

☑ REFRESHMENTS ✕ LUNCH  
\* THEMLSPTO™ OPEN HOUSES

# SATURDAY & SUNDAY OPEN HOUSE DIRECTORIES

## ■ SATURDAY OPEN HOUSE DIRECTORY

<b>12</b>	<b>Marina Del Rey</b>	Single Family
16-979329	1-4 12906 RUBENS AVE	rev \$1,175,000 2+1 *
<b>41</b>	<b>Park Hills Heights</b>	Single Family
16-124570	1-4 4435 11TH AVE	rev \$599,000 3+3 *
<b>42</b>	<b>Downtown L.A.</b>	Condo / Co-op
16-126676	2-5 800 W 1ST ST #2206	rev \$469,000 1+1 *
<b>86</b>	<b>Pasadena</b>	Condo / Co-op
16-122906	11-5 482 S ARROYO #503	rev \$1,250,000 2+2 *
16-116068	11-5 482 S ARROYO PKY #405	rev \$649,000 1+1 *
16-125472	11-5 482 S ARROYO PKY #309	rev \$575,000 1+1 *
<b>94</b>	<b>Glassell Park</b>	Single Family
16-123096	2-5 3406 THE PASEO	rev \$1,299,000 3+3 *
<b>322</b>	<b>Palm Desert North</b>	Condo / Co-op
16-976517PS	12-3 69 VERDE WAY	rev \$249,985 2+2 *
<b>331</b>	<b>Palm Springs North End</b>	Condo / Co-op
16-117882PS	10-1 2821 W LOS FELICES CIR #K214	rev \$93,000 1+1 *
<b>332</b>	<b>Palm Springs Central</b>	Single Family
16-117708PS	12-4 262 W VISTA CHINO	rev \$1,495,000 3+3 *
<b>334</b>	<b>Palm Springs South End</b>	Single Family
15-877231PS 786E5	11-4 743 E TWIN PALMS DR	rev \$640,255 3+2 *
<b>334</b>	<b>Palm Springs South End</b>	Condo / Co-op
16-111160PS	12-3 15 DESERT LAKES DR	rev \$379,000 2+2 *
<b>999</b>	<b>Out of Area</b>	Single Family
16-126978	2-5 14358 ARBORGLENN DR	NEW \$310,000 4+3 *

## ■ SUNDAY OPEN HOUSE DIRECTORY

<b>2</b>	<b>Beverly Hills Post Office</b>	Single Family
16-117086	1-5 9811 EASTON DR	rev \$1,349,000 3+3 *
<b>4</b>	<b>Bel Air - Holmby Hills</b>	Single Family
16-124062	2-5 10337 CARIBOU LN	rev \$1,150,000 2+3 *
<b>5</b>	<b>Westwood - Century City</b>	Condo / Co-op
16-127004	2-5 1840 VETERAN AVE #101	NEW \$819,000 2+3 p.166
<b>6</b>	<b>Brentwood</b>	Single Family
16-124790	2-5 159 S GREINA GREEN WAY	rev \$5,995,000 5+8 *
16-983873	2-5 820 NORWAY LN	rev \$2,275,000 3+3 *
<b>6</b>	<b>Brentwood</b>	Condo / Co-op
16-126740	2-5 11639 CHENAULT ST #303	NEW \$475,000 1+1 *
<b>7</b>	<b>West L.A.</b>	Single Family
16-123094	2-5 1940 COLBY AVE	rev \$1,295,000 3+4 *
<b>7</b>	<b>West L.A.</b>	Condo / Co-op
16-124752	2-6 2486 S CENTINELA AVE #401	NEW \$795,000 2+2 p.135
<b>9</b>	<b>Beverlywood Vicinity</b>	Single Family
16-124696	2-5 1522 S CREST DR	rev \$2,695,000 6+6 *
<b>9</b>	<b>Beverlywood Vicinity</b>	Lease
16-125158	2-5 8542 SATURN ST #2	rev \$1,900 1+1 *
16-125224	2-5 8542 SATURN ST #1	rev \$1,900 1+1 *
16-125242	2-5 8540 SATURN ST #2	rev \$1,900 1+1 *
<b>10</b>	<b>West Hollywood Vicinity</b>	Condo / Co-op
16-126422	2-4 8787 SHOREHAM DR #1103	rev \$789,000 1+1 *
<b>11</b>	<b>Venice</b>	Single Family
16-124676	2-5 720 WOODLAWN AVE	rev \$1,499,000 4+2 *
<b>12</b>	<b>Marina Del Rey</b>	Single Family
16-971605	2-5 4819 OCEAN FRONT WALK	rev \$8,900,000 4+4 *
16-979329	1-4 12906 RUBENS AVE	rev \$1,175,000 2+1 *
<b>12</b>	<b>Marina Del Rey</b>	Condo / Co-op
16-126436	1-5 13082 MINDANAO WAY #58	rev \$1,349,000 3+3 *

<b>13</b>	<b>Palms - Mar Vista</b>	Single Family
16-117870	2-5 3338 MCLAUGHLIN AVE	rev \$3,098,000 4+6 *
<b>14</b>	<b>Santa Monica</b>	Condo / Co-op
16-126380	2-5 1120 24TH ST #D	NEW \$608,000 1+1 *
<b>18</b>	<b>Hancock Park-Wilshire</b>	Single Family
16-121466	2-5 1201 S WINDSOR	rev \$899,000 3+2 *
<b>18</b>	<b>Hancock Park-Wilshire</b>	Condo / Co-op
16-118884	2-5 525 N SYCAMORE AVE #327	rev \$399,000 1+1 *
16-978001	593D7 2-5 525 N SYCAMORE AVE #308	rev \$389,950 1+1 *
<b>18</b>	<b>Hancock Park-Wilshire</b>	Lease
16-121112	593E7 2-5 424 N HIGHLAND AVE	rev \$8,500 5+3 *
16-116242	2-5 105 S MANSFIELD AVE	rev \$4,650 3+2 *
<b>19</b>	<b>Beverly Center-Miracle Mile</b>	Single Family
16-126160	2-5 118 S KILKEA DR	NEW \$3,495,000 4+5 p.166
16-117554	2-5 831 S DUNSMUIR AVE	rev \$1,800,000 3+2 p.166
16-127070	2-5 1155 S ORLANDO AVE	rev \$1,649,900 3+2 *
<b>19</b>	<b>Beverly Center-Miracle Mile</b>	Lease
16-124314	2-5 107 N POINSETTIA PL	rev \$7,595 5+3 *
<b>20</b>	<b>Hollywood</b>	Lease
16-116704	593D6 2-5 815 N ORANGE DR	rev \$4,900 5+2 *
<b>32</b>	<b>Malibu Beach</b>	Single Family
16-111178	629J6 2-5 20032 PACIFIC COAST HWY	rev \$4,997,500 4+3 *
<b>33</b>	<b>Malibu</b>	Single Family
16-121422	2-5 22251 CARBON MESA RD	rev \$6,995,000 5+6 *
<b>34</b>	<b>Los Angeles Southwest</b>	Single Family
16-119000	11-2 2059 W 75TH ST	NEW \$529,000 3+2 *
<b>42</b>	<b>Downtown L.A.</b>	Condo / Co-op
16-126676	2-5 800 W 1ST ST #2206	rev \$469,000 1+1 *
<b>62</b>	<b>Encino</b>	Single Family
16-106960	2-5 16688 ASHLEY OAKS	rev \$2,795,000 6+6 *
<b>72</b>	<b>Sherman Oaks</b>	Single Family
16-123652	2-5 14649 LACOTA PL	rev \$1,599,000 3+3 *
<b>72</b>	<b>Sherman Oaks</b>	Lease
16-118632	11-1 4051 KNOBHILL DR	NEW \$4,800 2+2 *
<b>73</b>	<b>Studio City</b>	Single Family
16-102752	2-5 3848 ALTA MESA DR	rev \$1,990,000 4+4 *
<b>75</b>	<b>Valley Village</b>	Single Family
16-123050	2-5 4934 GENTRY AVE	rev \$2,595,000 6+7 *
<b>86</b>	<b>Pasadena</b>	Single Family
16-110040	566G3 1-5 425 CLIFF DR	rev \$1,385,000 3+3 *
<b>86</b>	<b>Pasadena</b>	Condo / Co-op
16-122906	11-5 482 S ARROYO #503	rev \$1,250,000 2+2 *
16-116068	11-5 482 S ARROYO PKY #405	rev \$649,000 1+1 *
16-125472	11-5 482 S ARROYO PKY #309	rev \$575,000 1+1 *
<b>94</b>	<b>Glassell Park</b>	Single Family
16-123096	2-5 3406 THE PASEO	rev \$1,299,000 3+3 *
<b>313</b>	<b>La Quinta S. of H</b>	Single Family
16-973067PS	11-2 81748 RANCHO SANTANA DR	rev \$625,000 4+4 *
<b>321</b>	<b>Rancho Mirage</b>	Single Family
16-116074PS	2-4 69 CALLE DE ORO	rev \$995,500 3+4 *
<b>321</b>	<b>Rancho Mirage</b>	Condo / Co-op
16-104214PS	2-4 35611 GRACIOSA CT	rev \$174,900 3+2 *
<b>331</b>	<b>Palm Springs North End</b>	Condo / Co-op
16-107324PS	12-3 360 CABRILLO RD #107/108	rev \$395,000 1+2 *
<b>332</b>	<b>Palm Springs Central</b>	Single Family
16-117708PS	12-4 262 W VISTA CHINO	rev \$1,495,000 3+3 *
<b>334</b>	<b>Palm Springs South End</b>	Single Family
15-877231PS 786E5	11-4 743 E TWIN PALMS DR	rev \$640,255 3+2 *
<b>999</b>	<b>Out of Area</b>	Single Family
16-126404	11-2 323 EUCALYPTUS AVE	NEW \$549,000 2+2 *
<b>1073</b>	<b>Boyle Heights</b>	Single Family
16-126984	2-5 714 N BREED ST	NEW \$548,000 3+2 *



AREA  
1

BEVERLY HILLS

**Exquisite Contemporary Mediterranean  
SHOWN BY APPOINTMENT**



**908 Hartford Way, Beverly Hills**

Exquisite contemporary mediterranean tucked behind the Beverly Hills Hotel. **Approx. 9,142 sq ft on a large 35,532 square foot lot** and perched above the street behind an impressive double gated circular motor court. Grand double height entry with voluminous and perfectly scaled public rooms designed for large scale entertaining and sophisticated stylish living in a very private exclusive setting. Formal living, dining and family rooms and oversized open chef's kitchen looking out to the beautiful grounds and pool. Fabulous master quarters with large custom his/her closets and baths and fireplace. 3 additional suites upstairs. Private and luxurious wine and cigar lounge on lower level. Separate staff quarters with 2 bedrooms downstairs. World class and timeless design fitting of the most exclusive location in Beverly Hills.

**Offered at \$19,995,000**

[www.908Hartford.com](http://www.908Hartford.com)



**Ginger Glass**

Broker • Agent • Attorney

CalBRE #01478465

**310.927.9307**

[ginger@gingerglass.com](mailto:ginger@gingerglass.com)



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AREA  
2

BEVERLY HILLS POST OFFICE



## 1250 ANGELO DRIVE, BEVERLY HILLS POST OFFICE

WWW.1250ANGELODRIVE.COM

Beautiful 7,390 sqft Contemporary Home

Brokers Open Tuesday May 24th from 11am-2pm

**MARTY HALFON**Former Home of Jack Kent Cook Lakers Owner  
&  
Television Producer Alan Landsburg

C: 310.344.4465 • O: 310.432.7224 • 202 N. Canon Dr. Beverly Hills 90210 • marty@rodeore.com

CalBRE License # 00669674 • www.halfonproperties.com

**Best Price Per Square Foot Value On the Market Today!**

- 7,390 sq ft Beautiful Contemporary Home
- Open floor plan
- High ceilings
- Wide hallways
- Walls of glass opens to pool
- Views of Wilshire Corridor and Santa Monica
- Large Cooks Kitchen
- Large Family Room with Fireplace
- Beautiful Saltwater Fish Tank
- Priced at \$744 per square foot
- Huge Screening Room with Wetbar and Fireplace
- Large Patio with Fireplace and Views of Downtown
- 4 Bedrooms and 5 Baths
- Large Walk-in Linen Closet
- Breath-taking Master Suite with Step-down Sitting Area
- His and Hers Master Bath-Suite with Large Walk-in Closets
- Gym with Sauna
- Outdoor Patio Space with Waterfall
- Skylights throughout
- Great Home for Entertaining

**Listed ~~\$5,695,000~~ Reduced to \$5,499,000**

This is not intended as a solicitation if your property is currently listed. Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources. Based on information from the Association of REALTORS® Multiple Listing Service as of [2/15/16]. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.



# Charming Contemporary Home

Open House Tuesday 5/24/16 11am-2pm



## 9645 High Ridge Drive BHPO

Offered at \$2,825,000

- 4 Beds / 3.5 Baths
- Remodeled eat-in kitchen, top of the line stainless appliances
- Cherry cabinets, 2 sinks, double oven, large center island
- Great for entertaining-coffered 2 story living room with wet bar and fireplace
- Large patio off living room lends itself to sunning and eating!
- Master suite occupies entire top floor with sitting room, redone bath with spa tub, dual sinks, large shower and his and hers closets.
- Three family/guest bedrooms with two en suite baths can double as offices and have great views as well.
- Cul de sac location ensures ample street parking and is walled and gated for extra parking.
- Home is 4 miles to Beverly Hills and 5 miles to Westside Pavilion!

