



**9505 Lania Lane**

Beverly Hills | \$129,000,000 OR \$375,000 MO



**630 Nimes Road**

Bel Air | \$85,000,000 | Co-listed with Joyce Rey



**8555 Hedges Place**

Sunset Strip | \$14,900,000

Co-listed with Joyce Rey

**OPEN TUESDAY 11-2**



**Stacy Gottula**

Director, Luxury Estates Division

424.253.7523

StacyGottula.com | TheAgencyRE.com

**8444 Harold Way**

Sunset Strip | \$5,995,000

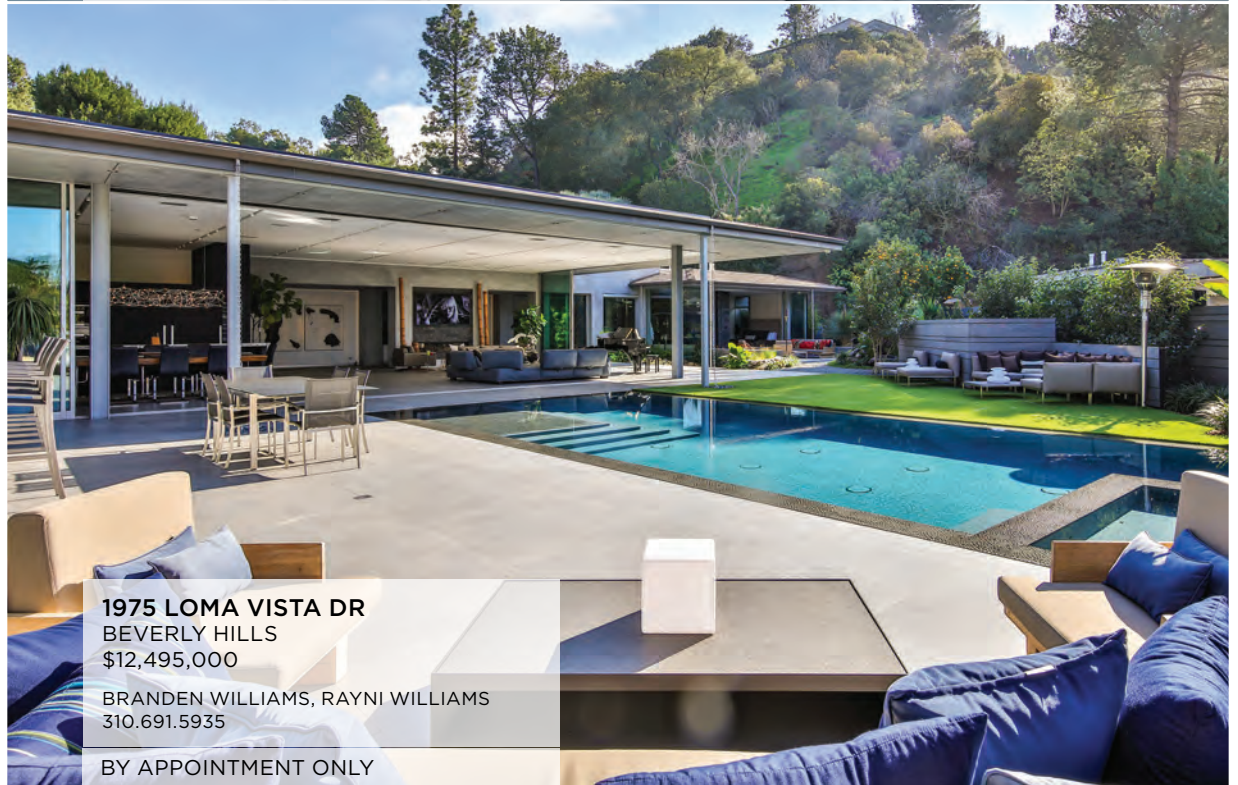
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\$17,500,000

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JEFF HYLAND, DREW FENTON 310.278.3311

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## Arthur & Alfred Heineman, Architects



World Class Oak Knoll District, Pasadena — 6,319 Sq. Ft., 6 Bedrooms, 4-1/2 Bathrooms — \$ 4,780,000

MLS# 316008730IT

Contact Agent Stephen Skuris 323.791.7999

## Rudolph Schindler, Architect



Important Internationally Published Hollywood Hills Architecture — 2,873 Sq. Ft., 4 Bedrooms, 2-1/2 Bathrooms — \$ 2,395,000

MLS# 17-195234

Contact Agent Ilana Gafni 310.779.7497

## Leasing Opportunities:

### Casiano Estates Modern French Design



Bel Air Park — 4,042 Sq. Ft., 3 Bedrooms, 5 Bathrooms — \$ 9,500/month

Contact Agent Crosby Doe 310.428.6755

### Rodney Walker Design



Sherman Oaks — 2,600 Sq. Ft., 3 Bedrooms, 4 Bathrooms — \$ 10,000/month

Contact Agent Christina Hildebrand 310.890.3313

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Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103  
Rodney Walker Images Courtesy Julius Shulman Archive © J. Paul Getty Trust Getty Research Institute Los Angeles

Beverly Hills  
Pasadena

310.275.2222  
626.793.6677

## Studio 0.10 Architects



West Los Angeles House + Studio — 5,137 Sq. Ft., 3 Bedrooms, 3-3/4 Bathrooms — \$ 3,400,000

MLS# 16-121932

Contact Agent Christina Hildebrand 310.890.3313

## Gilbert Stanley Underwood, Architect



Hollywood Knolls Classic — 2,348 Sq. Ft., 4 Bedrooms, 3 Bathrooms — \$ 1,595,000

MLS# 16-178868

Contact Agent Crosby Doe 310.428.6755

## Featured Lease:

Thom Mayne, Architect



Santa Monica — 2 Bedrooms, 2 Bathrooms — \$ 7,600/month

Contact Agent Deborah Glusker 310.383.8021

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Thom Mayne Images © Grant Mudford

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BRENTWOOD

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SUSAN NEWIRTH

310.500.1351 | susan.newirth@thepartnertrust.com

RICHARD STEARNS

310.850.9284 | richard.stearns@thepartnertrust.com



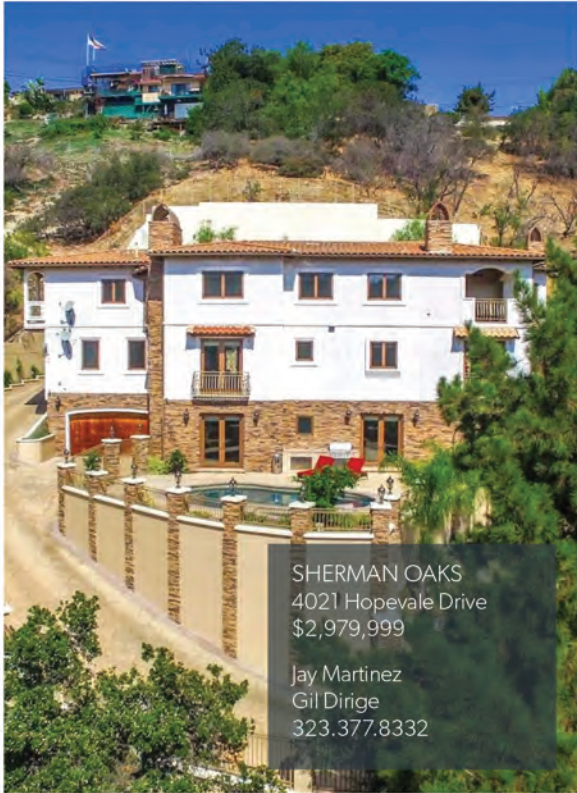
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 Jay Martinez  
 Gil Dirge  
 323.377.8332



NEW PRICE  
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 1737 Bel Air Road  
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 Aaron Kirman  
 424.249.7162  
 Louis Evans  
 310.497.0367



NEW PRICE  
 MALIBU  
 31528 Broad Beach Road  
 \$4,299,000  
 Donovan Healey  
 310.903.1876



PASADENA  
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 Darren Winston  
 310.709.8980

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7044 Los Tilos Road  
\$6,888,000  
Kristin Neithercut  
323.397.0800



**NEW LISTING**  
**HANCOCK PARK**  
222 N. St. Andrews Place  
\$1,099,000  
Richard Battaglia  
323.422.78896



**OPEN TUESDAY 11-2**  
**SHERMAN OAKS**  
4639 Sunnyslope Avenue  
\$1,088,500  
Emilia Arau  
310.963.0683



**NEW LISTING**  
**OPEN TUESDAY 11-2**  
**TARZANA**  
4011 Vanalden Avenue  
\$1,699,000  
Homa Taghavi  
310.923.5900



**NEW LISTING**  
**OPEN TUESDAY 11-2**  
**BEL-AIR**  
10824 Chalon Road  
\$14,950,000  
Sally Forster Jones  
310.691.7888  
Aaron Kirman  
424.249.7162



**1446 DONHILL DRIVE, BEVERLY HILLS**  
LISTED AT \$17,000,000

BY APPOINTMENT

Walk through the gate + enter into the ambience of a modern Balinese-style exquisite estate, artfully created by Hadid Development. The 11,800 sq ft home reveals imported materials from all over the world. The residence has 6 bedrooms, 3 of which are separate master suites, a luxurious movie theater, wine cellar, elegant Turkish bath, plus a gym. Bamboo and other exotic woods promote a tranquil Zen-like atmosphere enhanced by a Gazebo + infinity pool.

