10 bath estate boasts a spacious open floorplan, high ceilings, & walls of glass. The palatial master bedroom offers views of the pool & a master bathroom complete with marble floors & walls. The large, covered outdoor chefs kitchen includes state-of-the-art appliances & complements the architectural 20' waterfall and salt water pool.

Chrisinte Quinn 3108717805
THE OPPENHEIM GROUP www.ogroup.com

1458 Montecito Heights

Single Family

3645 LATROBE ST	Open	10-2	NEW
\$549,000	3+1	MID-CENTURY	



MID-CENTURY MODERN FIXER, 1967 - SPECTACULAR PANORAMIC VIEWS

Great opportunity for developer, flipper or owner/occupant - with TLC, this home will be ready for the pages of Dwell! Vintage design, diamond in the rough, preserved in time, ready for remodel project. Original façade, evocative of Palm Springs. Open plan, large sliding doors, outdoor decks, terraces, courtyards all around, wood siding, brick veneer, iconic metal fireplace. Hillside community, quiet street, short walk to Audubon Center & Debs Park, close to Highland Park, 15 minutes to downtown

MLS#18-342964
 Bill Baker, Brian Linder 310-867-0847
DEASY PENNER For more information visit plumBid.com

FRIDAY OPEN HOUSES

71 East Van Nuys

Single Family

6860 ORION AVE	Open	11-2	NEW
\$899,000	3+2	1sty-RANCH	



WWW.6860ORION.COM

Beautifully redone Contemporary Ranch in Chisholm Estates, on oversized lot, gated and totally private. Great flow for entertaining with living and family rooms connecting to both the kitchen and backyard. Gated drive leads to four-car garage plus room for more vehicles or watercraft. Spacious backyard has patio, inviting pool, and fruit trees. Access to a basement ideal for storage or a potential wine cellar. A true paradise for families and those who love to entertain.

Raymond Schuldenfrei 323-646-0350
KELLER WILLIAMS Pool, Patio, 4-Car Garage, Basement

73 Studio City

Single Family

3876 REKLAW DR	Open	11-2	NEW
\$1,399,000	2+2	MID-CENTURY	



STUNNING STUDIO CITY MID-CENTURY

You are not dreaming. You have created a list of all that you want in a home and this one checks all of your boxes. Mid-Century + light + hills + pool + views and done to the 9s. This open plan home features a stunning designer done kitchen. The tranquil master bedrm w/en-suite spa-style bath includes a soaking tub, double vanity & large rainfall shower + a wall of glass doors that opens up to the beautiful and dramatic waterfall pool. This home is also located in the Carpenter school district.


Carrabba Group 323-899-2900
COMPASS www.midcentury-studiocity.com

BY APPOINTMENT

05 Westwood - Century City

Condo / Co-op

10601 WILSHIRE BLV, UNIT PHE	Open	4+6	NEW
\$10,750,000		2sty-CONTEMPORARY	



THE ULTIMATE PENHOUSE IN THE SKY

A once in a generation unrivaled offering of a truly spectacular ultimate Penthouse atop the Wilshire House, LA's most prestigious high rise. With approximately 6,700 Sq. Ft. of indoor & 2,600 Sq. Ft of outdoor patio and terrace spaces, this sensational property is the largest Penthouse in the building with commanding panoramic and jetliner views of the city, mountains and ocean. Private elevator. A pinnacle of splendor & luxury!


Mazda Hoghoughi 310-271-4040
ELITE PROPERTIES REA

SUNDAY OPEN HOUSES

01 Beverly Hills

Single Family

1296 MONTE CIELO DR	Open	2-5	red
\$12,870,000		7+11	




GATED TUSCAN ESTATE

Newly Built 2 story BH Estate. Main Hse: 5BR, 9BA. 2 story Guest Hse: Two 1BR, 1BA studios. Apprx. 11,667 sf interior. Apprx. 36,000 sf. lot. Beautiful finishes throughout. Home theater, wine cellar, sauna, elevator, gym and full basement. Huge backyard with covered patio, grassy yard, pool and spa. Beverly Hills School District.

MLS#18-306788
 Peter Whyte 310-650-8480
COLDWELL BANKER Substantial Price Reduction

1296 MONTE CIELO DR	Open	2-5	red
\$12,870,000		7+11	



GATED TUSCAN ESTATE

Newly Built 2 story BH Estate. Main Hse: 5BR, 9BA. 2 story Guest Hse: Two 1BR, 1BA studios. Apprx. 11,667 sf interior. Apprx. 36,000 sf. lot. Beautiful finishes throughout. Home theater, wine cellar, sauna, elevator, gym and full basement. Huge backyard with covered patio, grassy yard, pool and spa. Beverly Hills School District.

MLS#18-306788
 Peter Whyte 310-650-8480
COLDWELL BANKER Substantial Price Reduction

11 Venice

Income

1137 VAN BUREN AVE	Open	2-5	NEW
\$1,900,000	Duplex	1sty-CALIFORNIA BUNGALOW	



PERFECT OWNER-USER OPPORTUNITY IN VENICE!