**Marilyn Watson**  
 Realtor  
 CalBRE License #00696065  
 310.766.2020



**Arleen Ruby**  
 Estates Director  
 CalBRE License #00935125  
 310.780.0111

AREA  
3SUNSET STRIP –  
HOLLYWOOD HILLS WEST**OPPORTUNITY & VALUE IN LOWER SUNSET PLAZA**

OPEN TUESDAY, 11 AM–2 PM

**1536 RISING GLEN ROAD, Sunset Plaza****\$3,395,000**

First time on the market since 1994 and being sold by the second owner, this spacious 3,826 sq. ft. mid-century home is on a semi-private side-strip of Rising Glen. Originally designed by famed architect Maxwell Starkman in 1955 with stone, wood, glass and gardens. A later remodel added two floors, creating a flexible 4-bedroom, 3.5-bath floorplan. Gated entry and many original details including teak hardwood parquet floors, walnut paneling, terrific built-ins, copper hood and wood hutch next to a massive stone fireplace. Recently updated kitchen with modern appliances, granite counters, cathedral ceilings and breakfast bar. The entire second floor is dedicated to the master suite with private terrace, fireplace, dressing area and spa-like bath. The third-floor bedroom offers a variety of options. A fourth bedroom suite currently functions as a home office with a separate entrance. Privacy, mature and extensive landscaping and room to spare on this 16,326 sq. ft. lot—the ultimate in indoor/outdoor living in an A+ location.

[www.1536RisingGlen.com](http://www.1536RisingGlen.com)

**DANIEL BANCHIK**  
310.777.2866  
Berkshire Hathaway Home Services  
California Properties  
D.Banchik@att.net  
DanielBanchik.com



**MICHAEL COLLINS**  
310.828.4200  
Coldwell Banker  
MCollins@MichaelHCollins.com  
MichaelCollinsRealEstate.com



BERKSHIRE HATHAWAY  
HomeServices  
California Properties

**SYNCHRONIZING THE SALE OF REAL ESTATE.**

# CALLING ALL CELEBRITIES AND ENTERTAINERS! 2671 ASTRAL DRIVE

*When City Meets Country - The Best of Gated Indoor/Outdoor Living in Hollywood Hills*



**Open House, Tuesday May 22nd from 2-5pm**



Paradise abounds in THE ONLY DEVELOPED, USABLE VIEW LOT AND VIEW HOME (38,524 sq.ft. lot) and (4422 sq.ft. home) AVAILABLE IN GATED ASTRAL ESTATES! This magnificent 4 bedroom, 4.5 bath home is upgraded with an infinity pool and spa off of upper deck. Two upper and lower entertainment decks were added equal to approximately 2400 sq. ft. that take you on a journey to walking paths leading to usable terraced hillside, that could house a tennis court, fruit orchard, etc. with existing meditation/lounging areas and much more! A wine cellar is fit for royal tasting that houses approximately 2000 bottles of wine!

Phenomenal view from almost all rooms with built-ins. Sumptuous master suite with fireplace and French doors leading out to pool, spa and lower deck. Space-planned master closet is a room in itself! Gorgeous bath with dual sinks, vanity and separate shower and spa tub with view. Gourmet eat-in kitchen with center island leads to upper deck with space heater; built-in barbecue center and opens to spacious family room with fireplace. Huge living room with fireplace, built-ins and high ceilings has French doors leading to upper deck. Hardwood floors lead downstairs to four bedrooms, one of which is an office with built-ins that would accommodate a most discriminating CEO! A downstairs laundry room has a steam shower, powder room and a room that is large enough for a maids or ample storage/dark room, etc. Now, the perk are two unfinished bonus rooms off and below the decks, one of which could be a gym, recording/sound studio, dark room, etc. The lower bonus room is ideal for a screening room! A huge three-car garage with ample parking on street and in driveway. Bring your most discriminating clients!

**Now Reduced to \$2,395,000! Best Price Per Sqft and Lot Size in Hollywood Hills!**

[www.2671Astral.com](http://www.2671Astral.com)



**Marge Chirchick**

ESTATES DIRECTOR  
(310) 927-1049  
margechirchick@gmail.com  
CALBRE LICENSE # 00707097



AREA

5

WESTWOOD – CENTURY CITY

**ELEGANT CONDO WITH BEAUTIFUL VIEWS**

10580 Wilshire Blvd. #7SW, Los Angeles 90024

**Sotheby's**

INTERNATIONAL REALTY

## TOTAL NEW LOOK

**LOS ANGELES | 10580WILSHIRE7SW.COM**

3 br, 3.5 ba | Interior; 2,984 sq.ft. (approx.)

web: 0027370 | MLS#: 16-975155

**Offered at \$2,975,000****Joan Cohen**

CalBRE#: 00991424

310.786.1806

Joan.Cohen@sothebyshomes.com

BEVERLY HILLS BROKERAGE | 310.724.7000

9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212

sothebyshomes.com/losangeles

This much sought after spacious and stunning south facing view unit with beautiful city and ocean views features a charming living room with fireplace and large formal dining room with built in cabinetry and balcony. The master suite consists of an attached sitting room with dual baths, plus two walk in closets and a balcony. There are two additional bedrooms, one of which could also be used as an office or a for a housekeeper as it is situated off the eat-in kitchen with charming balcony. Flexible floor plan. "The Wilshire" is an impeccably run full service building on the Wilshire corridor that prides itself on its amenities including security, 24 hour valet parking, concierge, conference rooms, card room and banquet with chef's kitchen, plus pool and wine storage.

# BEAUTIFUL CONDO WITH PANORAMIC VIEWS RARE OPPORTUNITY

# Sotheby's

INTERNATIONAL REALTY

**NOW FOR SALE!**



**WESTWOOD | 10490 WILSHIRE BLVD, UNIT 2702**  
Offered at \$4,695,000 | \$20,000/mo (lease)

**Joan Cohen**  
CalBRE#: 00991424  
310.786.1806  
Joan.Cohen@sothebyshomes.com

BEVERLY HILLS BROKERAGE | 310.724.7000  
9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212  
sothebyshomes.com/losangeles

Amazing views of downtown Los Angeles, Century City and the ocean from this highly desirable approximately 3,500 sq.ft. beautifully remodeled, 27th floor condo at the prestigious "Blair House." This rare opportunity features large open spaces, wonderful balconies, extra large living room with fireplace, den, dining room, grand master suite with large closets and luxurious marble bath with dual sides, one en-suite bedroom, and a 3rd bedroom with bath that has been converted to a stunning office. This full service building features 24 hour security, doorman, valet parking, concierge desk, huge swimmer's pool, and North/South tennis court.

AREA  
5

WESTWOOD - CENTURY CITY

# THE NEW HOME YOU HAVE BEEN WAITING FOR!!!



**BY APPOINTMENT ONLY**

**\$ 9 2 5 , 0 0 0**



**MARK & LYNN MIRISCH ROGO**

310-777-6213

mark@markrogo.com lynn@markrogo.com

www.10490wilshireunit802.com

## 10490 WILSHIRE BLVD #802

Classic 2+2.5 at the full service Blair House. Light, bright & airy w/large windows & recessed lights throughout. All neutral living room w/wet bar & balcony access. Kitchen w/breakfast nook, balcony access, granite counters, Subzero refrigerator, gas cooktop & adjacent dining area. Good sized bdrms & bthrms, storage & in unit laundry rm. Amenities include a 20x60 saline pool, spa, gym, sauna, lit tennis court, rec room, extra storage, 24hr valet & security. Like living in a luxury 5 star hotel!

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**RESIDENTIAL BROKERAGE**

# Show Stopper!



Offered at \$1,249,000

## 1825 Pelham Ave #4, Los Angeles, CA 90025

3 BEDROOMS / 3.75 BATHROOMS / 2,441 SqFt

House Alternative. 3 levels of completely updated & modernized space, Smart wired for audio/video/Wi-Fi. Minutes from Century City, WW Village, & WS Pavilion, walk to WW Charter School. 1 common wall, Rare Privacy & Square Footage for the \$\$\$. Entire 4-unit building, common areas & façade completely renovated.

Large bonus, private office, playroom, gym, guest room, family room/theatre complete w/private bath & shower. Oak Hardwood Floors, Pure Wool Carpets in bedrooms. Marble & Granite Countertops, Custom Reclaimed Wood details, Chef's kitchen. French Doors lead to indoor/outdoor living space w/ fire pit & built-in seating. New dual pane windows, complete with HVAC, Recessed lighting. Side by side secured 2 car parking with convenient access to unit. Separate storage room off garage. HOA—No Brainer!

Tuesday, May 24th

Broker: 11am–1pm | Twilight: 5–7pm

**KW SANTA MONICA**  
KELLERWILLIAMS

Each Office Independently Owned and Operated  
2701 OCEAN PARK BLVD. #140  
SANTA MONICA, CA 90405



**Toni Patillo**

310-482-2035 | [toni@tonipatillo.com](mailto:toni@tonipatillo.com)

[www.tonipatillo.com](http://www.tonipatillo.com) | CalBRE# 01313287

AREA  
5

WESTWOOD - CENTURY CITY

# 10350 Wilshire Boulevard, #1102

Open House Tuesday 5/24 from 11AM-2PM

Lunch Served and Valet Parking Provided



2 BED | 3 BATH | APPROX 1,834 SQ FT. | \$1,195,000



Scott and Melinda Tamkin, Nest Realtors, Estate Directors  
310.493.4141 | nestrealtors@compass.com



# MILLION DOLLAR VIEW W.LA/SM

AREA  
7

WEST LOS ANGELES



**\$795,000**

**5/24 Tuesday 11AM-2PM 5/29 Sunday 2PM-6PM**

## **2486 S CENTINELA AVE #401**

Best State-of-the-Art PENTHOUSE 2bd/ba condo built '07. On Santa Monica border, a quiet tree-lined pocket, PRIME UNIT (top-floor, corner, 9FT ceilings and no common walls) Hardwood floors, tree-top and sunset views. Gas fpl., Cen.A/c. Granite counters, cherry

cabinets. Gourmet kitch w/Jenn Air stainless appliances. Huge master suite w/ walk-in closet, XL tub, W/D in unit, tandem, gated parking. Easy access to Beach, 10Freeway and Expo line (6 blocks).

**Donald Klein**

323-445-8121      310-386-4398

8840 Wilshire Blvd. #207 Beverly Hills, 90211

AREA  
9FANTASTIC BUY IN FAIRCREST  
HEIGHTS

BEVERLYWOOD VICINITY



MAY 24TH, 11:00 - 2:00 PM

\$968,000



JAMES HANCOCK

310-777-6351

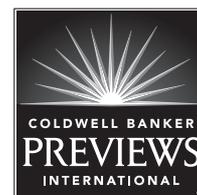
james@jameshancock.com

www.1601HiPoint.com

## 1601 HI POINT ST

Charming Spanish located on corner lot in "Faircrest Heights". Secured Patio entry leads to Open LR w/ wd flrs, Formal DR w/ adjoining reading rm w/ skylight, remodeled Kitchen w/ maple cabinetry & Stainless steel appliances & direct access to yd, & breakfast rm w/ excellent blt-ins. 2+2, master suite w/ remodeled bath w/ lg walk in shower. Private yard w/ tiled patio, fp, vine-covered trellis & grassy yd w/ fruit trees. Add'l features: separate Indry rm, wd flrs, central heat/air, & sec sys.

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**OPEN  
TUESDAY  
11AM-2PM**



## Unobstructed Ocean Views

607 Radcliffe | Pacific Palisades

Amazing opportunity for developers or owner/users, completely unobstructed views of the canyons and ocean. One of the most desirable areas in the Palisades. Walking distance to the village. Existing plans. Presently with Coastal Commission to build an incredible contemporary home. Buyer to verify all square footage and feasibility of building. Property sold in "as-is" condition.

OFFERED AT  
**\$1,795,000**



**LENNY LERMAN**

**ROGER PERRY**

REALTOR® | BROKER ASSOCIATE



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310-777-0011

RPERRY@ROGERPERRY.COM

310-600-1553

AREA  
15

## SOCAL MEETS SOHO IN THE PALISADES



**\$ 1,595,000 | TUESDAY, MAY 24TH 11AM - 2PM**

### 17351 W SUNSET BLVD, UNIT 2B

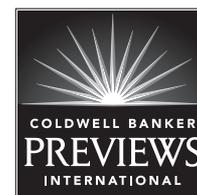
Rarely available and stunning one level Rockwell at PCH unit with reclaimed white oak flooring, custom chef's kitchen, Ann Sacks/Waterworks tile/ stone and fixtures throughout. Walls of glass bring the outdoors in and create a sophisticated urban oasis just steps from the sand. This smart home features Control 4 home automation, private security system, an electronic keyed semi private resident elevator w/ secure underground parking. A wonderful synergy of the indoor/outdoor California lifestyle

**KIMBERLEY PFEIFFER/SUSAN SAUL**

310.867.0033

[kimberpfeiffer@gmail.com](mailto:kimberpfeiffer@gmail.com)/[burealtor1@gmail.com](mailto:burealtor1@gmail.com)

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1266 Hauser Blvd | Miracle Mile | \$995,000 | Open Tuesday 11-2

BEAUTIFUL WILSHIRE VISTA ENTERTAINER'S DELIGHT  
COUNTRY ENGLISH HOME WITH DETACHED OFFICE/GUESTROOM.

Take a short jaunt or bike ride to La Cienega Park, Museum Row, Farmer's Market, chic Pico restaurants or The Grove. This vintage home is warm and inviting, exuding character and charm while being enhanced with modern features and upgrades for lifestyle, safety, health, wellness and practicality. Wander along the brick walk way through the stylishly maturely planted drought tolerant front yard with intimate sitting area. Then enter the home into a huge Living Room with leaded glass picture window, hardwood floors, magnificent fireplace and high vaulted beamed ceiling. Cocoon behind an 8ft. tall privacy hedge out back, napping on the built-in bench on the patio.

Remolded cook's kitchen with custom cabinets, Caesarstone counters and top of the line stainless steel appliances with direct access to back yard.

Formal dining room with paved floors lead through French doors onto a bricked patio flowing to a private spacious recently lushly planted back yard perfect for backyard soirees and intimate evenings. Makes for seamless inside/outside living which is what L.A. is all about!

Peaceful and cozy Master has an en suite half bathroom with new sink and cabinet.

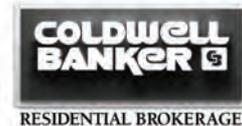
Main bathroom is meticulous, light and bright with art deco tiled flooring in perfect condition.

Second bedroom is a perfect size to share and features new hardwood floors and dual paned window.

FABULOUS separate office/guest with high pitched ceilings, wall to wall cabinets, ceramic tiled floors and half bathroom. Overlooks through French doors the lovely, private, peaceful, lushly landscaped back yard. and half bathroom. Overlooks through French doors the lovely peaceful private back yard.