LENNY LERMAN  
lennylerman@yahoo.com

310.777.0011



**2103 ALCYONA, HOLLYWOOD HILLS**  
NEW PRICE \$1,799,000

OPEN TUESDAY 11-2PM

Romantic Spanish Hacienda, wrapped around a grassy courtyard on a cul de sac. The living room with open tress ceiling. Hardwood floors throughout. Chef's kitchen. Formal dining room with views of the hills around Hollywood Bowl. Downstairs screening room with wet bar and French Doors to a lower deck. One bedroom & office up; two bedrooms down. The master suite has dual sinks & separate tub & shower. Above the garage apartment with bath & kitchenette.

CHRIS LAIB  
BRYCE HAYES  
chris@chrislaib.com

323.854.1820  
323.797.1173

**2765 WRIGHT LANE, HOLLYWOOD HILLS**  
LISTED AT \$1,095,000

BY APPOINTMENT

In the famed Hollywood Hills, this private gated community is the newest development in modern architecture: creative ingenuity & a refined & polished concept with a striking statement of vitality. This 3bd, 4 ba environmentally aware & energy efficient home offers a vision of sustainable urban lifestyle. With close access to the Hollywood Bwl, Runyon Cyn, Universal Stdios, & Hllywd, this is a wise invstment & opp for an enduring qlty lifestyle.

ADI PEREZ  
www.ADI-PEREZ.com

347.238.7622  
adiperez@kw.com



**2001 N. GRAMERCY PLACE, LOS FELIZ OAKS**  
LISTED AT \$3,295,000

BY APPOINTMENT

Gorgeous Med. Villa gated & situated behind privacy walls - a magical oasis in the LF Oaks.. Liv rm with cathedral beamed ceiling, cozy window seat & fireplace. It leads to a grotto-like patio & a sunset vu terrace. Chef's kitchen with brkfst room. Formal DR. Cozy home office. Master suite with fireplace & spa-like bath. 2 add'l beds with baths. Fam rm leads to pool & spa. Guest apt with full bath. A special home w/old world details & romance of Old Hollywood.

GEORGE & EILEEN MORENO 323.668.7600  
moreno@georgeandeileen.com



**2020 WELLINGTON ROAD, MID-CITY**  
LISTED AT \$1,395,000

OPEN SUNDAY 5.28 / 1-4PM

This Wellington Square gem is a 3855 sq ft entertainer's dream! 1st floor boasts a formal DR & LR with an arched ceiling & built-ins, huge family room with guest bath, chef's kitchen with island & breakfast nook plus a BR with its own private full bath. 2nd floor includes beautiful skylights over the dual staircase, 4 BR's, 2 Baths including the Master Suite which boasts his/her walk-in closets & bath with jacuzzi tub, separate shower & water closet.

JASON LOWERY 310.409.5374  
www.JASONLOWERYGROUP.com jason@jasonlowerygroup.com

**1050 N. EDINBURGH AVE PH301, W. HOLLYWOOD**  
LISTED AT \$1,000,000

OPEN TUESDAY 11-2PM

Elegance & sophistication adorn this well-appointed corner Penthouse townhome set in the heart of West Hollywood. Views from every room. Hardwood floors, large living room with gas fireplace, open dining area with French doors & patio. Large designer done kitchen with center-island. Abundant natural light. En-suite bathrooms featuring glass shower/tub. Master bedroom with French door balcony & walk-in closet. Side by Side Parking. In unit laundry.

IAN RHODES / KIMBERLY GREEN 323.821.4069  
www.1050EDINBURGH.com Rhodesleadhome@gmail.com



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ENCINO | [4425HASKELLAVE.COM](http://4425HASKELLAVE.COM) | 8BD/12BA | \$13,999,000 | web: 0027721

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MARC NOAH

[marc.noah@sothebyshomes.com](mailto:marc.noah@sothebyshomes.com) | 310.968.9212

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Marcus Beck 310.456.9405, Barry Kinyon 310.251.9254



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Shelly Palmer 310.359.1606



## BEL-AIR | 2081STRADELLA.COM

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Sandra Miller

4 bed · 4 bath · 25,775 sf lot

**\$6,995,000**

310.616.6213



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Chad Mehle

3 bed · 4 bath · 3,429 sf

**\$2,910,368**

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**3567 Serra Rd · Malibu** **\$5,499,000**  
 Sandra Miller 310.616.6213  
 4 bed · 3.5 bath · 4,149 sf · 27,943 sf lot



**120 Outrigger Mall · Marina Del Rey** **\$4,250,000**  
 Chelsea Montgomery-Duban | Dominic Wächter 310.433.8009  
 5 bed · 5.5 bath · 5,034 sf



**1919 4th St #A · Santa Monica** **\$2,200,000**  
 Sandra Miller 310.616.6213  
 3 bed · 2.5 bath · 2,111 sf



**3025 Hollycrest Dr · Los Angeles** **\$1,995,000**  
 Chelsea Montgomery-Duban | Dominic Wächter 310.433.8009  
 8 beds · 2 studios · 6 bathrooms · 3,992 sf house · 6 units in total



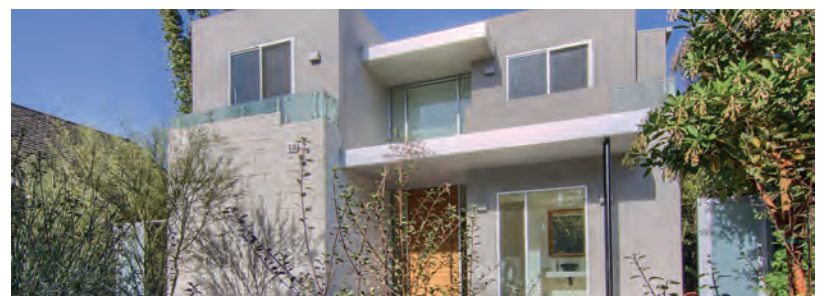
**4215 Glencoe Ave #112 · Marina Del Rey** **\$1,299,000**  
 Renee Pietrangelo | Chad Mehle 323.899.1066  
 2 bed · 2 bath · 1,640 sf



**3616 Mount Vernon Dr · View Park** **\$1,200,000**  
 Pam Lumpkin 310.993.7085  
 3 bed · 2 bath · 2,946 sf lot · 7,202 sf lot



**7135 Hollywood Blvd #908 · Los Angeles** **\$629,900**  
 Rosalie Klein 323.935.8680  
 2 bed · 2 bath



**531 11th St · Santa Monica** **\$24,995/mo**  
 Guy Reid | Raphael Barragán 310.699.2601  
 6 bed · 8 bath · 6,394 sf · 7,509 sf lot



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Completely remodeled with meticulous craftsmanship, this exquisite property offers panoramic views from downtown to the ocean. An open floor plan boasts high ceilings throughout, large windows allowing tremendous natural light, and an entertainer's level with a large 1,000+ sq. ft. outdoor deck. The master bedroom offers expansive views, an extraordinary closet and bathroom, and a wet-bar. Secondary en-suite bedrooms offer walk-in closets. Located on a quiet cul-de-sac street off prestigious Sunset Plaza (room for pool and pool permit pending).



SUNSET STRIP

1610 VIEWMONT DR.

\$5,595,000 | 4<sup>BED</sup> 5<sup>BTH</sup> 4,339<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2PM

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JASON OPPENHEIM  
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jason@ogroup.com | 310.990.6656

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## MEDITERRANEAN WITH POOL/SPA AND PANORAMIC VIEWS

Reminiscent of Old Hollywood glamour, this romantic celebrity hideaway exudes grace and elegance, providing breathtaking panoramic views from the Pacific Design Center to Century City and the ocean. Situated on a cul-de-sac street above Sunset Plaza, this enchanting property boasts a welcoming open floor-plan with oak hardwood floors, gourmet chef's kitchen, and heated pool/spa.



SUNSET STRIP

1723 VIEWMONT DR.

\$2,295,000 | 3<sup>BED</sup> 3<sup>BTH</sup> 2,685<sup>SQ. FT.</sup>

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# 1420 LAUREL WAY

BEVERLY HILLS

MERCERVINE



\$12,950,000  
4 BED 6 BATH

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Final week to take advantage of two years of complimentary HOA's\*

Lobby Address: 889 Francisco St.