Create the life you always dreamed of in this chic 1938 Venice duplex on the Presidential Streets within walking or biking distance to all Venice's world-renowned shops, restaurants and entertainment. Excellent owner-user property! Lovely modernized duplex while enhancing the classic details which abound. Seize this perfect opportunity to live in unit + have 1 unit help w/mortgage. Also, a great investment for holding/developing! It is not just a home it is a lifestyle- Venice & Silicon Beach!!

MLS#18-345000
 Babette Ison 310-717-0178
COLDWELL BANKER RESI Blt-Ins,Cbl,Dryer,Fridg,Wshr

THURSDAY, FRIDAY AND BY APPOINTMENT

SUNDAY

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chris@insigniamortgage.com



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DEAL BREAKERS.



Mark Cohen, Broker
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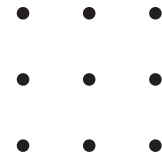
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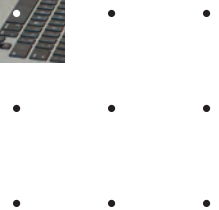
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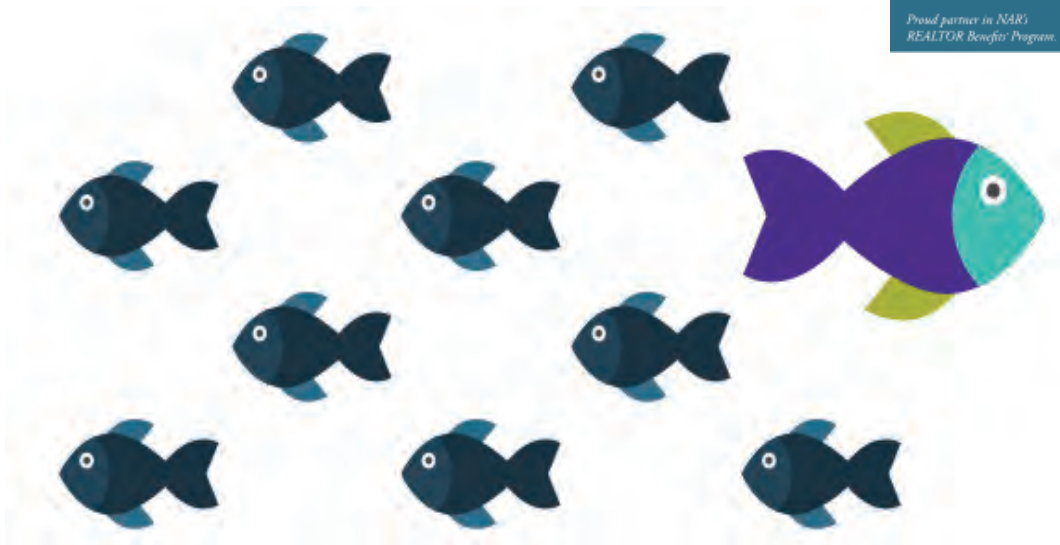


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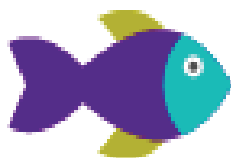
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DATE & TIME

Day 1: June 20, 2018
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 9:00am - 4:30pm

LOCATION

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COST

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Nourmand & Associates Has a New Agent.



Welcome, Konstantine.

Konstantine Valissarakos boasts a notable career that spans 30 years, including the Founding Agent and Associate Manager for a Los Feliz brokerage and now as an agent with Nourmand & Associates. Growing up in a family that restored significant landmark properties in Seattle and Los Angeles shaped his career and why he is known for selling some of the Southern California's most notable properties by architects such as Greene & Greene, Pierpoint & Walter Davis, Paul Williams, A.F. Leicht, Rudolf Schindler and Wallace Neff.

Over the course of his career, Konstantine has built a strong global portfolio of high-net-worth clientele, having sold over \$1

billion in real estate, with an emphasis on historically and architecturally significant estates in Beachwood Canyon, Bronson Canyon and Los Feliz. He has been recognized in global and entertainment publications and has been consistently awarded for his top-level production, placing him in the top 1% of agents nationwide.

An artful marriage of an exacting presentation, tasteful staging, thorough and specific marketing, and a precision approach to showing and selling fine homes and estates are all hallmarks of what Konstantine does best. His style is geared toward an artful blend of presentation, talented negotiation and a successful close.

Konstantine's impeccable taste, love of design and enthusiasm for architecture made the move to Nourmand & Associates a seamless and natural transition. Konstantine's three decades of sales and restorations experience combines flawlessly with the four decades of luxury real estate experience in the Los Angeles market that Nourmand & Associates provides.

"The caring and meticulous attention to detail consistently delivered at Nourmand to their clientele makes me honored and excited to be joining the brokerage with its legacy of experienced, high quality agents," says Konstantine.



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421 N Beverly Drive, Suite 200

BRENTWOOD
Gavin Fleminger | Manager
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