Anne Austin  
213.718.1527  
aaustin@coldwellbanker.com  
CalBRE#00877506  
119 N. Larchmont Blvd, Los Angeles, CA 90004



AREA  
20

HOLLYWOOD

# MAJOR PRICE REDUCTION!

Priced below market as Seller has found another property!

~~\$730,000~~ \$695,000



**1411 N. Detroit Street #305, Hollywood  
(one block South of Sunset)**

**OPEN TUESDAY 11-2**

Stunning 7 year old contemporary with only one common wall at the famed Legendary Place, a boutique 23 unit building centered around a verdantly landscaped courtyard in prime Hollywood. High ceilings create volume throughout. Quiet and private with only 3 units on the floor, this unit features a gourmet chef's kitchen replete with Viking stainless-steel appliances and Caesar-stone counters opening to the dining and living room area creating an entertainer's paradise. Master suite with huge walk-in closet and sumptuous master bathroom boasting dual sinks, tub and separate walk-in glass enclosed shower. The 2nd bedroom is also large and features a beautifully finished bathroom. An immaculate and rare unit finished with dark polished hard-wood floors, side by side laundry and wonderful private patio. There are roof-top solar panels that help keep the HOD's to a minimum. 2 car under-ground gated parking, guest parking, additional parking and separate storage pending availability and neighborhood shopping center mere minutes away.

[www.1411detroit305.com](http://www.1411detroit305.com)



**MARK GOLDSMITH (310) 777-6291**

[markgoldsmithproperties.com](http://markgoldsmithproperties.com) | [mark.goldsmith42@gmail.com](mailto:mark.goldsmith42@gmail.com)

CalBRE # 01031230





# 14649 LACOTA PLACE

SHERMAN OAKS

3 BEDROOMS | 3 BATHROOMS | 2,777 SQ. FT. | 9,008 SQ. FT. LOT

OPEN TUESDAY 11-2PM

NEW LISTING

Nestled under mature trees on one of the best and most private streets in Sherman Oaks, this spacious 3-bedroom home with a rare, very large entertainer's backyard, is the perfect refuge. The location is ideal – an infrequently traveled street that allows kids to play outside – and the architectural integrity of the house inspires satisfied delight. The hip vibe of the expansive, open living room sets a creative and relaxed mood. French Doors open to a serene patio that overlooks tranquility.

OFFERED AT \$1,599,000

14649LACOTA.COM

CRAIG KNIZEK  
818.618.1006

DEBRA JAFFE  
424.230.7433

savills

An international associate of Savills

THEAGENCYRE.COM

THEAGENCY

AREA  
72

SHERMAN OAKS



## MID-CENTURY OASIS - OPEN TUE 5/24 11-2PM

**15431 Vista Haven Place** Sherman Oaks, Ca. 91403Offered at **\$2,599,000**

Mid-Century Arch'l on a pvt.1/3 ac. just below Mulholland, tastefully expanded & remodeled in '06. A very functional, open floorplan; bedrooms on one side, public rooms on the other w/ walls of glass in most rooms leading out to the resort-like backyard (pool, firepit, hillside views & outdoor kitchen) exemplifies the CA lifestyle at its best. A Viking center island kitchen, Roscomare El. (1967 API) & proximity to the Westside & the 405 make this an exceptional opportunity that won't last long.



Michael Tunick  
323-646-3893  
[www.15431VistaHaven.com](http://www.15431VistaHaven.com)  
CalBRE 01321406



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

# ON A CLEAR DAY YOU CAN SEE FOREVER...



Broker's Open - Tuesday, May 24 from 11am-2pm (Lunch Served)  
Public Open House - Sunday, May 29 from 2-5pm



## 4016 WESLIN AVE. | SHERMAN OAKS

Stunning panoramic views of the Valley! Walled, private setting with pastoral front garden. Featuring three bedrooms and two baths, this stylish contemporary has mid-century architectural elements that make it so special. The open floor plan has high wood beamed ceilings and big picture windows bringing the outside in. Fabulous granite kitchen with stainless steel appliances, wine cooler and center island that opens to the dining area. Detailing includes hardwood floors, fireplace and multiple French doors, which lead to a huge balcony perfect for relaxation and star gazing. The upstairs master suite is your retreat, with high ceilings, walk in closet and a private deck. Gorgeous, updated bath includes double sinks, glass shower and separate tub. On the downstairs level is an amazing, huge entertainer's deck great for parties and dining al fresco. In addition there is a tree-studded backyard, tucked away for additional privacy. A one of a kind property ready for a discriminating buyer!

[WWW.4016WESLIN.COM](http://WWW.4016WESLIN.COM)

OFFERED AT \$1,195,000



**KARIN "BASIN" MILLER**  
818.487.5860 DIRECT  
818.788.1212 HOME  
KARINM@COLDWELLBANKER.COM  
CALBRE#00292631



**NANETTE BASIN**  
818.487.5859 DIRECT  
323.394.4298 CELL  
WWW.KARINBASINMILLER.COM  
CALBRE#01210045



AREA  
73

# 11949 ASHDALE LANE · FRYMAN CANYON

AMAZING OPPORTUNITY TO REMODEL - OPEN TUESDAY 11-2

STUDIO CITY



4 BEDROOMS + 3.5 BATHS + POOL HOUSE W/ KITCHENETTE & 3/4 BATH

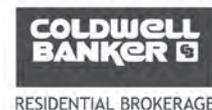


Completely private and surrounded by nature this Fryman Canyon Fixer is nestled at the end of a cul-de-sac. Amazing opportunity to make this into your dream home. Amenities include formal living and dining rooms, redone kitchen, family room and huge master suite, spacious guest bedrooms with vaulted ceilings. Bring your imagination. Award winning Carpenter Elementary School.

3,787 Sq. Ft.- Living Area  
16,360 Sq. Ft - Lot Size



**Brenda Catalano**  
310.614.6659 Office: 310.777.6240  
CalBRE #00828758



AREA  
73

STUDIO CITY



**OPEN TUESDAY 11-2**  
**12020 GUERIN ST #105, STUDIO CITY**  
 \$699,000 | VillasWest105.com  
 2 BD | 3 BA | 1,430 SQ.FT.



**LADD JACKSON**  
 —  — REAL ESTATE GROUP

310.346.1744  
 laddjackson.com



HILTON & HYLAND

AREA  
76

NORTH HOLLYWOOD

# Beautifully Remodeled



10918 Morrison Street #12

**Thursday 5/26/16 11 AM - 2 PM**

Newly Constructed in 2007 with numerous recent upgrades, the "Argento Townhomes" are Nestled in North Hollywoods trendy Arts District. Spacious open floor plan with high ceilings, large dual glazed windows and exquisite engineered hardwood flooring on first level, including separate powder room and two storage

closets. The large, "eat-in kitchens include extra large pantries, Viking Appliances, and convenient outside patio's.

Sqft. 1794 3 bed, 3.5 bath + Den, Tri-Level

Offered At **\$729,000**

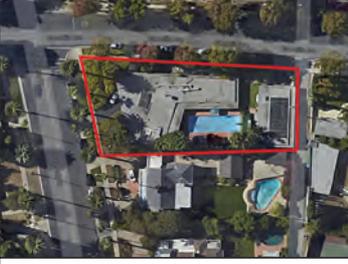


Davina Potratz BRE 01715011  
310-980-5040

TUESDAY

**01 Beverly Hills** Single Family

<b>X 1296 MONTE CIELO DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$18,387,000</b>	7+11	3sty-MEDITERRANEAN		
		<b>MEDITERRANEAN, NEWLY CONSTRUCTED ESTATE</b>		
Newly constructed Mediterranean Estate, set on appr 36,000 sqft mostly flat lot, welcomes you to grand scaled rooms w/ natural light, high Ceilings, formal Dining room, Living & Family room, 5 bed suites + 2 bed in Guest house. Master w/FP, luxurious bath, His & Hers walk-in-closets & Balcony w/view of backyard & pool. Office w/a private entrance, Theater, Wine Cellar, Sauna, Elevator, Gym, Maid w/bath, Fireplaces, 6-car Garage, sparkling Pool/Spa, Outdoor Kitchen, BBQ plus a 2-story Guest House complete this Grand Estate!				
MLS#16-125366				
Marjan Nourani 310-920-9490		BBQ, Elvtr, Rng/Ovn, Fridg		
NELSON SHELTON & ASS				

<b>524 N BEVERLY DR</b>		Open	11-2	<b>NEW</b>
<b>\$8,325,000</b>	6+7	1sty-OTHER		
		<b>PRIME LOT IN THE FLATS!</b>		
While developing Beverly Hills in 1912, Burton Green saved a very rare 35 lots only on Canon and Beverly that were almost double the size, so that buyers who wanted to be able to walk to the shops and stores of Beverly Hills and have a large lot offered only in the 700 through 1000 blocks, could have the best of both worlds. Presented here is a lot that is over 20,000 square feet. The home features six bedrooms, seven bathrooms, and a swimmer's pool that is 20' x 60'.				
Josh Flagg 310.720.3524		Refrigerator, Range, Oven, Freezer		
RODEO REALTY BH				

<b>116 N ELM DR</b>		Open	11-2	<b>NEW</b>
<b>\$3,700,000</b>	5+5	OTHER		
		<b>PRIME BEVERLY HILLS DUTCH COLONIAL HOME!!</b>		
Prime BH 4bd+maids, 5bath, 2-story 4,400sf Dutch Colonial home w/ gambrel roof & wood shiplap siding. A center hall flows thruout, connecting formal LR, to full size bar & opening to spacious family rm. Lux master suite features: private sitting area & outdoor roof deck. 3 addtl bdrms upstairs. Amenities: Custom Chef's kitchen, extended formal DR, wood paneled office, pool/spa/sundeck, covered outdoor dining. Just steps away from posh boutiques, fine dining & is in the esteemed BH school district.				
MLS#16-122492				
Linda May 310-492-0735		BBQ, Bit-Ins, Dshwshr, Dryer, Frzr, Other		
HILTON & HYLAND				

<b>1020 RIDGEDALE DR</b>		Open	11-2	592D7	<b>rev</b>
<b>\$16,950,000</b>	5+8	CONTEMPORARY			
		<b>MODERN TRADITIONAL GEM</b>			
A modern traditional gem on the finest street in Beverly Hills. Years in the making and featuring only the highest level of craftsmanship, this recently renovated estate is the ultimate in old world glamour and modern sophistication. Grand public rooms open to large terraces overlooking the Marmol Radziner designed grounds and verdant hills beyond. A rare offering. Minutes to the Beverly Hills Hotel and Rodeo Drive. Shown Only to Pre-Qualified Clients.					
MLS#15-941641					
D Fenton, T Rullan 310.858.5474		www.drewfenton.com www.tristarullan.com			
HILTON & HYLAND					

<b>627 N HILLCREST RD</b>		Open	11-2	<b>rev</b>
<b>\$12,995,000</b>	6+7	COUNTRY ENGLISH		
		<b>ENGLISH TUDOR COUNTRY ESTATE</b>		
This stunning 1920s country English estate in the coveted Beverly Hills flats has been beautifully preserved and updated to offer contemporary elegance and luxury throughout every inch of living and entertaining space. Gated and set back from the street, spacious interiors are filled with natural light and new hardwood floors. Highlights include a sweeping master suite, updated kitchen, guest house, large backyard with a pool, and only the finest in designer finishes and materials.				
MLS#16-116808				
Mauricio Umansky 424-230-3701		BBQ, Dshwshr, Dryer, Frzr, Micro, Other		
THE AGENCY				

<b>1013 LAUREL WAY</b>		Open	12-2	<b>rev</b>
<b>\$5,995,000</b>	3+4	TRADITIONAL		
		<b>TRADITIONAL</b>		
This traditional one story home is just North of Sunset. It features two spacious bedrooms with en suite baths and large maids quarter. The master bedroom has sitting area and luxurious bathroom. The kitchen features high quality appliances and beautiful dark wood floors throughout the home. The dining and family room areas open up to a private, lush and scenic backyard with a pool and large grassy area.				
MLS#16-113312				
Valerie Fitzgerald 310-285-7515		Bit-Ins, Dshwshr, Grbg Disp, Rng/Ovn, Fridg		
COLDWELL BANKER RESI				

<b>450 S CRESCENT DR</b>		Open	11-2	632G3	<b>rev</b>
<b>\$2,295,000</b>	4+3	CONTEMP MED			
		<b>CONTEMPORARY MEDITERRANEAN 4BD HOME IN PRIME BEVERLY HILLS</b>			
Contemporary Mediterranean entertainer's home on a quiet, tree-lined street. This 4 bed home with hardwood floors, custom closets & recessed lighting throughout. Light filled entryway with double height ceilings opens to the stunning living room. High pitched beamed ceiling, large fireplace with stone hearth & mantle, custom built-ins. Elegant dining room with flush mount speakers & architectural beams. An open kitchen with oversized center island, granite counter tops & custom cabinetry.					
MLS#16-123308					
ST.JAMES+CANTER+SALIM 917.459.2664		WWW.450SOUTHCRESCENT.COM			
BERKSHIRE HATHAWAY					

**01 Beverly Hills** Lease

<b>228 S PALM DR</b>		Open	11-2	<b>NEW</b>
<b>\$7,800</b>	3+2	SPANISH		
		<b>UPDATED STORYBOOK SPANISH SEEKS TENANT</b>		
This gorgeous home is in absolute move in condition, located in the heart of Beverly Hills. A very private charming storybook Spanish w/ a complete modern interior. It was recently professionally remodeled w/ great taste. Enter thru a landscaped court yard into high ceilings, hardwood floors. Grmt kit w/ 6 burner gas stove, GE Monogram + Miele appliances & updated bathrooms. There are 3 good size bedrooms, formal dining room, den area & laundry room. Grassy yard + fruit trees. Avail immediately.				
MLS#16-124980				
Irene Tsu 310 993 6141		Bit-Ins, Dshwshr, Grbg Disp, Hood Fan, Range		
BERKSHIRE HATHAWAY H				