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# WESTSIDE ESTATE AGENCY



## ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. [weahomes.com/listing/33218-pacific-coast-hwy](https://weahomes.com/listing/33218-pacific-coast-hwy)

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



## PRIVATE ESTATE COMPOUND IN BEL AIR'S MOST COVETED AREA BEL AIR | \$35,000,000

Superior craftsmanship, acclaimed landscape design, brilliant lighting details - all performing a perfect backdrop for memorable entertaining or quiet repose. Incredible Paul Williams landmark triumphantly restored by Sandy Gallin offers spectacular public rooms, library, media, gym, gst house & unforgettable pool. [weahomes.com/listing/651-siena-way](https://weahomes.com/listing/651-siena-way)

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



## REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. [vimeo.com/187210423](https://vimeo.com/187210423)

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



## 29427 BLUEWATER ROAD MALIBU | \$4,399,000

Point Dume at its finest. Approx. 100+ ft of frontage on approx. 52K sf of all usable land, set back off the street. Private & gated with mesmerizing views, large pool, spa, fire pit, built-in grill, & grand entertaining backyard. 3 bdrms + office, (4th BR was converted), 4 baths, & more. Fabulous property, motivated seller! [weahomes.com/listing/29427-bluewater-rd](https://weahomes.com/listing/29427-bluewater-rd)

**Wendy Carroll** (310) 990-2285 | CalBRE# 01188306



## OPEN TUESDAY, MAY 23RD • 11AM-2PM: 10658 ASHTON AVENUE WESTWOOD | \$2,175,000

Authentic Spanish located in one of Westwoods most desirable streets. Features a flowing floor plan & an enclosed courtyard. This updated home has 3 beds & 3 baths + an office upstairs. Spacious backyard & ample parking. [weahomes.com/listing/10658-n-ashton-ave](https://weahomes.com/listing/10658-n-ashton-ave)

**Robert Bridgeford** (310) 989-0913 | CalBRE# 01829537

**James Nasser** (310) 351-9450 | CalBRE# 01073042



## 23916 DEVILLE WAY MALIBU | \$1,498,000

One of a kind 2 bdrm ocean view close to the beach. New shaker wood kitchen cabinets, new appliances, Italian Crema Pearl stone countertops, fire & ice fireplace, engineered white oak hrdwd floors, new sliding doors & windows, spa-like master bath, walk-in closet, lounge area, organic veg garden, heated pool, spa. [vimeo.com/210974215](https://vimeo.com/210974215)

**Wendy Carroll** (310) 990-2285 | CalBRE# 01188306

WEAHOMES.COM

## WESTSIDE ESTATE AGENCY



**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
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**Open House**

**Tuesday 5/23  
11am-2pm  
&  
6pm-8pm**



# 4109 Don Luis Drive



**\$1,479,000**

3 Bed | 2.5 Bath | 2,500 SF

**Erica Lockhart**

310.350.4528

**Lorin Ruttenberg**

310.780.0214

Dreaming Mid-Century dreams? Well, it's time to wake up. This extraordinary example of Mid-Century Modern architecture, originally built in 1959, has been so extensively and thoughtfully remodeled by Gaia Construction, that it's like a brand new house. Light spills in through walls of glass. The open floor plan and effortless indoor-outdoor flow make this home an entertainer's dream. The spacious backyard transports you to another time and space with the sound of the Baldwin Breeze rustling through the leaves of the Palm Trees and the pool beckoning. The finest materials were used throughout the house such as Spanish Terrazzo, Italian cabinetry, select-grade American Walnut floors and Thermador and Dacor appliances, to name just a few. The systems of the home have been replaced and the house is fully equipped with solar panels. All of this in L.A.'s hottest neighborhood, Baldwin Hills. Come see what people are buzzing about.



**COMPASS**

424.354.4224 | [team@aotchomes.com](mailto:team@aotchomes.com) | [compass.com](https://compass.com)



**24716 Long Valley Road, Hidden Hills**

**\$12,995,000**

6 Bed | 9 Bath | 11,060 Sf

Co-listed with:

Isidora & Tomer Fridman



**25305 Prado de los Suenos, Calabasas**

**\$8,999,000**

6 Bed | 7 Bath | 10,599 Sf

Co-listed with:

Isidora & Tomer Fridman



**5871 Clear Valley Road, Hidden Hills**

**\$6,995,000**

5 Bed | 7 Bath | 9,330 Sf

Co-listed with:

Isidora & Tomer Fridman



**5900 Clear Valley Road, Hidden Hills**

**\$6,500,000**

6 Bed | 8 Bath | 7,820 Sf

Co-listed with:

Isidora & Tomer Fridman



**24822 Long Valley Road, Hidden Hills**

**\$5,900,000**

6 Bed | 8 Bath | 6,850 Sf



**23520 Park South Street, Calabasas**

**\$5,200,000**

6 Bed | 5 Bath | 7,200 Sf

# 661 Stone Canyon Road | Bel Air



**\$23,950,000**

Over a Flat Acre  
Remodeled Colonial Estate

---

**Stan Richman**

310.779.9601  
stan.richman@compass.com

**By Appointment Only**





Open House

Tuesday 5/23  
11am-2pm

# 1525 S. Durango Avenue



**\$2,349,000**

6 Bed | 4.5 Bath | 3,452 SF  
Beverlywood Adj.

**Jeremy Ives**

310.858.1902  
jeremyives@jeremyives.com

Magnificent 6BR+4.5BA new construction in Beverlywood Adj. area, custom built with modern luxury and exceptional style. This Traditional 2-story features open-concept entertaining areas with wonderful flow from elegant living room to formal dining area leading to state of the art kitchen with center island and expansive family room. Ideal bedroom layout with 2 bedrooms and 1.5 baths downstairs and 4 bedrooms plus 3 bathrooms up, including impressive ensuite master with balcony, spa-like bathroom and large walk-in closet. High-end finishes and detailing includes hardwood floors, stainless steel appliances, Caesarstone counters, built-in interior/exterior speaker systems, 2-zone HVAC, NEST thermostats, camera security system and ample storage space throughout. Private grassy yard, multiple fruit trees, detached 2-car garage and gated driveway area, perfect as extra patio space/play area. A true trophy property and conveniently close to Beverly Hills, Century City and Pico/Beverly shops. [1525SouthDurangoAvenue.com](http://1525SouthDurangoAvenue.com)



COMPASS

compass.com | jeremy@jeremyives.com | 310.858.1902 | [jeremyivesgroup](https://www.instagram.com/jeremyivesgroup) | [jeremyivesrealtor](https://www.facebook.com/jeremyivesrealtor)

# VIEW

## FEATURED *Properties*

BRENTWOOD | \$7,995,000  
Represented by FARAH LEVI (310) 978-7555

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*View magazine is distributed to over 12 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*





**CULVER CITY | \$1,018,000**  
4124 Bledsoe Ave | Charming move-in condition  
3BR/1.5BA with backyard and great location.  
**PHYLLIS POLLINI (310) 916-8821**



**HANCOCK PARK | \$1,799,000**  
Quiet tree lined street close to Larchmont & KTown  
4+3+bonus. Contractors, designers welcome  
**SHAR PENFOLD (323) 860-4258**



**HERMOSA BEACH | \$1,150,000**  
Hermosa Sand Section Townhome | 2BD + Loft | 2.5  
BA | Large Sunny Deck | Great Location  
**LAUREN FORBES (310) 901-8512**



**LAGUNA NIGUEL | \$3,550,000**  
Panoramic view of the ocean and canyon. Over 8,000  
sq. ft. of living space. 6 br, 7.5 ba.  
**FARA SALAMAT (310) 623-0880**



**LOS ANGELES | \$1,299,000**  
3152 Ellington Dr. - Must see pristine Hollywood Hills 3  
bed/3 ba property on two parcels.  
**DON DUNGEY (818) 669-9699**



**LOS FELIZ | \$899,000**  
Great property in prime Los Feliz Village. Property  
needs work.  
**LAURA MARKOSIAN (323) 333-1431**



**MALIBU | \$7,895,000**  
Quintessential Beach Home On One Of Malibu's Best  
Deep Sandy Beaches.  
**ELLEN FRANCISCO (310) 589-2464**



**MALIBU | \$2,950,000**  
Open Sun 2-5 | 20552 PCH Ultimate ocean front beach  
retreat 3+4 w/ private steps to water.  
**JILL REEDER (310) 924-9311**



**MAR VISTA | \$599,000**  
Completely remodeled 2BR 1.5BA w/ lowest HOA dues  
in area. Open flr plan, modern wood tile  
**ZIARI AGUILAR (310) 422-2278**



**MARINA DEL REY | \$1,295,000**  
Incredible Silicon Beach factory rehab Live/Work  
Creative Loft space in Oxford Triangle.  
**JENNIFER PETSU (310) 945-6365**



**MIRACLE MILE | \$1,899,000**  
Wonderful 1930's Spanish duplex near the Grove w/ 2  
bdms, 2 baths. Delivered vacant.  
**RICK LLANOS (323) 460-7617**



**MONTECITO | \$13,500,000**  
Magnificent Italian Estate with 7BD/8BA on 6+ mountain  
and ocean view acres.  
**SUSAN BURNS ASSOCIATES (805) 565-8822**



Arcadia (626) 445-5500  
Beverly Hills North (310) 777-6200  
Beverly Hills South (310) 273-3113  
Brentwood (310) 820-6651

Calabasas (818) 222-0023  
Glendale (818) 240-1111  
Hancock Park North (323) 464-9272  
Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334  
Los Feliz (323) 665-5841  
Malibu Colony (310) 456-3638  
Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700  
Marina del Rey (310) 301-3500  
Montecito (805) 969-4755  
**COLDWELLBANKERHOMES.COM**

RESIDENTIAL BROKERAGE



**NEWBURY PARK | \$775,000**

Upgraded 1 story: 4+2+den, solar, gourmet kit, A/C, RV access w/clean-out. Pvt yard.