**02 Beverly Hills Post Office** Single Family

<b>9484 GLOAMING DR</b>		Open	11-2	<b>NEW</b>
<b>\$3,999,999</b>	4+4.5			
		<b>STUNNING ESTATE IN BHPO</b>		
Please visit <a href="http://www.9484GloamingDr.com">www.9484GloamingDr.com</a> for more information.				
A Lascano, B Farrugia 424.253.5489				
HILTON & HYLAND		www.alphonsobjorn.com		

<b>1722 BENEDICT CANYON DR</b>		Open	11-2	<b>NEW</b>
<b>\$2,850,000</b>	4+5	2sty-COUNTRY ENGLISH		
		<b>ENGLISH TUDOR COUNTRY ESTATE</b>		
Charming gated Estate set back frm street on double size corner lot w/expansive front lawn, charming pool & beautiful lush gardens. House recently renovated; all baths are new. Liv rm w/bar, fireplace, office or library, formal dining rm, 3 beds, 3 baths up. Master w/terrace. Guest house w/1 bed, 1 bath & sitting rm. Stairs to spacious private studio w/large skylights; perfect for artist, writer or photographer. Very Private. Trees, tall hedges & walls around lot. Mins from BH Hotel & Rodeo Dr.				
MLS#16-122308				
Paula Ross Jones 310-880-9750		Bit-Ins, Dshwshr, Grbg Disp, Fridg		
SOTHEBY'S INT'L RLTY				

TUESDAY

<b>9645 HIGH RIDGE DRIVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,825,000</b>	4+3.5	ARCHITECTURAL	
<b>DRAMATIC CONTEMPORARY</b>			
<p>VIEW! VIEW! VIEW! Adjacent to elegant Beverly Park and overlooking the celebrity enclave of Oak Pass Road sits this delightful, dramatic contemporary home with panoramic views from every room. 4 Beds, 3.5 Baths. House is located 4 miles from downtown Beverly Hills &amp; 5 Miles to Century City. Walled and gated for extra privacy.</p>			
			
<p>MLS#16-126046</p> <p>Arielen Ruby 310-780-0111</p> <p>RODEO REALTY - BEVER</p> <p>Atc Fan,BBQ,Blt-Ins,Cbl,Cing Fan</p>			

<b>9512 TULLIS DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,450,000</b>	3+3.5	TRADITIONAL	
<b>World renown Architect Ezequiel Farca is the creative force behind this newly remolded and upscale home.</b>			
<p>Located at the end of a quiet cul-de-sac in the prime lower Beverly Hills Post Office, this chic and immaculate traditional home offers three bedrooms, three and a half bathrooms, a large master en-suite, and a light and bright open floor plan, with attached kitchen, dining and living room.</p>			
			
<p>MLS#16-126972</p> <p>Aldrete &amp; Sanchez 323-383-3753</p> <p>THE AGENCY</p> <p>Dshwshr,Grbg Disp,Rng/Ovn</p>			

<b>1250 ANGELO DR</b>	Open	11-2	<b>red</b>
<b>\$5,499,000</b>	5695000	4+5	
<b>2sty-ARCHITECTURAL</b>			
<b>BEAUTIFUL CONTEP HOME 7,390 SQ FT OF LIVING @ \$744.00 SQ FT</b>			
<p>REDUCED!!! Amazing home. 7,390 sq.ft. of living space. \$744. per sq. ft. open floor plan/high ceilings/wide hallways &amp; walls of glass floors large living room formal dining room and large open cook's kitchen w/ center island and breakfast area with an additional Lg. family Huge media room/w full bar, w balcony with fireplace and amazing views. Large master suite high ceilings, sitting room, private balcony with hot tub, dual walk-in closets and his &amp; her bath and views .</p>			
			
<p>MLS#16-980509</p> <p>Martin Halfon 310-432-7224</p> <p>RODEO REALTY - BEVER</p> <p>Cbl,Dshwshr,Grbg Disp,Hood Fan,Intrcm,</p>			

<b>9390 LLOYDCREST DR</b>	Open	11-2	<b>rev</b>
<b>\$2,699,000</b>	3+4	MID-CENTURY	
<b>ARCHITECTURAL BEVERLY HILLS JETLINER CITY &amp; OCEAN VIEW HOME</b>			
<p>Ultra-cool, one-of-a-kind, midcentury architectural Beverly Hills home overlooking sensational jaw-dropping jetliner city and ocean views! Discover a dramatic "floating bridge" entry that floats above a Koi pond that turns into a waterfall cascading into a lower level outdoor swimming pool. Panoramic views from the entire main level (living, dining, kitchen, guest bath, master bed, bath) through walls of floor to ceiling windows.Lower level den/media room features a bedroom, office, &amp; bathroom.</p>			
			
<p>MLS#16-121002</p> <p>ST.JAMES + CANTER 310.704.4248</p> <p>BERKSHIRE HATHAWAY</p> <p>WWW.9390LLOYDCREST.COM</p>			

<b>13981 AUBREY RD</b>	Open	11-2	<b>bom</b>
<b>\$7,350,000</b>	6+7	CONTEMPORARY	
<b>RSVP OPEN</b>			
<p>RSVP with NAME AND BROKERAGE TO rina.wesely@gmail.com or text 310-467-3889. NO ADMITTANCE W/O RSVP. Extraordinary property on expansive, private lot with canyon views. Impressive entry with soaring ceilings and sweeping stairway, stunning architectural living room, generous formal dining with two studies, great rm, chef's kitchen, yoga studio and guest suite,4 generous 2nd floor bedrooms include a Master suite w/ deck, luxe bath, gym w/ sauna. Lower level w/ wine cellar, 3 car garage, elevator.</p>			
			
<p>MLS#16-117160</p> <p>Jane Gavens</p> <p>JOHN AAROE GROUP</p> <p>13981aubrey.aaroe.site</p>			

<b>03 Sunset Strip - Hollywood Hills West</b>	Open	11-2	<b>NEW</b>
<b>1505 ORIOLE LN</b>	2+3	CONTEMPORARY	
<b>\$5,900,000</b>			
<b>BIRD STREETS JEWEL BOX DESIGNER HOME BY CLAUDIO CENGER</b>			
<p>Flooded with natural light through floor to ceiling walls of glass showcasing stunning views of Los Angeles and Century city, located just minutes from the action on Sunset Strip. Ample deck space affords capacity for alfresco entertaining overlooking city views with complete privacy whilst a curated interior of designer furnishings by Minotti among others and modern art collection sets this apart from the rest.</p>			
			
<p>MLS#16-126750</p> <p>Patrick Fogarty 310.779.2415</p> <p>HILTON &amp; HYLAND</p> <p>www.hiltonhyland.com</p>			

<b>8570 HILLSIDE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,495,000</b>	4+4	MID-CENTURY	
<b>UNIQUE ARCHITECTURAL COMPOUND WITH UNOBSTRUCTED CITY VIEWS</b>			
<p>A unique architectural compound sited on one of the best promontories in the Hollywood Hills. Comprised of 3 separate structures – each with unobstructed views overlooking the entire city. The classic and restored mid-century main house, a guesthouse designed by renowned architect Fred Fisher, and the studio atop the garage complete the residence. Surrounding these structures are walkways and terraces overlooking a stunning pool. Undoubtedly the most creative and unique haven to call home.</p>			
			
<p>MLS#16-125652</p> <p>Rose,Grauman,Comora 424-230-3702</p> <p>THE AGENCY</p>			

<b>1536 RISING GLEN RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,395,000</b>	4+3.5	3sty-MID-CENTURY	
<b>OPPORTUNITY &amp; VALUE IN LOWER SUNSET PLAZA</b>			
<p>First time on the market since 1994, being sold by the 2nd owner, this spacious mid-century home on a semi-private side-strip of Rising Glen. Originally designed by famed architect Maxwell Starkman in 1955 with stone, wood, glass and gardens. A later remodel added two floors, creating a flexible 4 bdrm, 3.5 bath floorplan. Gated entry &amp; many original details including teak hardwood parquet floors, walnut paneling, terrific built-ins, copper hood &amp; wood hutch next to a massive stone fireplace.</p>			
			
<p>MLS#16-123046</p> <p>M. Collins &amp; D. Banchik 310-777-2866</p> <p>CB AND BHHS CA PROP</p> <p>Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,Oth</p>			

<b>7939 HILLSIDE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,795,000</b>	4+3.5	2sty-SPANISH	
<b>STUNNING CITY VIEW SPANISH</b>			
<p>Elevated above a picturesque cul de sac of vintage Spanish homes sits this stunning property on two legal lots in the foothills. Major downtown views with incredible hillside gardens &amp; large spa. There is room for a city view pool right off the living room. Inside, the home has been beautifully updated while maintaining all the original details. The two car garage and two additional off-street spots complete this perfect hillside home.</p>			
			
<p>John Galich 310-461.0468</p> <p>RODEO REALTY SUNSET</p> <p>www.7939Hillside.com</p>			

<b>8623 SKYLINE DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,649,000</b>	4+3	ARCHITECTURAL	
<b>ARCHITECTURAL HOME WITH OUTSTANDING "POSTCARD" VIEWS</b>			
<p>Stunning 2-story 4+3 architectural home located on top of most coveted Skyline Dr in W. Hollywood Hills. Remodeled and expanded by its architect- owner in 2000, this entertainer's &amp; yet private home showcases a very open &amp; breezy floor plan with various floor levels, high ceilings, intriguing walls, tall windows to provide picture perfect views + elevator. Upper floor features the din. area, spacious liv. rm w/fireplace, very large deck w/ endless entertaining options &amp; amazing views!</p>			
			
<p>MLS#16-126062</p> <p>Irene Arathoon 310 285 5784</p> <p>COLDWELL BANKER RESI</p> <p>Dshwshr,Elvtr,Grbg Disp,Hood Fan,Micro</p>			

TUESDAY

<b>9309 SIERRA MAR DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2.5		
	<b>BEST DEVELOPMENT BUY IN THE BIRDS!!!</b>		
Incredible value on the most exciting view lot under \$2M!!! Completely unobstructed city & ocean views with potential to build new or remodel. Just minutes from the Sunset Strip, surrounded by much more expensive properties. Unsurpassed at this price!			
Edward Fitz THE AGENCY			

<b>8080 LAUREL VIEW DR</b>	Open	11-2	<b>red</b>
<b>\$8,795,000</b>	4+5.5	CONTEMPORARY	
	<b>REDUCED! NEW CONTEMPORARY FARMHOUSE WITH VIEWS</b>		
Spectacular Modern farmhouse featuring canyon, city & Downtown views. A loft-like living room features a wall of windows to highlight gorgeous views. Open-spaced chef's kitchen/den. Sumptuous master suite & 3 additional bedroom suites. Entertain with top of the world views from the posh hangout/entertainment space and sprawling deck. Outdoors offers a chic lounge aesthetic with flat yard, zero-edge pool, spa & fire pit and a magical garden path that leads to private gazebo. 8080LaurelView.com			
MLS#16-105844 Leah Lail Steve Frankel 310-281-3981 COLDWELL BANKER RESI		BBQ,Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Other	

<b>1314 LONDONDERRY VIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	2+3	3sty-CONTEMPORARY	
	<b>COOL 70'S SPLIT LEVEL SUNSET STRIP HOUSE 1 BLK TO THE STRIP</b>		
Sunny & bright 2 Bedrooms + den/guest area. Sunset Strip house directly above Sunset Blvd at corner of Londonderry and Sunset. Some city views from three balconies. Large, fenced yard two stories below main level. Kitchen and baths original 70's. Split level house. One car garage and one car carport. Additional off street parking. Please call for all appointments. Do not email.			
Ron Holliman 310-777-6216 COLDWELL BANKER BH		Sunset to Londonderry, Londonderry View	

<b>2671 ASTRAL DR,</b>	Open	11-2	593B2	<b>red</b>
<b>\$2,395,000</b>	2495000	4+4	2sty-CONTEMP MED	
	<b>CALLING ALL CELEBRITIES AND ENTERTAINERS!</b>			
When City Meets Country! The best of indoor/outdoor living in Hollywood Hills! the only developed, usable view lot and view home available in gated Astral Estates! Infinity pool/spa; wine cellar; office fit for a CEO! Room for Tennis court! Gourmet kitchen; Sumptuous master suite; 2 bonus rooms that could be a screening room, gym; sound studio; etc. 3-car garage;				
MLS#16-972581 Margery Chirchick 310-927-1049 RODEO REALTY		BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other		

<b>2921 PASSMORE DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,150,000</b>	3+3	TRADITIONAL	
	<b>MR. DEMILLE, I'M READY FOR MY CLOSE UP!</b>		
Hollywood Hills Glam w/ a '50's vibe & spectacular views to Universal Studios & the Hollywood Hills! Enormous master with en suite bath w/ spa tub, stall shower & water closet; walk-in cedar closet & office/den. 2 additional bedrooms and baths. Kitchen w/granite countertops, self-closing drawers & modern conveniences. Central a/c & heat. Open floor plan L/R w/ FPL; hardwood floors; D/A; sun room & den w/ French doors to private yard w/ room for pool. Probate sale subject to court confirmation.			
MLS#16-125674 JoanYarfitz/John Steiner 213-610-4448 KELLER WILLIAMS BH		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro	

<b>2031 KENDRA CT</b>	Open	11-2	<b>rev</b>
<b>\$2,828,000</b>	4+4	2sty-MEDITERRANEAN	
	<b>GATED HOLLYWOOD HILLS</b>		
Stunning four bedroom, four bath Mediterranean estate in Hollywood's historic Whitley Heights w/ breathtaking views! This masterpiece of design & craftsmanship balances Spanish revival architecture w/ modern amenities & custom details. Secluded on gated cul-de-sac, it offers the utmost privacy & security on double lot surrounded by mature landscaping. Built in 1998, this is only one of five homes within gated community, and the first to come on the market in over a decade.			
MLS#16-125032 Tim Swan 310-820-9335 BERKSHIRE HATHAWAY		Historic Whitley Heights	

<b>7432 WOODROW WILSON DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,099,000</b>	2+2	2sty-MODERN	
	<b>CHIC &amp; PRIVATE HOLLYWOOD HILLS PIED-À-TERRER</b>		
Completely renovated by noted hotel designer Bob LaCour, this two-story, light filled Modern seamlessly blends the indoors with the outdoors. Equally sited between Hollywood and the San Fernando Valley, this prime home location simultaneously offers coveted convenience and premiere privacy.			
MLS#16-126562 Bret Parsons 310.497.5832 COLDWELL BANKER BH		www.7432WoodrowWilson.com	

<b>2870 PACIFIC VIEW TRL</b>	Open	11-2	<b>rev</b>
<b>\$1,895,000</b>	2+3	CONTEMPORARY	
	<b>AMAZING CITY VIEWS</b>		
Panoramic City Light Views - Very Private and Grander than Other Properties in the area. Perched at the top of a Promontory with Sweeping City Views, Huge Lot (5 parcels), and No neighbors to the North, West, or Above. Master BD with City View. Master Bath with Two Person Spa Tub with City View, plus a Glass Shower. Soaring Ceilings - Light and Bright! Den, Office, Fireplace, and Updated Kitchen. Grassy Areas plus an Huge Deck. GH with View and 3/4 Bath. Room for Pool. Two min from Mulholland.			
MLS#16-106524 Robert Eilbacher 3238635030 PACIFIC PROPERTIES R		Nest Climate Control	

<b>1925 HOLLY DR</b>	Open	11-2	<b>NEW</b>
<b>\$975,000</b>	2+1	CRAFTSMAN	
	<b>ATTENTION BUILDERS -- ZONED FOR UNITS -- RARE OPPORTUNITY</b>		
DRIVE BY ONLY!! DO NOT DISTURB OCCUPANT!! CALL LA1 TO WALK THE PROPERTY!! Attention Builders! Classic 1920's Craftsman on large lot zoned for units. Huge back yard with detached garage. Located in a quiet pocket of historic Hollywood adj Cahuenga Blvd and Franklin.			
MLS#16-126822 Irene Tsu 310 993 6141 BERKSHIRE HATHAWAY H		Blt-Ins	

<b>2065 WATSONIA TER</b>	Open	11-2	593E3	<b>rev</b>
<b>\$1,227,000</b>	3+3	2sty-MEDITERRANEAN		
	<b>GREAT WHITLEY HEIGHTS OPPORTUNITY</b>			
Reminiscent of a Tuscany neighborhood, this charming two story Whitley Heights architectural Mediterranean home w/ over 2600 sft, is just minutes from the heart of Hollywood, the Bowl and major Studios. Hidden away on a private cul-de-sac, this lovely newer built (1993) 3+2.5 home offers oversized rooms and a versatile layout. For a complete list of details and features, pls see the full page color and b/w ads and visit our website www.2065watsonia.com				
MLS#16-117948 Ken Shields 310-270-5152 JOHN AAROE GROUP		www.2065Watsonia.com		

TUESDAY

**03 Sunset Strip - Hollywood Hills West** *Condo / Co-op*

<b>X 7250 FRANKLIN AVE, UNIT 1207</b> Lunch 11-2 <b>\$1,174,900</b> 2+3 CONTEMPORARY		<b>NEW</b> <b>INCREDIBLE VIEWS OF DOWNTOWN &amp; MOUNTAINS!!!</b> Prestigious penthouse with Incredible Views!!! This 2,000+sf home has head-on views of downtown & mountains, 2 huge balconies, no common walls. Unit is totally redone to modern perfection. Over sized master bedroom suite with large master bathroom shower. Lot's of closet space. Unit is very open & has natural light. Full service building with valet, doorman, pool, spa, rec room & roof top gym, observation patio/lounge with 360 degree views. 3 parking spaces are steps from high speed elevator.
Melissa Zee 3103090099 <b>KELLER WILLIAMS</b>		
Built in appliances washer & dryer		

**03 Sunset Strip - Hollywood Hills West** *Income*

<b>1788 N ORANGE GROVE AVE</b> Open 11-2 <b>\$1,395,000</b>		<b>NEW</b> <b>WEST HOLLYWOOD HILLS OPPORTUNITY!</b> Unique Sunset Strip opportunity. Duplex with two free-standing separate units on one lot. Stunning city views from nearly every room and surrounded by multi-million dollar homes. This rare property with great upside potential is an ideal candidate for owner/user or for a developer to take to the next level. Ideal location in the west Hollywood Hills with easy access to the best the city has to offer.
Rutstein   Holcomb 310-500-3921 <b>PARTNERS TRUST</b>		

**04 Bel Air - Holmby Hills** *Single Family*

<b>10325 GREENDALE DR</b> Open 11-2 <b>\$14,500,000</b> 5+7 3sty-TUDOR		<b>NEW</b> <b>MAJESTIC GATED HOLMBY HILLS ESTATE APPROXIMATELY 1.6 ACRES</b> A very special property located in Holmby Hills - 5 suites plus a detached guest house - All public rooms are nicely proportioned and appointed with a lot of detailed. There are 5 fireplaces, 3 downstairs & two in the master retreat. The lower level has access to a six car garage, a wine cellar & gym. There is an elevator to all 3 floors. The one bedroom, one bath guest house has a kitchen, fireplace, security and AC. The grounds offer a pool, spa, orchard all in a parklike setting.
MLS#16-123228 Sheila Rose 3108901521 <b>BERKSHIRE HATHAWAY H</b>		
BBQ,blt-ins, 2 dishwashers and more		

<b>10325 GREENDALE DR</b> Open 11-2 <b>\$14,500,000</b> 5+7 TUDOR		<b>NEW</b> <b>MAJESTIC GATED ESTATE</b> Majestic gated estate of approximately 1.6 acres. A voluminous entry leads to the living room, library, great room, all of which feature enhanced finishes and dignified fireplaces. A large formal dining room with hand painted dome ceiling and French doors is adjacent to the outside patio, with views of the sprawling park like grounds. Currently the yard includes a pool, spa, orchard and a 1 bedroom approx. 600 sq ft. guest house.
MLS#16-123228 Linda May 310.492.0735 <b>HILTON &amp; HYLAND</b>		
www.lindamay.com		

<b>X 11647 BELLAGIO RD</b> Lunch 11-2 <b>\$3,395,000</b> 7+5 TRADITIONAL		<b>NEW</b> <b>PRIME BEL AIR OPPORTUNITY</b> Located on one of Bel Air's most coveted streets, this superb property provides an escape from city life to a sanctuary of treetop vistas and glorious views of the Getty Museum and Catalina Island on a clear day. This home suits many needs boasting over 4800 sq feet of spacious living with 7 bedrooms and great flow for entertaining. The large cooks kitchen is ideal for cooking with stainless steel appliances and granite counters and large island for conversations.Can be for end user or developed
MLS#16-127064 Darlene Hutton 310-428-4861 <b>PARTNERS TRUST BRENT</b>		
Atc Fan,Blt-Ins,Cbl,Cing Fan,Cent Vac,		

<b>10980 VERANO RD</b> Open 11-2 <b>\$3,157,000</b> 3+3.5 1sty-FRENCH		<b>NEW</b> <b>ELEGANT FRENCH REGENCY ON A PRIVATE ROAD</b> Elegant French Regency tucked away in a majestic retreat like setting on prvt road in Bel Air's prestigious West Gate. Sophisticated scale balances all of the rooms.Glamorous foyer sets the tone for the chic of the entire home.High ceilings,architectural elements,tasteful finishings contribute to timeless East Coast ambience of substance & style.3 beds, all ensuite, 3.5 baths,single level.Reminiscent of your own 5 * hotel, this stunning home on a near acre, private & romantic lower Bel Air lot.
Tami Pardee 310.907.6517 <b>HALTON PARDEE</b>		

<b>871 LINDA FLORA DR</b> Refresh. 11-2 <b>\$2,595,000</b> 3+4 COUNTRY FRENCH		<b>NEW</b> <b>A PIECE OF PROVENCE IN LOWER BEL AIR</b> Enveloped in lush greenery and inclusive of 3 bedroom suites, this approximately 2,798 sq. ft. hideaway home provides an open floor plan including a formal living room with fireplace, inviting kitchen and dining area, a wood-paneled office/library, also with fireplace, and a comfortable den/family room--all of which open to a serene vine-covered brick patios with stunning Getty Museum, city lights and ocean views. The perfect opportunity to live a serene life in L.A.
MLS#16-126024 Nora L Wendel 310-979-3913 <b>COLDWELL BANKER RESI</b>		
www.871lindaflora.com		

**05 Westwood - Century City** *Single Family*

<b>10564 LAURISTON AVE</b> Refresh. 11-2 <b>\$1,229,000</b> 2+2 1sty-TRADITIONAL		<b>NEW</b> <b>CHARMING TRADITIONAL - 2 BD/2BA &amp; DEN</b> Charming traditional home, updated and in move in condition. Spacious living room w/ FP. Den or formal dining room. Kitchen with farmers sink and ample storage. Master bedroom suite. Second bedroom is generously sized. Hardwood floors and crown moldings are among the many lovely appointments. Private front and back yards with wonderful stone patio. Great location in quiet neighborhood, convenient to all!
Anne Leeds 310-487-0733 <b>GIBSON INTERNATIONAL</b>		

<b>845 MALCOLM AVE</b> Open 11-2 <b>\$2,195,000</b> 3+4 TRADITIONAL		<b>red</b> <b>NEW PRICE!</b> Recently and tastefully remodeled inside and out. A stylish eat-in kitchen w/ Subzero/Wolf stainless appliances adjoins an expansive living room w/fp and formal dining. Inviting wood paneled den overlooks the flat grassy yard, patio and covered porch. Lovely, light filled master with walk-in closet and gorgeous white marble bath with free standing tub. Additional details include all new powder room, wood floors, crown moldings, new electric, updated plumbing, new HVAC, oversized garage and more.
MLS#16-117132 Jane Gavens <b>JOHN AAROE GROUP</b>		
845malcolm.aaroe.site		

**Why Advertise? Large Distribution Area**

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

TUESDAY

<b>10267 CENTURY WOODS DR</b>	Open	11-2	<b>rev</b>
<b>\$6,829,000</b>	4+6	CONTEMP MED	



**ELEGANT CENTURY WOODS VILLA**

Situated in prestigious & pvt Century Woods is this elegant Villa. Stately double doors enter onto a courtyard surrounded by walls of two story glass French doors, hi ceilings thruout w/ voluminous rooms, fine detailing & perfect for entertaining. A gracious & formal lvg rm w/ fireplace leads to a cozy den w/ bar & fireplace. Amenities include tennis court, pl, gym, 24 hr security. The serene surroundings combined w/ all the unique qualities of this villa itself, make this home a one of a kind.

MLS#16-116920  
B Marcus / N Eisenstadt 310.466.5676  
BERKSHIRE / PARTNERS

www.10267centurywoods.com

<b>1825 PELHAM AVE, UNIT 4</b>	Refresh.	11-1	<b>NEW</b>
<b>\$1,249,000</b>	3+3.75	CONTEMPORARY	



**SHOW STOPPER! HOUSE ALTERNATIVE.**

Just under 2,500 sq. ft., 3 levels of updated & modernized space, Smart wired for audio/video/Wi-Fi. Only 4 units, minutes from Century City, WW Village, & WS Pavilion. One common wall, Rare Privacy & Square Footage for the \$\$\$. Oak Hardwd Floors, Pure Wool Carpets in bdrms. Marble & Granite Countertops, Reclaimed Wood details, Chef's kitchen, Open flr plan w/step down Living rm, French Doors lead to \ indr/outdr living space w/ fire pit & built-in seating. Low HOA-No Brainer!

Toni Patillo 310-497-7053  
KW SANTA MONICA

<b>2210 MALCOLM AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,495,000</b>	4+3	SPANISH	



**CLASSIC WESTSIDE 4 BR SPANISH DREAM**

Modern Styling w Vintage Touches Make This Home The Very Best of Both Worlds! Your Formal Dining Room Is Just Off The Kitchen w Stainless Appliances, A Perfect Breakfast Area & Laundry Room. Your Master Suite Retreat w An En-Suite Remodeled Bathroom Has Your Own Private Roof Sundek! Downstairs You Will Find 3 Bedrooms & 2 Vintage Style Bathrooms w The Rear Bedroom Opening Out To Your Backyard w Outdoor Dining & Lounge Area & An In-Ground Hot Tub! The Garage Offers Studio Space or Guest Use!

MLS#16-123470  
Jason Reitz 323-656-1800  
ROCK REALTY GROUP

www.2210Malcolm.com

<b>10350 WILSHIRE #1102</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,195,000</b>	2+2.5	CONTEMPORARY	



**FREE VALET PARKING! DON'T MISS THIS!**

Lovely unit in the famed Diplomat building on the World Famous Wilshire Corridor. 2 en-suite bedrooms and a powder room. Redone Kitchen and updated bathrooms. Stunning views from every window. Priced at below many comparable properties. Full service building with pool, spa, gym, 24-hour valet and excellent financials! Don't miss this unit!

MLS#16-126426  
Melinda & Scott Tamkin 310-493-4545  
COMPASS

BltIns,Clng Fan,Dshwshr,Dryr,Elvtr,Other

**05 Westwood - Century City** Condo / Co-op

<b>10106 EMPYREAN WAY #204</b>	Open	11-2	<b>NEW</b>
<b>\$2,500,000</b>	2+3	FRENCH	



**PRESTIGIOUS LE PARC 2 PLUS DEN!!!**

The one your clients have been waiting for! Elegant 2 Bedroom plus Den, 2908 sq ft condo in perfect inner location at Le Parc in Century City. Formal entryway leads to large luxury Living rm, Dining rm & Den w/high ceilings, wood floors & marble fireplace. Spacious Kitchen w/breakfast area opens to wonderful large terrace overlooking fountains, pond & beautiful landscaped scenery. Master suite has office & huge walk in closet. Den could be 3rd bedroom. Great floor plan for entertaining.

MLS#16-126440  
Lori Hashman Berris 310-880-3061  
SOTHEBY'S INT REALTY

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

<b>1403 GREENFIELD AVE #103</b>	Refresh.	11-2	<b>NEW</b>
<b>\$949,000</b>	2+2	1sty-CONTEMPORARY	



**TASTEFULLY REMODELED CONDO IN PRIME WESTWOOD**

XLNT END OF CUL-DE-SAC LOCATION NEXT TO WW PARK! Very private, 2nd flr corner end unit w/ only one common wall. Tastefully remodeled 2+2 w/ open floor plan of over 2000 sq. ft. Features include hwd floors, coved ceilings, f/p & two private patios. Grmt kit boasts stone flooring, granite countertops w/glass tile backsplash, s/s appliances & breakfast area. Luxurious en suite Master. Updated bathrooms w/dual marble sinks. Oversized closets throughout. Large private in-unit laundry room. MUST SEE!