**BILL FRIED (805) 495-1048**



**PACIFIC PALISADES | \$11,998,000**

Situated in the coveted Pacific Palisades Riviera. The property offers 6BR suites w/8ba.

**NICHOLAS BORRELLI (626) 484-7975**



**PACIFIC PALISADES | \$1,495,000**

Spacious, Light, & Upgraded 3 Bedroom Michael Lane Villa. Great Views & private setting.

**SHARON & JOHN (310) 573-7737**



**PASADENA | \$998,000**

3BD/3BA family home needing TLC, nice neighborhood, 2542 SF on 11430 SF cul-de-sac lot

**JOSEPHINE YANG (626) 823-8145**



**PASADENA | \$549,000**

Elegant first floor pet friendly Townhouse style condo in one of Pasadena's best Locations

**PAUL KUBISEN (626) 644-7313**



**RANCHO PALOS VERDES | \$969,000**

4 Bd/2Ba ranch home w/ open floor plan. One of the least expensive homes on the Peninsula!

**DEBBIE TAYLOR (310) 994-4848**



**SANTA MONICA | \$1,049,000**

933 20th St #B | Beautiful 3BR/2BA unit with updated kitchen in Franklin School District.

**KATE BRANSFIELD (310) 395-1133**



**SHERMAN OAKS | \$1,399,000**

4+3 with family room & pool. Quiet street south of the Blvd. www.3452LoadstoneDr.com

**BARRY DANTAGNAN (818) 426-8677**



**STUDIO CITY | \$2,149,000**

Renovated 3 bd, 4 ba. view + pool, sleek mid - century modern meets Hollywood regency

**RUBINA HARTUNIAN (818) 636-2638**



**TARZANA | \$1,599,000**

4269 Pasadero Place. Private gated 5bd+5ba home w/ large motor court on a quiet cul-de-sac.

**FARAH LEVI (310) 978-7555**



**TOPANGA | \$2,150,000**

Summit Pointe Estates! Views! Privacy! 5+4.5 Entertainer's paradise w/pebble tech pool/spa

**STEPHANIE & SHARI (818) 521-8689**



**VENTURA | \$1,525,000**

A spectacular home in the hills overlooking downtown Ventura, the pier and ocean.

**KAREN HOFFBERG (805) 648-5051**

Pacific Palisades (310) 454-1111  
Palos Verdes (310) 378-5201  
Pasadena (626) 584-0050  
Playa Vista (310) 862-5777

San Marino (626) 449-5222  
Santa Barbara (805) 682-2477  
Santa Monica Montana (310) 458-0091  
Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424  
Studio City (818) 788-5400  
Sunset Strip (310) 278-9470  
Venice (424) 280-7400

Ventura (805) 648-5051  
Westchester (424) 702-3000  
Westlake Village (805) 495-1048  
COLDWELLBANKERHOMES.COM



RESIDENTIAL BROKERAGE

## THE MILLENNIALS OF SILICON BEACH

by Bret Parsons



www.CalArchitect.com



Weldon Brewster Photography www.moley.com



www.topbrewer.com

According to a recent study, millennials (those born between 1980-2000) are the largest age demographic of home buyers today. With this group dominating real estate, what exactly do they desire in a home? Being a generation of entrepreneurs, it's hard to place them into one category of must haves. However, whether they prefer a modern, contemporary, or traditional home, two wishes headline their lists: an open floor plan, an updated kitchen, and a tech capable environment. As the resident millennial architect in LA, young buyers look to Joseph Spierer for guidance. He's creating coveted, tech-smart residences all through Silicon Beach, south of Marina del Rey. Spierer notes that many of his clients are well-versed in technology as most are employed by mighty tech companies, hence the wildly-touted neighborhood moniker. "They approach their homes the same way they embrace their company philosophies in which innovation is key," says Spierer. "They are not

only looking at aesthetics, they are looking at automation within their homes, utilizing the technology they design at work." Selecting home technologies compatible with smartphones lets clients operate their homes from the palm of their hand. They control the lights, HVAC, turn on the oven, lock or unlock doors, close windows, water the lawn, draw a bath or view inside the fridge to see what they need to purchase at the grocery. The dream millennial kitchen includes a pair of robotic arms: all the user does is select a recipe via the touch screen, or on a smartphone, and let Moley do the cooking. Dinner will be ready by the time the garage door opens. "It's all about using technology in every aspect possible for a harmonious and high functioning lifestyle," Spierer explains. "It's my job as an architect to integrate these new technologies into the design. The world is changing and our work is reflective of that progress."

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: DOUG BURDGE



MALIBU | \$19,950,000  
The Serra Lake House, newly built in Serra Retreat, 72' pool. www.DazzanEstates.com

Irene Dazzan-Palmer & Sandro Dazzan (310) 317-9354

ARCHITECT: GUS DUFFY



STUDIO CITY | \$6,200,000  
Not in the MLS - Ultimate Custom Farmhouse 7 BR + 6 BA, 22,423 Lot, GH, Pool. beckave.com

Jana Jones-Duffy & Fred Holley (310) 612-0831

ARCHITECT: SAMIR HANNOUCHE



SUNSET STRIP | \$2,598,750  
New Price! 1615 N Fairfax | Open Sun 2-5 | Modern Homestead 4BD, 5BA, Pool, Rooftop Deck.

Laura Marie (213) 840-5353

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



**BROKER'S OPEN 11:00 am - 2:00 pm**



**137 N Woodburn**

Offered for Sale at \$9,250,000

**Brentwood Circle, North of Sunset - in the Guard Gated Community**

Hamptons Traditional Estate for this coveted location, recently updated with utmost taste & fine amenities. Included among them are: full home automation, premium appliance brands, rare stone surfaces, artisan tilework and paneled walls. Double Living Room, Media Room and Study are primary gathering rooms. Master Suite is an expansive domain appropriate for these environs with gorgeous en suite bath and wardrobes. Expansive Gym & Yoga Studio, Gift/Crafts Room. Large flat lot has manicured yard, Putting Green, Pebble-finish Pool, Potting Cottage, Guest House with fireplace and bath plus dual outdoor culinary areas and fire pit.



**LESLIE KAVANAUGH**

CalBRE License #00807553

**310-413-1171**

lesliekavanaugh@rodeore.com

202 N. CANON DR.  
BEVERLY HILLS, CA 90210



**RODEO REALTY**

LOCAL EXPERTISE, GLOBAL PRESENCE.

# LOWER BEL AIR EAST GATE

10555 VESTONE WAY

MODERN LUXURY

ELEGANT PRIVATE SPECTACULAR

\$6,990,000

A most glamorous hideaway. Just completed, this modern achievement blends ultra-hip with sophistication, warmth and elegance. High ceilings provide immense volume with walls of glass opening wide to the sleekest pool, outdoor dining and entertaining spaces. Perfect floor plan, state of the art technology, and the finest finishes and brands. Extremely private, tremendously sunny, quiet and secure with gated motor court. Three bedroom suites. Approximately 3300 square feet. Luxurious master with two baths and walk-in closets. Private glass walled office. The most stylish German kitchen. This truly spectacular premier property is located on a quiet street off Stone Canyon Road. A rare find.