MLS#16-124750  
John Giddins | Zak Means 310.666.6365  
SOTHEBY'S REALTY

www.1403Greenfield.com

<b>10724 WILSHIRE BLVD #707</b>	Open	11-2	<b>NEW</b>
<b>\$1,545,000</b>	3+4	CONTEMPORARY	



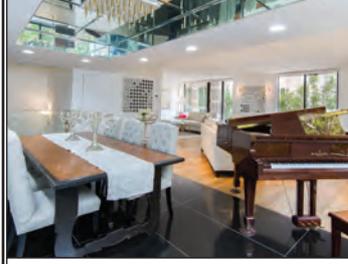
**PRESTIGIOUS PARK WILSHIRE 3 BED - 3.5 BATH DELIVERS IT ALL!**

Offering over 2,800 square feet. Large formal entry with guest closets & powder room. Spacious living room w/sitting area & balcony access. Eat-in granite kitchen w/island. Generous formal dining. Expansive master ste w/built-ins, master bath w/dual vanities, spa tub, separate shower & commode. 2 secondary ensuite bedrooms, 1 currently being used as an office w/built-in shelving. Wood parquet floors & recessed lights. Luxury amenities in this full service building.

MLS#16-121738  
Rogo, Shenassa, Muradian 310-777-6213  
COLDWELL BANKER-BH N

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

<b>10590 WILSHIRE BLV, UNIT 308</b>	Lunch	11-2	<b>NEW</b>
<b>\$936,000</b>	3+3	2sty-CONTEMPORARY	



**SEE FULL PAGE AD ON PG 23 ~ COME BY FOR LUNCH FROM 11-2PM**

2 story ready to move in townhome in the full service Westholme. This 3 bed 2.5 ba+DEN features, granite entry,white carrera marble updated kitchen w/new stainless steel appliances,lg living rm w/hardwood flooring,fp, 2 balconies,greenery views,lg den off of living rm & powder on the first level. The second level features, master bedroom w/ updated marble master bath w/ double sinks, free standing tub & frameless stall shower. 2nd bed w/ greenery views, 3rd bed being used as an office & laundry.

Jonathan Sands 310.704.6612  
RODEO REALTY BH

www.10590wilshire308.com

<b>10795 WILSHIRE #204</b>	Open	11-2	<b>NEW</b>
<b>\$1,365,000</b>	2+3	VILLA	



**EUROPEAN INFLUENCED VENEZIA**

Lovely unit at the Venezia w/ Italian Riviera inspired design. Walk to Westwood.The unit is serene & quiet w/ view of greenery. 2 bed, 2 1/2 ba. Office/den w/stone fp & wine cooler. Coffered ceilings w/ stenciling in living room & master suite. Custom kitchen w/ stainless steel, rich cabinetry & granite counters.Master suite w/ sitting area, large walk-in closet & patio w/ view of lush landscaping,Elegant Master Bath w/ soaking tub & separate shower. Concierge, Valet, Gym, Rooftop Terrace.

MLS#16-125948  
Diana Kaye 310-432-7205  
RODEO REALTY - BEVER

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

<b>2142 CENTURY PARK LN #112</b>	Refresh.	11-2	<b>NEW</b>
<b>\$879,000</b>	2+2		



**CENTURY CITY PARK PLACE 1ST FLOOR 2 BEDROOM/2 BATHROOM CONDO**

Highly desirable 1st floor condo in luxury, guard-gated Century Park Place's most coveted bldg. Bright, private & quiet. Recessed lighting, extra high ceilings & ample closet space. Ma suite inclds 2nd f/p & en suite ba w/ tub & sep shower. Wrap around balcony looks out to greenery. Washer & dryer in unit. Complex boasts beautiful, lush landscaped grounds, 3 pools & spas, 4 night-lighted tennis courts, clubhouse, pvt gym in ea bldg & on-site prop mgt. 24 hr security at guard gate, bldg & garage.

MLS#16-126932  
Janine Gershon 3109852719  
COLDWELL BANKER RESI

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

TUESDAY

<b>1660 MALCOLM AVE #4</b>	Open	11-2	<b>NEW</b>
<b>\$829,000</b>	2+3	SPANISH	



**COMPLETELY UPDATED SPANISH TOWNHOME W/ PRIVATE GARAGE.**

Filled w/ designer finishes & incredible style, this is truly a special home. LR w/ blk granite-finished gas fireplace, hrdwd flooring, crown molding & marble-topped built-ins. Archway to FDR w/ sliding door to spacious private paver-tiled patio overlooking greenery w/ complete privacy. Beautifully updated kitchen w/ view of patio, granite countertops, s/s appliances, pantry closet w/ pull out drawers. Hallway with skylight leads to luxurious master suite w/ vaulted ceiling.

MLS#16-126050  
Patty Best / Chad Lund (310)339-8002  
TELES PROPERTIES

www.1660MalcolmAve4.com

<b>10450 WILSHIRE #9J</b>	Open	11-2	<b>red</b>
<b>\$1,099,000</b>	1275000	3+2.5	



**VIEWS! LARGE CORNER UNIT!**

Reduced for immediate sale! 2064 SF elegant bright corner unit w/exceptional panoramic ocean, mountain & city views at The Churchill. With only one shared wall, unit has spacious open floor plan. Expansive liv & din room areas w/custom hardwood floors and built in cabinetry. Master bedroom suite has been remodeled to feature large den (originally the 3rd bed) offering an entire wall of closets. Washer/dryer in unit, recessed lighting, lots of closets including 2 walk-ins, plantation shutters.

MLS#16-969777  
Margie Markus 818 807-7414  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Washer/Dryer,Other

<b>865 COMSTOCK AVE #5D</b>	Open	11-2	<b>red</b>
<b>\$835,000</b>	2+2	CONTEMPORARY	



**BUYER DIDN'T QUALIFY - YOUR BUYER CAN BUY AT BETTER PRICE!**

Back on the market!!! Buyer didn't qualify for loan! Light & bright updated 2BD+2BA unit w/enclosed terrace w/South facing views at The Comstock Building. Open Living/Dining space, galley kitchen w/granite counters, laundry inside. The enclosed balcony makes a great sunny office/den. Newly renovated lobbies & halls. MUST PARK ON THE STREET FOR OPEN HOUSES.

MLS#16-110968  
Heather Klein 310-415-8553  
TELES PROPERTIES

Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan

<b>10551 WILSHIRE #1605</b>	Open	11-2	<b>rev</b>
<b>\$1,775,000</b>	2+3	CONTEMPORARY	

Unobstructed City Vu's from main living areas. Front facing lite and bright unit. Den. Grand scale LR w/gas fireplace, H/W floors, Hi-ceilings, recessed lighting + wet bar.Kitchen w/center Island.

MLS#16-112902  
Alexandra North 310-271-8068  
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Frid  
NORTH R.E.SERVICES

<b>10660 WILSHIRE #1008</b>	Open	11-2	<b>rev</b>
<b>\$1,250,000</b>	2+3	CONTEMPORARY	



**2+2.5 REAR FACING! TRULY FOREVER VIEWS FROM EVERY ROOM!**

NEW ON MARKET! Sophisticated 2+2.5.The Wilshire Manning. Huge open floor plan w/floor to ceiling windows, enormous living rm w/ adjacent sitting area/den w/wet bar & a great balcony! Open style kitchen w/light wood cabinets. Bdrms on opposite sides- master ste is complete w/2 walk in closets & master bath w/dual sinks,bathtub, separate shower & bidet. 2nd bdrm has a walk-in closet & en-suite bath. Lots of storage. Laundry rm in unit. Resort style pool/ spa, gym & social rm. 24 hr security& valet.

MLS#16-121030  
Mark & Lynn Mirisch Rogo 310-777-6213  
CB BHN

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

<b>06 Brentwood</b>	Single Family		
<b>534 CRESTLINE DR</b>	Open	11-2	<b>NEW</b>
<b>\$12,995,000</b>	8+13	3sty-CONTEMPORARY	



**BEST VALUE IN BRENTWOOD**

Brand new contemporary estate in prime Brentwood. This Crestron smart home boasts 8 bedrooms, 14 bathrooms, chef's kitchen, home theater, gym, office, wine cellar with cigar ventilation, as well as a detached guesthouse with a separate entrance. Fleetwood doors connect interior and exterior living spaces and open to an oversized infinity pool overlooking treetops and ocean views. Conveniently located near all trendy shops, restaurants and nightlife, this property defines luxury throughout.

MLS#16-125670  
Arana/Shram 424-231-2400  
THE AGENCY

<b>820 GLENMERE WAY</b>	Open	11-2	<b>NEW</b>
<b>\$8,900,000</b>	5+6	ARCHITECTURAL	



**IMPRESSIVE ARCHITECTURAL ESTATE**

Situated on a large flat lot in prime Brentwood at the end of a cul-de-sac. Overlooks breath-taking views from Downtown LA to the ocean. The home boasts high ceilings, an open floor plan and excellent use of space and scale. Private and lush grounds with mature landscaping, swimmer's pool and spa and outdoor terrace, capture spectacular panoramic views. Property next door (816 Glenmere Way) is also available and could be combined to build a major estate.

MLS#16-120072  
J.Babajian/T.Woods 310-623-8800  
RODEO REALTY - BH

www.820GlenmereWay.com

<b>13219 DOBBINS PL</b>	Open	11-2	<b>NEW</b>
<b>\$7,250,000</b>	5+7	2sty-CAPE COD	



**DESIGNED WITH DISTINCTION**

Ideally located at the end of a cul de sac, this spectacular Brentwood estate boasts exceptional quality and classic period detailing throughout. Exceptional entertainment areas include a spectacular back yard with a large grassy area, stone patio, Bar-b-q area with fireplace, and pool. The chefs kitchen features top of the line appliances a center island and sunny breakfast room. The kitchen opens to the family room. The master suite has a fireplace, balcony, 2 walk-in closets and amazing bath.

MLS#16-126794  
Jill Alpert 818-437-1262  
EWING SOTHEBY'S

<b>12179 LEVEN LN</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	6+6	2sty-MEDITERRANEAN	



**CUSTOM BRENTWOOD HOME**

Custom built and beautifully designed in 2013, this exquisite 6,844SF 6 BD + 6 BA home is located at the end of a cul-de-sac in a prestigious Brentwood neighborhood. Home provides excellent privacy on a desirable flat lot over 13,700SF w/ immaculately manicured grassy back yard with pool and court. Generously sized bedrooms with an impressive master suite. This custom home has been stripped down to studs and finished inside and out with exquisite taste and attention to every detail.

MLS#16-126794  
Susan Lau 310-979-3960  
COLDWELL BANKER

www.12179Leven.com

<b>2442 BANYAN DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,495,000</b>	7+10	3sty-MODERN	



**STUNNING NEW MODERN IN BRENTWOOD WITH AMAZING VIEWS**

New Brentwood residence created with a warm modern design and all the amenities. The home features an inviting open floor plan that with serene canyon and city views. The master suite with breathtaking views and fireplace allow for a luxurious experience. Ride up in the elevator to the 3rd floor with a nearly 1,000 SF roof deck for incredible city and ocean views while relaxing by the outdoor fireplace. Backyard with pool, spa and lounging deck with views. 2-car garage completes the home.

MLS#16-126794  
Santiago Arana 424-231-2400  
THE AGENCY



**The Source Of Real Time Real Estate™**

TUESDAY

<b>372 N SALTAIR AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,050,000</b>	5+5	TRADITIONAL	



"Attention Builders, Developers and owner/users alike! Fantastic opportunity to own a prime piece of property on one of Brentwood's most desirable streets. This over 16,200 square foot FLAT lot includes paid permit and approved building plans for 11,000 Square foot 2 story Contemporary new grand state focused on both entertainment and style with 6 bedrooms, 9 baths. Features include a library, screening room, gym and wine cellar. Also perfect opportunity to remodel or expand the existing home.

**MLS#16-126604**  
 Faye Sarafian-Erdman 310-386-2497  
 NELSON SHELTON

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

<b>159 S GRETNA GREEN WAY</b>	Open	11-2	<b>rev</b>
<b>\$5,995,000</b>	5+8	CAPE COD	



Brentwood Hampton's residence on a huge lot with a gated driveway. Superb shingle-clad Hamptons newly constructed residence on estate like grounds. The scale of the rooms offer a feeling of great volume yet provides a sense of warmth and comfort. Step out to the expansive resort style backyard and you are greeted with a sparkling swimming pool, spa, outdoor fireplace, BBQ, and recreational/pool house suite, surrounded by lush landscaping.

**MLS#16-124790**  
 Ron Wynn 310-621-1772  
 COLDWELL BANKER RESI

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

<b>11338 CHENAULT ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,549,000</b>	2+2	1sty-TRADITIONAL	



**HAMPTONS TRADITIONAL IN THE BRENTWOOD GLEN**

Bright and airy Hamptons traditional located in the Brentwood Glen. Newly renovated and designed with charm. Modern kitchen features Piatra grey Caesarstone counters, stainless steel appliances, farm sink and wine fridge. Restoration Hardware light fixtures, oak floors throughout, plantation shutters, built-ins, wood beam ceilings and a white brick fireplace. French doors in family room open up to large entertaining deck & grassy yard. Master suite with dual sinks and a separate tub and shower.

**MLS#16-126522**  
 Danny Brown  
 THE AGENCY

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

<b>816 GLENMERE WAY</b>	Open	11-2	<b>rev</b>
<b>\$3,695,000</b>	5+4	MID-CENTURY	



**MID CENTURY EXHIBITION HOME**

Designed by Jacob Tracht, A.I.A in 1959, this architecturally significant home has panoramic views of the city. This property can be restored or can be redeveloped into a new estate. There is a great amount of flat land, which makes the perfect scenario of house, pool on the same level, with a panoramic view out the rear over the pool. The view is uncompromised. Rare opportunity to restore a midcentury architectural masterpiece or to build a new home at the end of a cul-de-sac with a great view.