**Directions: Stone Canyon Road...drive 5 blocks past  
hotel then turn right onto Vestone Way**

Gary Swernik 310.913.1523 garyswernik@yahoo.com Cal BRE # 01385518

Beverly Hills South Office | 166 North Canon Drive, Beverly Hills CA 90210



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**Open Tuesday 11am to 2pm;  
Twilight 5pm to 8pm**



# TWO STORY GATED CONTEMPORARY ESTATE

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## 13331 MULHOLLAND DRIVE | BHPO



Sited on a private promontory with unobstructed views of city lights, canyon green-belt and San Gabriel Mountains

- 4 Bedrooms
- 6 Bathrooms
- Approx. 6,777 interior sq.ft.
- Approx. 53,163 sq.ft. lot
- Top of the line finishes
- Pre-wired for CCTV, cable, phone, data
- Audio throughout with Vantage amps
- Panasonic phone system
- 3 enclosed parking spaces with electric car charging station
- Extensive motor court

**OFFERED AT \$6,950,000 - OPEN TUESDAY 11AM - 2PM**



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**PETER WHYTE**

310.650.8480 | [pwhyte@coldwellbanker.com](mailto:pwhyte@coldwellbanker.com)  
[www.peterwhyteproperties.com](http://www.peterwhyteproperties.com) | CalBRE #00643152

COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH

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# INCREDIBLE NEW PRICE!

## STUNNING BEVERLY HILLS CONDOMINIUM



*Jade Mills*

310.285.7508

HOMES@JADEMILLS.COM

425 N. MAPLE DRIVE #503

BEVERLY HILLS

\$3,995,000 OR \$15,500/MONTH LEASE

OPEN TUESDAY 11-2

[WWW.425NORTHMAPLEUNIT503.COM](http://WWW.425NORTHMAPLEUNIT503.COM)

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# SOPHISTICATED SPANISH REVIVAL MASTERPIECE



*Jade Mills*

310.285.7508

HOMES@JADEMILLS.COM

1329 SIERRA ALTA WAY  
SUNSET STRIP

\$3,995,000

OPEN TUESDAY 11-2

[WWW.1329SIERRAALTA.COM](http://WWW.1329SIERRAALTA.COM)

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# ELEGANT CONTEMPORARY MEDITERRANEAN

WITH BEAUTIFUL VIEWS AND TENNIS COURT



**JADE MILLS**

310.285.7508

HOMES@JADEMILLS.COM

**JOHNNY AZODI**

949.262.3609

JAZODI@YAHOO.COM

1424 N. DOHENY DRIVE

SUNSET STRIP

\$10,995,000

OPEN TUESDAY 11-2

[WWW.1424NORTHDOHENY.COM](http://WWW.1424NORTHDOHENY.COM)

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**OPEN TUESDAY, MAY 23RD 11-2PM**

**9336 Hazen Drive, Beverly Hills**

**\$3,545,000**

Stunning Architectural Digest quality in this very “today” modern home. Totally rebuilt and redesigned the living room, dining room, kitchen and family room all flow into an open floor plan. High ceilings, tons of light, floor to ceilings glass doors invite you to the beautiful tropical gardens and the rock waterfall pool to enjoy with total privacy. There are three bedrooms en suite in a separate wing and the master bedroom is upstairs with beautiful views. Perched above Beverly Hills, this is a perfect home to entertain and live the California lifestyle.



APPROX. 3,440 SFT



4 BEDROOMS



5 BATHROOMS



**VALERIE FITZGERALD**

#2 NRT of Top 15 Teams in North America for 2016!

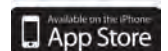
**Valerie Fitzgerald**

301 N Canon Dr Ste E Beverly Hills, CA 90210 | 310-285-7515

valerie@valeriefitzgerald.com | www.valeriefitzgerald.com

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Download the new  
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**OPEN TUESDAY, MAY 23RD 11-2PM**

**2531 Almaden Ct, Bel Air**

**\$1,439,000**

This beautifully remodeled home is waiting for you! This is a spacious end unit, located on a quiet cul-de-sac in the desirable Bel Air Ridge community, with parks (both private and public), pools, tennis courts, and a gym. A 2 minute drive from the conveniently located Glen Centre shops and restaurants, which serve as a low-key celebrity hangout. This Bel Air Ridge A Plan features an excellent 3 bedroom 3 bathroom floor plan including the brightest of living rooms, with a skylight and second story windows, a family room with fireplace, and a formal dining room, both with sliding glass doors leading to the large brick patio.

	APPROX. 2,536 SFT		3 BEDROOMS		2.75 BATHROOMS
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**VALERIE FITZGERALD**

**Valerie Fitzgerald**

Phone: 310-285-7515

valerie@valeriefitzgerald.com

www.valeriefitzgerald.com

CalBRE #00974075

**Sam Shar**

Phone: 310-600-4670

sam@valeriefitzgerald.com

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# Elegant and Spacious 2 Story Mediterranean Estate



## 712 Walden Drive • Beverly Hills

*If you've seen this home before, you won't recognize it now!*

- Immaculate and recently updated home
- Lovely rooms with dark wood floors and mouldings
- 4 generous bedrooms up, maid's quarters down
- Attached outdoor-entry bonus room/ba/kitchenette
- Exquisite brand-new kitchen with top appliances
- Grand high-ceiling living room
- Fabulous formal dining room with coffered ceiling
- Separate large office and huge family room with bar
- Superb master suite with dual baths/walk-ins/balcony
- Lush rear gardens with pool, patios, lawn, mature foliage
- Deep setback from the street for dramatic curb appeal
- Tremendous lot on the ultimate westend Flats 700 block

**Grand Opening Tuesday, May 23<sup>rd</sup> • 11-2**

**\$9,250,000 or for lease at \$25,000/month**

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



GLOBAL  
LUXURY





## Spacious 1 Story Contemporary in Encino Hills



### 17367 Quesan Place • Encino

*If you've seen this home before, you won't recognize it now!*

- Immaculate home at the end of a prime cul-de-sac
- Bucolic treetop vistas abound
- Sunlit rooms with wood and stone floors
- Impressive living and family rooms with vaulted ceilings
- Family room with bar and fireplace
- Fabulous newer cook's kitchen with top built-ins
- Kitchen opens to private outdoor dining terrace
- 3 large bedrooms 2.5 baths
- Master suite, family & living room open to yard
- Extensive rear patio space bordered by lush greenery
- Inviting pool and spa
- Direct access 2 car garage

**By Appointment Only**

**Reduced to Sell Immediately! \$1,249,000**

**Michael J. Libow**  
(310) 285-7509



**Barry Dantagnan**  
(818) 426-8677



# JUST REDUCED



## 1453 SAN YSIDRO DRIVE

### OPEN TUESDAY 11-2 | LUNCH SERVED

Gated and walled Mediterranean in lower BHPO. Grand 2 sty entry, formal living room w/ high ceilings & crown moldings. Large gourmet kitchen w/ top of the line appliances, center island and granite counter-tops complete w/ large breakfast area. Double doors open to magical gardens w/ pool and spa. Upstairs find a sumptuous master suite w/ fireplace, verandas, 2 large walk-in closets & oversized shower w/ spa tub. 3 additional family ensuites. Elevator and 2 car garage.

**Reduced to \$4,999,999**



### MYRA NOURMAND

myranourmand@nourmand.com  
www.myranourmand.com  
310.888.3333 | bre #00983509



### PATE STEVENS

pate@patestevensgroup.com  
www.patestevensgroup.com  
310.467.7253 | bre #01749421



# 219 South Thurston Avenue Westwood Hills

## Open House

Tuesday, May 23

11–2 pm

Bristol Farms Lunch



More information & photos at  
[219SThurston.com](http://219SThurston.com)

Traditional | 4 Bedrooms | 3 Bathrooms

3,124 Sq. Ft. Living Area | 8,598 Sq. Ft. Lot Size

Living & Family Room with Fireplaces. Tastefully Updated Kitchen.

Formal Dining & Breakfast Rooms. Large Master Bedroom with Updated Bath.

Beautiful Newer Landscaping. Grassy Yard. Warner Avenue School District.