**MLS#16-118782**  
 J.Babajian/T.Woods 310-623-8800  
 RODEO REALTY - BH

www.816GlenmereWay.com

<b>1064 HANLEY AVE</b>	Open	11-2	591E1	<b>red</b>
<b>\$2,825,000</b>	3+3.5	ARCHITECTURAL		



**JUST REDUCED IN CRESTWOOD HILLS!**

Stunning Crestwood Hills Architectural ideally located just up the street from the park. Featuring 3bd/3ba and enjoying beautiful cyn vus w/ an amazing park-like grassy yard. The home truly embraces the indoor/outdoor So Cal lifestyle. Hi ceilings, custom Douglas Fir woodwork & tasteful finishes found throughout. Liv, din & fam rooms all open to lushly landscaped exterior through large windows and glass doors allowing an abundance of natural light. Center island cooks kit. Generous mstr suite.

**MLS#16-119300**  
 Dan Urbach 310.230.3757  
 BERKSHIRE HATHAWAY

www.1064Hanley.com

<b>577 N GREENCRAIG RD</b>	Open	11-2	<b>rev</b>
<b>\$2,895,000</b>	4+3.5	3sty-CONTEMPORARY	



**STYLISH 1960'S "MAD MEN" -ERA HOME**

Designed by award-winning architect Lee Miller, whose work was featured at the Pacific Design Center. Stylish 1960s "Mad Men"-era home, slightly remodeled w/ today's modern amen, incl remodeled baths & floor to ceiling sliding glass doors, allowing for a sun-drenched home while maintaining its historic & architectural integrity. The lowest of its 3 levels: 1 bed apt w/ kitchenette, full bath & separate entry. Enormous use of space, high ceilings & access to deck overlooking the large grassy lot.

**MLS#16-105488**  
 Robert Radcliffe 3102555454  
 SOTHEBY'S INTERNATIO

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

<b>159 S GRETNA GREEN WAY</b>	Open	11-2	<b>rev</b>
<b>\$5,995,000</b>	5+8	CAPE COD	



Brentwood Hampton's residence on a huge lot with a gated driveway. Superb shingle-clad Hamptons newly constructed residence on estate like grounds. The scale of the rooms offer a feeling of great volume yet provides a sense of warmth and comfort. Step out to the expansive resort style backyard and you are greeted with a sparkling swimming pool, spa, outdoor fireplace, BBQ, and recreational/pool house suite, surrounded by lush landscaping.

**MLS#16-124790**  
 Ron Wynn 310-621-1772  
 COLDWELL BANKER RESI

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

<b>1437 N TIGERTAIL RD</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,395,000</b>	4+3	2sty-CONTEMPORARY	



**PRIVATE AND SERENE! GORGEOUS VIEWS FROM EVERY ROOM!**

Nestled in one of L.A.'s most iconic neighborhoods, this stylish, clean-lined, 4 bedroom + 3 bath contemporary home on upper Tigertail Road offers the ultimate Brentwood lifestyle. Light abounds through a multitude of windows that allow the lush greenery and canyon views to become part of your daily living. Walls for art, light wood floors, a spacious and free-flowing living room, dining area, beautifully updated kitchen and large family/media room. Don't miss this exceptional Property!

**MLS#16-123182**  
 Mimi and Jon Torp 310.622.7496  
 GIBSON INTERNATIONAL

1437Tigertail.com

<b>159 S GRETNA GREEN WAY</b>	Open	11-2	<b>rev</b>
<b>\$5,995,000</b>	5+8	CAPE COD	



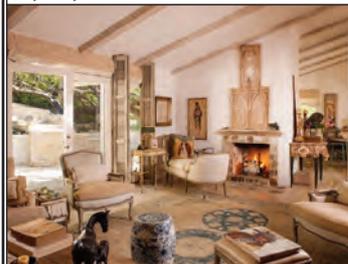
**EXCEPTIONALLY STUNNING NEW CONSTRUCTION!**

Stunning Hamptons-style, shingle-clad, newly constructed residence with gated driveway on estate-like grounds. The scale of the rooms offer a feeling of volume, yet provides a sense of warmth and comfort. With a wine room plus media room indoors, the outdoors offer a resort-style of living with a sparkling pool, spa, fireplace, BBQ, a rec/pool house suite + a large, lush grassy yard. This home is ideal for entertaining and for wonderful family living.

**MLS#16-124790**  
 Chrys Stamatis 310-922-3970  
 COLDWELL BANKER - BW

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

<b>820 NORWAY LN</b>	Open	11-2	<b>rev</b>
<b>\$2,275,000</b>	3+3	COTTAGE	



**THE KIND OF HOUSE THAT DREAMS ARE MADE OF!**

Gracefully sited behind gates on more than 1/2 acre, this stunning stone clad cottage, artfully reinterpreted by renowned designer Kelly Harmon, will tug at your heartstrings. Vaulted beamed ceilings, stone and hardwood floors, French doors leading from all rooms to a garden paradise. 3 lovely bedrooms, 3 baths, exquisite living room, country eat-in kitchen, unique laundry room and dramatic artist's studio with pitched being ceiling. Seclusion in the heart of prime Brentwood.

**MLS#16-983873**  
 Ron de Salvo 310-777-6233  
 COLDWELL BANKER RESI

TUESDAY

**06 Brentwood** *Condo / Co-op*

<b>951 GRANVILLE AVE, UNIT 103</b>	Open	11-2	<b>NEW</b>
<b>\$1,149,000</b>	3+2.5	CONTEMP MED	



**AT HOME IN BRENTWOOD**

Ideally located in the heart of Brentwood this designer perfect 3bed/2.5ba single level condo opens up to a huge patio which runs the entire length of the unit. Boasting a gourmet kitchen with Caesarstone counters, Italian cabinetry and Viking appliances. Master suite with a luxurious en-suite bath and walk-in closet. Two add'l bedrooms share a generous bath. Additional features include hardwood floors, crown molding, and plantation shutters. Convenient to cafes, coffee shop & boutiques.

**Dan Urbach** 310.230.3757  
BERKSHIRE HATHAWAY

www.951Granville103.com

<b>11667 GORHAM AVE #206</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	2+2	CAPE COD	



**PERFECT OPPORTUNITY IN THE HEART OF BRENTWOOD!**

Large unit w/good floorplan & good flow and great natural light. 2 separate bedroom suites w/remodeled bathrooms & excellent closet space. Fireplace in LR. Patio off of LR & DR w/direct access to huge spa. Gorgeous remodeled cook's kitchen w/breakfast area & great cabinet & storage space. Laundry inside unit. New carpet & paint. Plantation shutters. Security parking + 6 guest spots. Close to all Brentwood offers.

**Eric Hassan** 310.971.5655  
HILTON & HYLAND

www.hiltonhyland.com

<b>12115 SAN VICENTE #106</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	2+2	1sty-CONTEMPORARY	



**GORGEOUS MODERN AT BRENTWOOD HOUSE!!!**

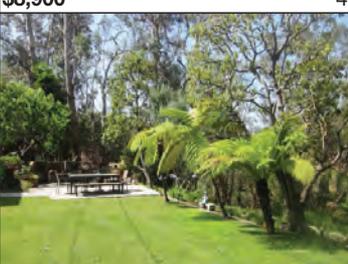
ENJOY MODERN LIVING IN THE SOUGHT AFTER BRENTWOOD HOUSE. THE COMPLEX WAS EXPANSIVELY RENOVATED. THIS FLAT IS SMARTLY LAID OUT ALL AROUND. SPACIOUS BEDROOMS THAT ARE VERY RARE TO FIND. GORGEOUS DARK HRDWD FLRS . HI CEILINGS IN LIV & BEDS. MASTER FEATURING SPA-LIKE BATH W/ DUAL SINKS & WALK-IN CLOSET. KITCHEN W/BOSCH SS APPLIANCES. CONVENIENT LAUNDRY & PANTRY. END UNIT W/ONLY ONE COMMON WALL. COMPLEX HAS LOVELY HEATED POOL & HOT TUB. GREAT SCHOOL DISTRICT K-12. HOA INCLUDES EQ INS. PLUS MUCH MORE!

**Mathew Bahri** 310-447-7777  
NELSON SHELTON ERA

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

**06 Brentwood** *Lease*

<b>515 BARRINGTON AVE #A</b>	Refresh.	11-2	631H3	<b>NEW</b>
<b>\$8,900</b>	4+4	1sty-CAPE COD		



**FABULOUS SHORT TERM LEASE**

Up to 10 month unfurnished lease. No extensions. Secluded and off a private driveway, this enchanting home on ¾+- acre offers 4 bedrooms, 3.5 baths plus office. Formal living room w/gas fireplace & plantation shutters leads to a formal dining room w/skylights & high ceilings. Center island kitchen w/granite counter tops, & subzero fridge, yard backs up to a wall of trees for a rustic and secluded feel. Rustic brick and secluded feel.

**Gwen Fritzing** 3107498821  
GIBSON INTERNATIONAL

**07 West L.A.** *Condo / Co-op*

<b>1734 S WESTGATE AVE #7</b>	Refresh.	11-2	<b>NEW</b>
<b>\$769,000</b>	3+4	MODERN	



**GREAT WEST LA TOWNHOUSE**

recently modernized Park Westgate HOA Building w/ pride of ownership & low HOA's dues. Amazingly Spacious Tri-Level Townhouse boasting 3 LARGE bed& 3.5 bath. Master Bed has 2 walk-in closets. Each bed has its own bathroom. Open to a large living room & dining area that leads out to a large patio on each side. Direct access to the unit from the garage (2 car SxS parking). Large Laundry Room & LOTS of Storage space inside and outside of unit. Unit is mostly in original condition. Cosmetic Fixer.

**Fred Nabati** 3103888100  
TRIMAX REALTY, INC.

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

<b>1818 COLBY AVE, UNIT 101</b>	Open	11-2	632/A5	<b>NEW</b>
<b>\$739,000</b>	2+2	1sty-CONTEMPORARY		



**SPACIOUS, BRIGHT, FRONT FACING UNIT**

This one level condo has 2beds/2bths, It features a living room with fireplace,high ceilings,recessed lights, and French doors opening to a patio. Wood floors throughout the living room,dining area, kitchen, and office nook.The kitchen features stainless steel appliances, granite counters, built-ins with a desk in the office nook. The master has a walk-in closet, en-suite bath with tub and shower, double vanity and window. Gated parking, 2 tandem spots, guest parking, common area rooftop deck.

**Vicki Driscoll** 310-622-7420  
GIBSON INTERNATIONAL

washer, dryer, refrigerator, dishwasher,

**08 Cheviot Hills - Rancho Park** *Single Family*

<b>10271 BANNOCKBURN DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	3+2	CONTEMPORARY	



**MID CENTURY MODERN W PERSONALITY++**

Full of personality, this mid-century modern home in Cheviot Hills offers an abundance of sophistication & style. Step inside to amazing open floor plan home w 3BR/2BA. Stunning fireplace & sunlit liv rm w step up to the formal dining rm which leads to the recently remodeled, meticulously designed kitchen that is sure to please any at-home chef. This new kitchen proudly boasts light green Caesarstone counters; bright & whimsical tile backsplash, smooth concrete floors & stainless appliances.

**Benjamin S. Lee** 3108585489  
COLDWELL BANKER RESI

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

**09 Beverlywood Vicinity** *Single Family*

<b>1601 HI POINT ST</b>	Open	11-2	633A4	<b>NEW</b>
<b>\$968,000</b>	2+2	1sty-SPANISH		



**INCREDIBLE BUY IN FAIRCREST HEIGHTS!**

Charming Spanish located on corner lot in "Faircrest Heights". Secured Patio entry leads to Open LR w/ wd flrs, Formal DR w/ adjoining reading rm w/ skylight, remodeled Kitchen w/ maple cabinetry & Stainless steel appliances & direct access to yd, & breakfast rm w/ excellent blt-ins. 2+2, master suite w/ remodeled bath w/ lg walk in shower. Private yard w/ tiled patio, fp, vine-covered trellis & grassy yd w/ fruit trees. Add'l features: separate lndry rm, wd flrs, central heat/air, & sec sys.

**James Hancock** 310-777-6351  
COLDWELL BANKER RESI

Bring or Send Clients!

**REMINDER**

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

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



TUESDAY

<b>1906 ROXBURY DR</b>	Open	11-2	<b>rev</b>
<b>\$3,150,000</b>	4+3	TRADITIONAL	



**LOCATION. LOCATION. LOCATION.**

A stone's throw away from Hillcrest Country Club on prestigious Roxbury Drive, this is a rare find in Beverlywood HOA. Situated mid-block on a double cul-de-sac, a perfect opportunity for an owner user to move right in or build the ultimate dream home on one of the larger lots in the HOA. All schools and services are at your fingertips. Quiet location with loads of privacy. A wonderful family home, or a blank canvas to design your greatest vision.

MLS#16-125718  
Adi Werthman 310.598.0260  
HILTON & HYLAND  
www.hiltonhyland.com

<b>9000 CYNTHIA ST #300</b>	Open	11-2	<b>NEW</b>
<b>\$870,000</b>	2+2	CONTEMPORARY	



**WE HO NORMA TRIANGLE CONDO WITH AMAZING VIEWS!**

WestHollywood ~ Norma Triangle #90069 !! #newCondo locale in Los Angeles' favorite neighborhood synonymous with entertainment, tree lined streets and urban living. The 3rd floor vantage from its outdoor patio space and orientation facing south-west gives this unit fantastic views, Master bedroom w ensuite bath & full dressing and custom walk-in closet. Laundry in the unit, Amenities on property include common pool, Included is tandem parking for two. Live the Life, Love this Condo, Be HOME!

MLS#16-125562  
Jeffrey Young 310-888-3898  
SOTHEBY'S INTERNATIO  
Cbl

**09 Beverlywood Vicinity** Income

<b>1700 LIVONIA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	Duplex	2sty-SPANISH	



**SPANISH STYLE, 2 UNITS ON A CORNER LOT**

Spacious Spanish Style DUPLEX on a corner lot just west of Robertson, easy walk to Pico Blvd. 4bd 2.5ba owners unit, feels like a home! Features wood floors, living room and dining area. Plus a 1bd 1ba rental unit currently rented for \$1,575.00. Owners unit will be delivered vacant. There is a bonus room with bathroom and sink! Lovely front garden, & back patio! Great Buy for the area! Central Air & Heat!