**\$2,495,000**

property  
Information



## Larry Young

Realtor®  
Luxury Properties Director

(310) 777-2879  
larry@larryyoungwestside.com  
larryyoungwestside.com  
CalBRE #00999537



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

# BERKSHIRE HATHAWAY | California Properties HomeServices



\$8,750,000 | 1711 E Valley Rd, Montecito | 5BD/6½BA  
**Nancy Kogevinas | 805.450.6233**



\$6,595,000 | 137 S Burlingame Avenue, Brentwood | 4BD/3BA  
**Gary Glass | 310.820.9343**



\$2,995,000 | 1301 San Remo Dr, Pacific Palisades | 4BD/3BA  
**Gary Glass | 310.820.9343**



\$2,449,000 | 5791 Jed Smith Rd, Hidden Hills | 3BD/3BA  
**V. Punwar/Kim Long | 818.618.8291/818.667.1381**



\$2,399,000 | 324 Bellino Dr, Pacific Palisades | 4BD/3BA  
**Daniel E. Rinsch | 323.899.7267**



\$2,395,000 | 3919 Freshwind Circle, Westlake Village | 4BD/3BA  
**Kathleen Finnegan | 818.601.0056**



\$798,000 | 5321 Candace Pl, Eagle Rock | 3BD/1BA  
**Mancinelli/Moore | 323.671.1200**



Let us help you  
**FIND YOUR PERFECT**

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO



\$2,995,000 | 16766 Bollinger Drive, Pacific Palisades | 4BD/3½BA  
Dan Urbach | 310.230.3757



\$4,590,000 | 3645 Deerpass Rd, Glendale | 5BD/5BA  
A. Sarkissian/N. Cacarnakis | 626.695.2808/626.644.4262



\$1,995,000 | 16723 Sunset Bl, Pacific Palisades | 3BD/2½BA  
Marco Rufo | 310.230.3765



\$1,319,000 | 3021 E 2nd St, Long Beach | 5BD/2½BA  
Amber Wilhelm | 818.805.8003



**OPEN SAT/SUN 2-5**

\$1,250,000 | 4944 Placidia Ave, North Hollywood | 4BD/3BA  
Matt Epstein | 818.789.7408



\$779,000 | 4949 Genesta Avenue #406, Encino | 2BD/2BA  
Cameron/Spitz | 818.380.2151/818.817.4284



\$1,150,000 | 1516 Marion Drive, Glendale | 3BD/2BA  
Cricket Yee | 818.694.5870

# VENICE

## ZEN-LIKE MODERN ARCHITECTURAL COMPOUND



The home is graced with warmth, high ceilings, hardwood floors and an open-concept floor plan that invites an exhale.  
1126 Rose Avenue | OPEN TUESDAY 11-2 | offered at \$2,899,000 | Veronica Klein 310.704.3554

**G** Gibson  
INTERNATIONAL

[gibsonintl.com](http://gibsonintl.com)

Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property. The buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. CalBRE 01218557.



ARCHITECTURAL MASTERPIECE IN THE HOLLYWOOD HILLS

Featured in Interiors Magazine as a home with significant architectural and design merit, this sophisticated and refined contemporary home boasts over 5,400 square feet of retreat-like living space, complete with elevator, floor-to-ceiling windows, and panoramic city views from Downtown to Century City and the ocean.



SUNSET STRIP

8461 CARLTON WAY

\$4,999,000 | 4<sup>BED</sup> 5<sup>BTH</sup> 5,452<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2PM

8461CARLTON.COM

JASON OPPENHEIM  
THE OPPENHEIM GROUP

jason@ogroup.com | 310.990.6656

TANYA STAWSKI  
SOTHEBY'S INTERNATIONAL

tanya.stawski@sothebyshomes.com | 310.801.6033

OGROUP.COM

TANYASTAWSKI.COM

# Nelson Shelton Real Estate ERA

~Presents~



**1018 SUMMIT | \$15,500,000**  
Sprawling Property in Beverly Hills  
Mitra Berman | 310.387.6199 | BRE#0104749



**1298 STRADELLA RD | \$8,900,000**  
Builders Dream Approx. 14 acres  
Mitra Berman | 310.387.6199 | BRE#0104749



**510 ARKELL DR | \$6,495,000**  
Enjoy the Bright Light  
Janet Rivani | 310.560.5558 | BRE#01250747



**2468 COLDWATER CANYON | \$4,450,000**  
Stunning Gated Mediterranean Estate  
Janice Reihani | 310.308.4050 | BRE#01023248



**KINO BAY, MEXICO | \$4,000,000**  
Great Development Opportunity  
Martha Freeman | 310.963.4006 | BRE#01250747



**8647 EDWIN DR | \$3,999,000**  
Area (3) Laurel Hills Estates Contemporary View  
S. Kay & H. Smith | 310.770.3999 | BRE#00871704 & 01507033



**NELSON SHELTON REAL ESTATE ERA POWERED**  
355 N Canon Drive, Beverly Hills 90210 • 310.271.2229  
[www.NelsonShelton.com](http://www.NelsonShelton.com)



# Nelson Shelton Real Estate ERA

~Presents~



**8445 FRANKLIN AVE | \$3,985,000**

Modern Marvel Above Sunset Strip  
Mathew Bahri | 310.259.0506 | BRE#1035809



**3044 ELVILL DR | \$3,150,000**

Distinctive Residence  
Shiva Niku | 310.713.9356 | BRE#01046784



**5156 PICKFORD | \$2,950,000**

Brand New in the Heart of Culver City  
Sara Afghani | 818.577.8227 | BRE#01923243



**6402 SAN VICENTE BLVD | \$1,490,000**

Grand Dame of Carthay Circle  
Ronnie Kassorla | 310.666.2334 | BRE#00472575



**904 BENEDICT CANYON DR | \$200,000/Month**

Available Short Term At Premium Rate  
David Cilento | 310.663.4100 | BRE#01071884



**803 N BEDFORD DR | \$21,500/Month**

Elegance in Prime Beverly Hills  
Channa Wintner | 323.253.8329 | BRE#0091871



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355 N Canon Drive, Beverly Hills 90210 • 310.271.2229  
[www.NelsonShelton.com](http://www.NelsonShelton.com)



## A LIMITED OPPORTUNITY

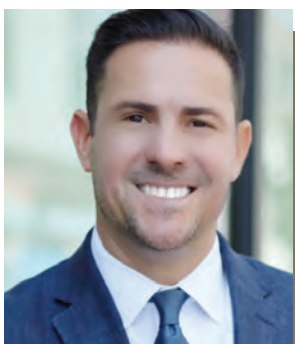
**BROKERS OPEN**  
**Tuesday May 23, 11am - 2pm**  
**6400 Primrose Ave #19**  
**Los Angeles, CA 90068**  
(Hollywood Dell Area)

- ◆ Mid-Century 2 Bedrooms 2 Bath Condominium
- ◆ Newly Renovated Kitchen with Chef Appliances and Custom Cabinets
- ◆ Custom Crown Molding, Wall Moldings and Custom Lighting throughout
- ◆ Duel-Pane Windows, Hardwood Floors and Central A/C and Heat
- ◆ Custom Closet Build-In's with Organization Shelving
- ◆ Priced to Sell: \$599,000



BEVERLY HILLS

ESTATES REALTY



Christopher Danna  
T. 323.382.8708  
Chrisadanna@gmail.com  
Bre# 01369918

[BeverlyHillsEstateRealty.com](http://BeverlyHillsEstateRealty.com)



# ANR

SIGNATURE COLLECTION™

## PRESENTS

IN PARTNERSHIP WITH

MERIDITH BAER HOME



 **TELES**  
PROPERTIES



GLOBAL  
LUXURY

**Sotheby's**  
INTERNATIONAL REALTY



Launching Today!  
Open 11-2pm



## 201 N. Layton Drive

Brentwood Circle | 6 BR | 8 BA | Library | Theatre | Infinity Pool

Newly constructed Modern Traditional presides over parkland of trees and private land.

\$12,950,000

Ernie **CARSWELL**  
310.345.7500  
BRE#01111566

SAN MARCOS  
SOUTH

STAGED BY  
MERIDITH BAER HOME

ANR  
SIGNATURE COLLECTION™



Open 11-2pm



ToddBAKER  
310.801.1475

ToddBaker@ColdwellBanker.com

BRE#1302611

## 1749 Stone Canyon Road

Bel Air | 5 BR | 7 BA | Pool | Spa | Media Room | Office

*Inspired brand new modern construction with spectacular Stone Canyon reservoir views.*

\$7,695,000



GLOBAL  
LUXURY.

STAGED BY  
MERIDITH BAER HOME



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SIGNATURE COLLECTION

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By Appointment Only



TELES  
LUXURY REAL ESTATE



## 10542 Fontenelle Way

Stone Canyon, Bel Air | 6 BR | 8 BA | Guest House | Theatre | 1.2 Acres  
Architectural luxury amid open sunny skies, lush gardens and splendid resort Pool.

\$9,995,000

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SIGNATURE COLLECTION™

ERNIE CARSWELL  
&  
PARTNERS

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Ernie CARSWELL  
310.345.7500  
BRE#0111566

Chris PICKETT  
424.202.3230  
BRE#01475927



Open 11-2pm



TELES



# 1910 Bel Air Road

6 BR | 8 BA | Pool | Theatre | Gym | Guest House

*A symphony of Nature surrounds this new gated contemporary compound.*

**ErnieCARSWELL**

310.345.7500  
BRE#01111566

**ChrisPICKETT**

424.202.3230  
BRE#01475927

**ERNIE CARSWELL  
&  
PARTNERS**

\$23,500,000

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**MERIDITH BAER HOME**

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SIGNATURE COLLECTION™

Open 11-2pm



TELES PROPERTIES



# 4140 Dundee Drive

Los Feliz | 5 BR | 6 BA | Pool

*Sophisticated Architecture defines this new construction residence sited on lush half-acre lot.*

\$4,590,000

**ERNIE CARSWELL**  
PARTNERS

STAGED BY  
**MERIDITH BAER HOME**

**SLOANE + SILVER**

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Open 11-2pm



**Santiago ARANA**  
310.926.9808  
BRE# 1492489

**Billy ROSE**  
424.230.3702  
BRE# 1302611

## 1317 Delresto Drive

BHPO | 7 BR | 10 BA | Pool | Spa | Guest House | 3 Car Garage

*Gated Grand Scale Warm Contemporary with Wilshire Corridor Views*

\$16,900,000

STAGED BY  
**MERIDITH BAER HOME**

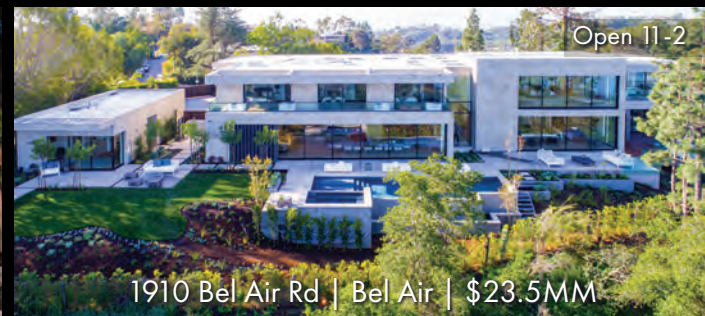
**ANR**  
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SIGNATURE COLLECTION™

ANR Signature Collection develops properties that synthesize beauty and elegance with the warmth and accessibility that make people want to linger. We appreciate and embrace that luxury home buyers desire unique homes that move them, so each property we develop is individually curated by our team to harmonize the exclusive features of a property's setting; distinctive architecture; original finishes; outstanding craftsmanship; and thoughtful floorplans that reflect a complete understanding of how families live. We are devoted to developing timeless settings that foster creating priceless memories.

## AVAILABLE NOW



## ALSO

- **Mandeville Canyon** | Modern Farmhouse | 9,400 SF | Santiago Arana, The Agency
- **Outpost Estates** | Restored Spanish w/ Jetliner Views | 8,100 SF | Ernie Carswell & Partners, Teles Properties
- **Sunset Strip** | Contemporary Explosive Views | 6,700 SF | Ernie Carswell & Partners, Teles Properties
- **Hancock Park** | Restored Italianate Villa | 9,350 SF | Ernie Carswell & Partners, Teles Properties
- **Rising Glen** | Contemporary New Construction | 4,700 SF | Ernie Carswell & Partners, Teles Properties
- **Nichols Canyon** | International Contemporary | 10,000 SF | Ernie Carswell & Partners, Teles Properties
- **Bird Streets** | Warm Contemporary w/Ocean Views | 8,200 SF | Ernie Carswell & Partners, Teles Properties

ANRSIGNATURE.COM

BRE#013400974

# Soulful

# VENICE BEACH ESCAPE

**12 Rose Avenue, Venice, CA 90291**

TIMELESS VENICE BEACH COMPOUND WITH OCEAN VIEWS

PRICE \$10,250,000

LIVING AREA ±3,023 SQ. FT. | LOT SIZE ±6,502 SQ. FT.

**OPEN TUESDAY, MAY 23RD**

11AM - 2PM | Catered Lunch | Free Valet

6PM - 9PM | Live DJ | Cocktails + Small Bites | Free Valet

[TAMI@HALTONPARDEE.COM](mailto:TAMI@HALTONPARDEE.COM) | [HALTONPARDEE.COM](http://HALTONPARDEE.COM) | 310.907.6517



**HALTON  
PARDEE  
+PARTNERS**

# Toluca Lake Gated Estate

10321 Woodbridge Street • [www.10321Woodbridge.com](http://www.10321Woodbridge.com) • Offered At \$5,995,000



**BROKERS OPEN**

Tuesday, May 23rd, from 11:00 a.m. to 2:00 p.m.

**OPEN HOUSE**

Sunday, May 28th, from 12:00 p.m. to 5:00 p.m.

Designed by famed architect Bob Easton AIA. Walled and gated with complete privacy prominently positioned on celebrity row adjacent to Lakeside Golf Club, sits this 9300 square foot newer one-of-a-kind estate showcasing the highest quality construction with total attention to detail. 6 large bedrooms. (4 up, 2 down with spacious optional home office wing with separate entrance) 7 bathrooms. Circular 2-story foyer. Dramatic center hall with dome ceiling. 6 fireplaces. 2 staircases. Wood plank & stone floors. Control 4 smart home. Inviting formal rooms. Screening room. Library. Wine cellar. Bar. Bell tower. Spa-inspired master suite with 2 fireplaces & private outdoor veranda. Tremendous sun drenched chef's kitchen & family room with walls of glass open to the backyard. Fabulous outdoor living spaces; courtyard fountain, covered loggia, swimmers pool & spa, outdoor kitchen, meditation garden, grass play yard, basketball court. 3-car garage. Perfectly located near major studios, downtown and Westside. A rare opportunity to purchase one of the few true gated estates in the most prime area of Toluca Lake.



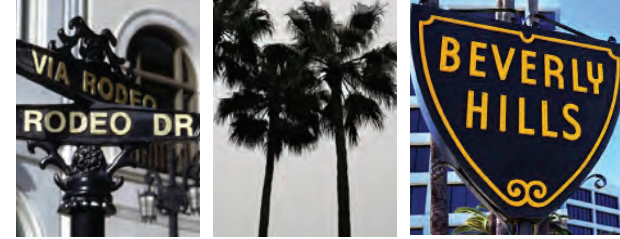
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# SPECIAL TWILIGHT OPEN HOUSE TUESDAY 5-8PM TACOS & TEQUILA & MUSIC

## — MONTECITO MODERN OASIS



5BR :: 4.5BA :: 3,773 SF :: Lot Size 18,361 SF :: Pool

Tucked away on one of the quietest and most exclusive Beverly Hills cul-de-sacs, this traditional Montecito gem is the ultimate in luxury lifestyle. Renovated with state-of-the-art amenities and modern comforts earlier this year, the 18,000-square-foot compound offers 5 bed and 4.5 baths, a Guest House, formal dining room, various living spaces, and a direct access two-car garage. The expansive master bedroom exudes sophistication with its vaulted ceilings, luxurious master closet and master bath with separate shower & spa tub, and double vanity with exquisite travertine tiles. With picturesque windows and an abundance of natural light throughout, guests can capture majestic canyon and city views from each room. Featuring a chef's kitchen with Calcutta countertops, center-island and Viking appliances, in addition to an open floor plan leading you to a terrace with a Montecito hand-tiled pool, this unique Mediterranean retreat caters to intimate family life & large-scale entertaining!

**Open Tuesday 11-2 and 5-8**

[www.9809Beeson.com](http://www.9809Beeson.com)



**SHAWN KORMONDY**  
Keller Williams Beverly Hills  
323.638.7567 :: [Skor@SkorREG.com](mailto:Skor@SkorREG.com)

9809 Beeson Dr,  
Beverly Hills, CA 90210  
**Offered at: \$2,995,000**

**KW BEVERLY HILLS**  
KELLERWILLIAMS REALTY



**72 BEVERLY PARK | BEVERLY HILLS | \$35,555,000**  
 11 BEDS | 16 BATH | APPROXIMATELY 6.78 ACRES  
CO-LISTED WITH **JOYCE REY | TIMOTH DI PRIZITO**



**1174 HILLCREST ROAD | BEVERLY HILLS | \$30,000,000 OR \$65,000/MO**  
 4 BEDS | 5 BATH | APPROXIMATELY 1+ ACRE



**1608 SAN YSIDRO DRIVE | BHPO | \$5,995,000**  
 5 BEDS | 6.5 BATH



**23730 MALIBU COLONY ROAD, HOUSE 26 | MALIBU BEACH | \$200,000/MO**  
 7 BEDS | 9 BATH | APPROXIMATELY 16,147 SQ. FT. LOT

**MAURICIO UMANSKY**  
 MUMANSKY@THEAGENCYRE.COM  
 424.230.3701

**FARRAH ALDJUFRIE**  
 FARRAH@THEAGENCYRE.COM  
 424.230.3712

**EDUARDO UMANSKY**  
 EUMANSKY@THEAGENCYRE.COM  
 424.230.3715







# NEW PRICE

**\$1,099,000**

818 N. DOHENY DRIVE #302 | WEST HOLLYWOOD

**MOVE-IN READY 2BD / 2.5BA + DEN UNIT IN DOHENY PLAZA**

2 BEDS | 2.5 BATHS | 1,793 SQ. FT.

Boasting one of the larger floor plans in Doheny Plaza, this two-bedroom, two-and-a-half bath residence includes an extra den that can be converted into another guest room. Master features a large walk-in closet. Features include a sizable second bedroom, recessed lighting, hardwood flooring, and custom drapery throughout. Pocket sliders open to the large terrace with views of Beverly Hills and West Hollywood. Valet, concierge, 24-hour security and pool are among the amenities available.

**FARRAH ALDJUFRIE**

FARRAH@THEAGENCYRE.COM  
424.230.3712

**MAURICIO UMANSKY**

MUMANSKY@THEAGENCYRE.COM  
424.230.3701

**EDUARDO UMANSKY**

EUMANSKY@THEAGENCYRE.COM  
424.230.3715





# NEW PRICE

**2359 NICHOLS CANYON ROAD | HOLLYWOOD HILLS WEST**

OPEN TUESDAY 11-2PM

\$1,999,000 | 2,793 SQ. FT. | 18,504 SQ. FT. LOT

## INCREDIBLE OPPORTUNITY IN CELEBRITY STUDED NICHOLS CANYON

Offering complete privacy from the street in an enchanted setting enveloped by lush foliage, meandering pathways, water features and a magical bridge. Move right in, remodel/expand or tear down and take advantage of the sizable lot. Amazing development potential with the ability to build a sizable estate. Slope band analysis is available. Street to street lot.

### GINA BLANCARTE

GBLANCARTE@THEAGENCYRE.COM  
424.672.4473

### JAMES HARRIS

JAMES@THEAGENCYRE.COM  
424.400.5915

### DAVID PARNES

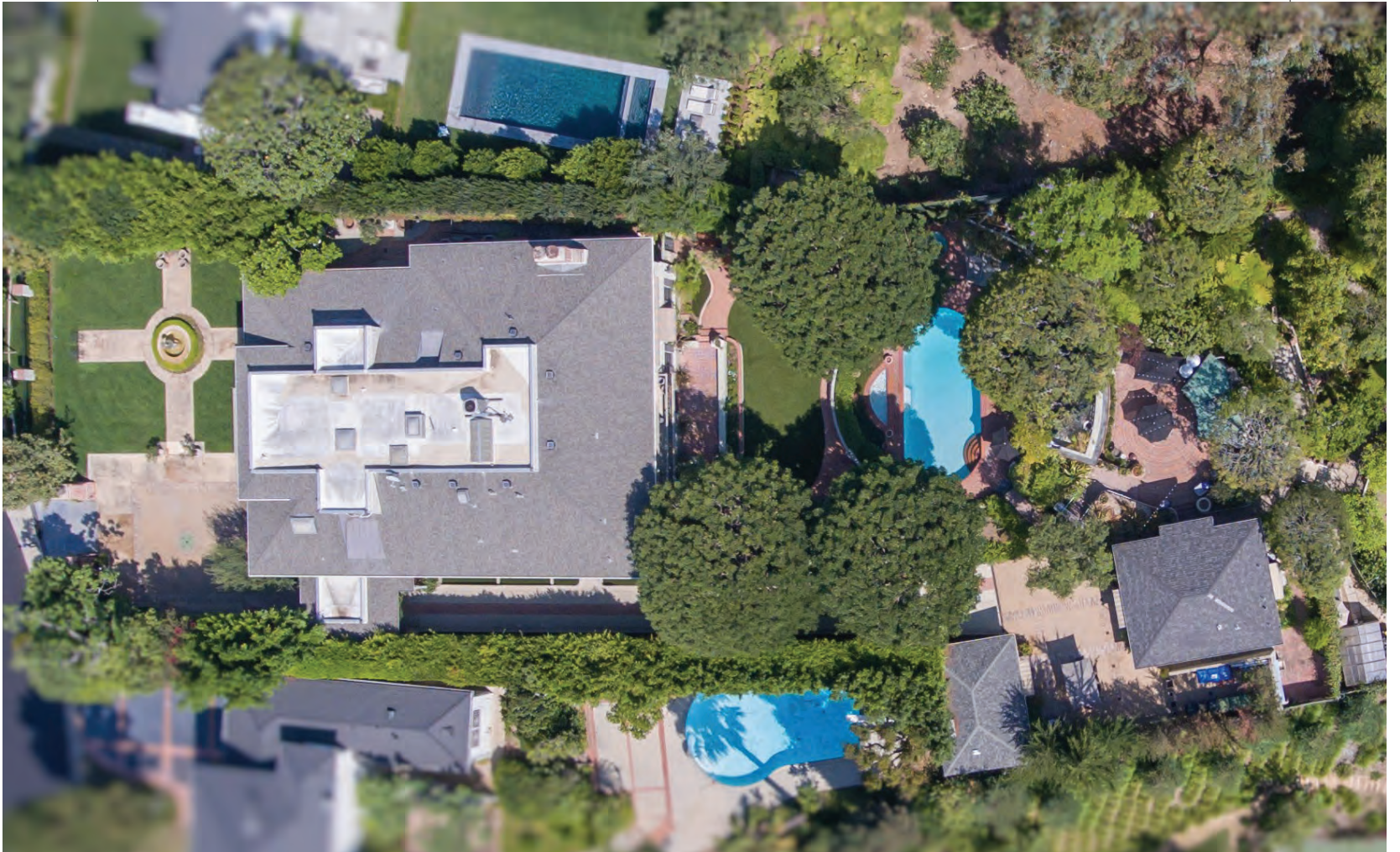
DPARNES@THEAGENCYRE.COM  
424.400.5916



An international associate of Savills

THEAGENCYRE.COM





# NEW LISTING

## 499 HALVERN DRIVE | BRENTWOOD

\$11,499,000 | 9 BEDS | 16 BATHS | 11,089 SQ. FT. | 40,793 SQ. FT. LOT

Priced \$1.5 Million below recent appraisal. Extraordinary opportunity to either move in “as is” to this magical wonderland or reimagine/redevelop and bring tremendous upside. One of the most unique properties in Los Angeles, this gated compound is comprised of five structures on approx one acre of some of the city’s most enchanting grounds. The main house features a master suite as well as five additional bedroom suites, three large-scale family or living rooms, a massive dining room, and cook’s kitchen. The expansive grounds contain a sparkling pool, two guest “casitas”, a gym, a wonderful glass-walled office, an outdoor dining area (with its own enclosed chef’s kitchen), spacious rose garden, pond, large greenhouse and spectacular playground. A quiet retreat from the chaos of the city, while still very much within its confines. Unbelievable value on a spectacular Westside estate.

### BILLY ROSE

BROSE@THEAGENCYRE.COM

424.230.3702



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PHOTO IS A CONCEPTUAL RENDERING



# NEW LISTING

**8689 FRANKLIN AVENUE | SUNSET STRIP**

**HUGE VIEWS! DEVELOPMENT OPPORTUNITY ON RARE DOUBLE LOT ABOVE SUNSET STRIP**

\$1,750,000 | 12,051 SQ. FT. LOT

Amazing opportunity to develop a spectacular Modern/Architectural home on a rare double-lot with over 200 feet of frontage. Fully permitted plans to build approximately 6,000 sq. ft. perched above the Sunset Strip. Approved plans include 14' ceilings, Movie Theater, wine cellar, rooftop infinity pool, 4 bedrooms, 6 bathrooms, parking for 5 cars, elevator, and more. Property boasts unobstructed 180-degree views overlooking the entire city and ocean. Incredible opportunity at a phenomenal price!

**JON GRAUMAN**

JGRAUMAN@THEAGENCYRE.COM

424.238.2484



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# NEW LISTING

**525 S. IRVING BOULEVARD | HANCOCK PARK**

OPEN TUESDAY 11-2PM

**TACO TRUCK, LUNCH WILL BE SERVED**

\$5,999,000 | 5 BEDS | 4.5 BATHS | 5,976 SQ. FT. | 16,200 SQ. FT. LOT

Truly special home designed by famed architect, H.J. Knauer, circa 1919. This gorgeous residence has been meticulously restored while keeping original period details intact. Impressive living room opens to stylish sitting room, chef's kitchen, formal dining, and maid's quarters. Up the grand staircase, are three guest bedrooms and a stately master suite. The third floor offers space for a play room and den. Expansive backyard with outdoor entertaining. Large, gated motor court and home gym.

## **JON GRAUMAN**

JGRAUMAN@THEAGENCYRE.COM

424.238.2484



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# 8232 SKYLINE DRIVE

SUNSET STRIP - WEST HOLLYWOOD



## MID-CENTURY MODERN WITH VIEWS

Sensational mid-century modern in the highly desirable Wonderland School district. Situated off a private drive, this serene home features exceptional mountain and city light views and offers a seamless indoor-outdoor lifestyle centered around an exquisite pool. A genuine must see.

OPEN TUESDAY 11-2 PM

NEW LISTING | \$3,125,000

4 BEDS

3 BATHS

2,953 SQ. FT.

14,135 SQ. FT. LOT

## CINDY AMBUEHL

CINDY@THEAGENCYRE.COM

424.321.4947



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