MLS#16-125692  
Bobbie & Mike 310-986-8188,  
RON MICHAEL PROPERTI  
BONUS ROOM & BATH

<b>8609 W WEST KNOLL DR #A</b>	Refresh.	12-2	<b>rev</b>
<b>\$1,350,000</b>	3+3	CONTEMP MED	



**HUGE 3/3 HOME-LIKE UNIT PERFECT FOR ENTERTAINING WITH VIEWS!**

Entertainers Dream! Located in the prestigious "Margarita" building, this rare opportunity for 3bd highly upgraded front facing unit. Very spacious & open floor plan has amazing deck & patio space, so it feels like a home. Gorgeous Southerly sunny city vistas, hardwood floors, gourmet granite and stainless kitchen with European appliances, many dramatic upgrades including HUGE dining room with custom ceiling, secure building with rooftop deck, gym and rec room. and 2 car parking.

MLS#16-121070  
HOBGOOD / RISKO 310-305-SOLD  
SOTHEBY'S BEV HILLS  
Stainless Appliances-Stunning Layout

**10 West Hollywood Vicinity** Single Family

<b>519 NORWICH DR</b>	Open	11-2	<b>red</b>
<b>\$2,695,000</b>	3+4	MODERN	



**REDUCED! NEWLY CONSTRUCTED MODERN FARMHOUSE!**

LOCATION! LOCATION! LOCATION! This newly constructed, modern farm house, exudes refinement w/ the utmost attention to detail. This property will blow you away! IDEALLY located in the best part of West Hollywood, 1 block S. of Melrose, this 3 bdrm, 3.5 ba masterpiece is located on a rare, approx. 6,000 sqft. lot! This custom built, one story home has sky high ceilings & an open floor plan. The expertly crafted outdoor space features a built-in BBQ, fireplace, sparkling pool, & huge grassy yard.

MLS#16-119262  
Sally Forster Jones 3106917888  
JOHN AAROE GROUP  
http://519norwich.com/

**10 West Hollywood Vicinity** Lease

<b>830 N ORLANDO AVE</b>	Open	11-2	<b>NEW</b>
<b>\$25,000</b>	2+4	SPANISH	



**STUNNING GATED SPANISH VILLA**

STUNNING GATED SPANISH VILLA FEATURED IN ARCHITECTURAL DIGEST. UNIQUE DOUBLE COURTYARD ENTRY REVEALS A RARE AND UNIQUE COMPOUND ON OVER 12,000 SQFT OF LUSH PRIVATE LANDSCAPING. THE MAIN FLOOR CONTAINS A DRAMATIC TWO STORY LIVING ROOM W/ WET BAR & FIREPLACE, BEAUTIFUL ATRIUM/FAMILY ROOM W/ STONE FIREPLACE, A DINING ROOM, A GUEST SUITE & GORGEOUS CHEF'S KITCHEN. FRENCH DOORS LEAD OUT TO THE EXPANSIVE YARD W/ A SPARKLING POOL/SPA & SEPARATE GUEST HOUSE.

MLS#16-127034  
Brett Lawyer 310.858.5402  
HILTON & HYLAND  
www.brettlawyer.com

**10 West Hollywood Vicinity** Condo / Co-op

<b>838 N DOHENY DR #305</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	1+2	CONTEMPORARY	



**EXQUISITE DESIGNER DONE CONDO**

The best unit to ever hit the market in the luxurious full service 838 Doheny, which just underwent a 3 year, \$14M full transformation. This condo is newly completed with utter sophistication and offered fully furnished with Italian designer furnishings.

MLS#16-126910  
Trista Rullan 310.858.5476  
HILTON & HYLAND  
www.tristarullan.com

<b>716 WESTBOURNE DR</b>	Open	1-2	<b>NEW</b>
<b>\$8,500</b>	2+3	2sty-MODERN	



**STUNNING ARCHITECTURAL LOFT/ TOWNHOME**

Sexy loft-like features, soaring ceilings, tons of natural light and large windows. This beautiful property is the rear unit of two homes on a lot and has lots of modern touches with sleek stone floors in the living areas and warm wood floors in the bedrooms. The open Kitchen offers granite counters, stainless steel energy efficient appliances and custom cabinetry. The living room is flanked by a huge side patio and a rear balcony that over-looks a private back yard

MLS#16-126444  
Dafna Milstein 310-770-0777  
KELLER WILLIAMS BH

<b>1471 HAVENHURST DR #3</b>	Open	11-2	<b>NEW</b>
<b>\$7,500</b>	2+3	MEDITERRANEAN	



**LEASE AVAILABLE IN RENOWNED ARCHITECTURAL BUILDING**

The Andalusia is a world renowned meticulously restored masterpiece with iconic courtyard. Featuring 2 double-story living rooms, 2 beds, 3 baths, plus office/den, 2 wood burning fireplaces, 2 garage spaces and washer dryer in unit. Views of serene fountain and planted gardens and the Hollywood Hills above the Sunset Strip. This is truly one of the most beautiful homes in the city.

MLS#16-121772  
Jackie Smith 213-494-7736  
THE AGENCY  
washer/dryer, garage parking

**Questions? Need Assistance?  
Contact our Help Desk Department!**

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

TUESDAY

**11 Venice** Single Family

<b>2413 WILSON AVE</b>	Lunch 11-2	<b>NEW</b>
\$4,100,000	4+3.5 2sty-ARCHITECTURAL	



**TAKING HIGH END TO THE NEXT LEVEL.**

With the finest craftsmanship and architectural "wow" elements this house takes beach living to the next level. Newly constructed sophisticated architecture of this kind is rarely seen in Venice. The two story travertine multi dimensioned stone work, large skylights, carefully designed and placed windows and a large sliding glass door disappearing into the wall bring the outside into the living space. Located just a few steps from Abbot Kinney and the beach in the heart of Venice.

outdoor kitchen, fountains and fire pits

Csaba Yollin 310-213-3948  
YOLLIN PROPERTIES

<b>1623 CRESCENT PL</b>	Lunch 11-2	<b>NEW</b>
\$3,595,000	5+4 SPANISH	



**BOHEMIAN SPANISH W/ INCOME POTENTIAL!**

GREAT OPPORTUNITY! Located on a coveted walk street just off Abbot Kinney, this Bohemian Spanish is truly one-of-a-kind. This 3bd, 2ba home features high ceilings, hardwd floors, beamed ceilings, & 2 fireplaces. Artistic touches throughout, this home is a true entertainer's & free spirit's paradise. Relish in the voluminous master suite w/ vaulted ceilings, walk-in closet, separate office space & a step out balcony. Zoned LAR2 this property presents an incredible opportunity w/ income potential!

http://1623crescentplace.com/

S.F. Jones/ M. Lewis 3106917888  
JOHN AAROE GROUP

<b>861 BURRELL ST</b>	Refresh. 11-2	<b>NEW</b>
\$2,590,000	4+3 2sty-CAPE COD	

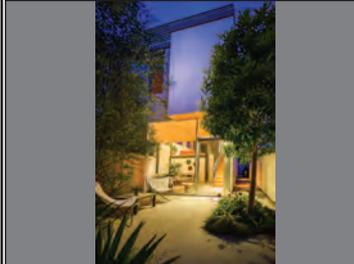


**CONTEMPORARY CAPE COD BEAUTY**

welcome to this light filled contemporary Cape Cod home. Sitting by the fireplace in the living room, relaxing in your pool or spa in your private backyard oasis, or enjoying family meals in the open kitchen-family room, this gorgeous home will suit all your needs. The home was designed for entertaining. The maids or guest quarters has a private bath that leads out to the pool. The lot is over 7000 sq ft. home has sound proof recording studio or gym . Close to beach, restaurants & Abbot Kinney

Margie Lazarus White 310 922-3332  
LUXE HOMES

<b>2337 ABBOT KINNEY BLV</b>	Lunch 11-2	<b>NEW</b>
\$1,950,000	2+2.5 ARCHITECTURAL	



**ROBERT THIBIDEAU-DESIGNED ARCHITECTURAL!**

This Robert Thibideau-designed small lot subdivision is for buyers that have exquisite taste in modern design. A plethora of windows - including floor-to-ceiling windows on the first floor - draw in the natural light that light up the refinished warm wood flooring and Redwood-lined ceilings. Having each bedroom suite on its own half level lends to the private nature of relaxation, while the rooftop deck is always there for stunning city and mountain views during entertaining.

Dishwasher, Stove/Oven, Refrigerator

Tami Pardee 310-907-6517  
HALTON PARDEE

**11 Venice** Condo / Co-op

<b>2600 ABBOT KINNEY #2</b>	Lunch 11-2	<b>NEW</b>
\$950,000	3+2.5 TRADITIONAL	



**ABBOT KINNEY TOWNHOUSE GEM!**

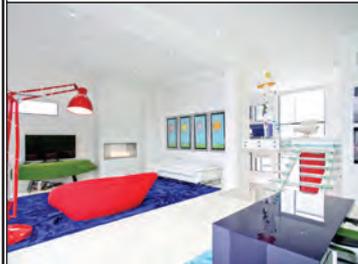
Excellent Abbot Kinney townhome, blocks from Venice Beach, is ready to be your urban retreat! Let the towering exterior palm trees sway you to your front patio and enter the open concept living room and kitchen. The beautiful wood paneled ceiling provides a great beach vibe while the remodeled kitchen makes cooking a joy! Two side-by-side parking spaces (with direct access to this unit!), storage unit, in-unit laundry, and prime Venice location complete this gem of a townhouse!

MLS#16-126098

Tamra (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES

Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg

<b>700 MAIN ST #1</b>	Lunch 11-2	<b>rev</b>
\$1,495,000	1+2 ARCHITECTURAL	



**SLEEK MODERN LIVE / WORK LOFT**

Architectural Modern 1 Bed, 2 Bath Designer Loft w/ Porcelanosa high-end finishes throughout. This unique two-story, open floor plan allows you to entertain guests or utilize the LIVE/WORK dynamic. Kitchen completely updated w/customized cabinetry providing ample storage space. Secure parking with 2 SXS spaces. Storage lockers for all your beach gear and ample guest parking. Enjoy Silicon beach & the night life of Abbot Kinney & Main Street has to offer all at your doorstep.

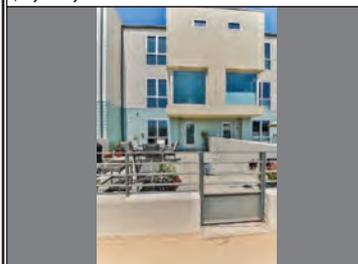
MLS#16-124774

Adam & Ally Jaret (310)562-4073  
TELES PROPERTIES

modernbeachproperties.com

**12 Marina Del Rey** Condo / Co-op

<b>310 WASHINGTON BLVD #603</b>	Open 11-2	<b>NEW</b>
\$1,585,000	3+3 3sty-CONTEMPORARY	



**SENSATIONAL & UPGRADED WATERFRONT TOWNHOUSE**

West facing waterfront townhouse w/beautifully upgraded finishes at Silicon Beach. 1st floor features flexible 3rd bedroom space w/upgraded tile. Rich dark wood stairway leads to living room w/fireplace. Beautiful kitchen w/top of the line appliances, granite counters. Spacious master bedroom w/2 closets. Master bath w/spa tub & separate frameless shower, dual sinks. 2nd bedroom w/large walk in closet, full tub/shower, dual sinks, granite counters. Private 2 car, sxs garage w/storage. Turn-key!

MLS#16-122604

Peter & Ty Bergman 310-821-2900  
BERGMAN/GIBSON INTL

310washington603.com

<b>20 IRONSIDES ST #17</b>	Open 11-2	<b>NEW</b>
\$1,249,000	2+2.5 CONTEMPORARY	



**2-STORY CONDO WITH ROOFTOP DECK & OCEAN VIEWS**

2+2.5 condo boasts hardwood floors throughout, exposed wood beams, over 1900 sq.ft. and living room with approximately 20 ft. ceiling. The master on this level features an open patio space. The upper loft area is great for a home office, or to entertain with the convenience of the wet bar. Unit includes large private rooftop deck with ocean views and is steps from the Marina Peninsula, Venice Beach & Boardwalk, shopping, restaurants & more. Third unit in this bldg for sale in the last 10 years.

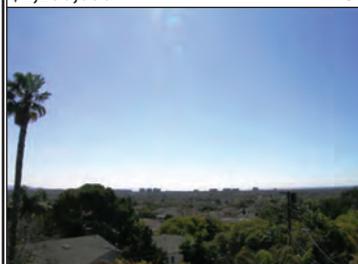
MLS#16-126948

Mica Rabineau/Jenny Ting 323.816.5868  
NOURMAND&ASSOCIATES

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

**13 Palms - Mar Vista** Single Family

<b>3467 GRAND VIEW</b>	Open 11-2	<b>NEW</b>
\$2,250,000	3+2 TRADITIONAL	



**OPEN TUESDAY 11-2PM**

Top of Mar Vista Hill w/ocean & tree top vus! Extra pvt flag lot w/secure electronic gate. OVER 12,000sf lot. Hip 50s style 3+2 w/beaut. wood open beam high ceilings, bamboo flrs, updated kit & lg liv rm. Totally remodeled & master bdrm was added 2006. Live in or tear it down, expand or build new. Part of the 2 car garages was converted to an office/laundry w/out permit. Plenty of prkg. Lg storage built in back of hm. Near bch, FWY & more. Mar Vista Elementary Sch. Also for lease \$7900/mo.

MLS#16-125274

Mike Khattab 310-473-2989  
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Hood Fan,Fridg,Wshr

<b>2734 GRANVILLE AVE</b>	Refresh. 11-2	<b>NEW</b>
\$1,198,000	3+2 TRADITIONAL	



**LOVELY 3 BEDROOM HOME!**

This lovely home is light w/ tons of color and great features: open living room, classic formal dining room, galley kitchen, and large den. There are 2 large bedrooms with the master having his/her closets and a great en suite bath. The 3rd bedroom is ideal for guests or office space. Beautiful backyard with fire pit and water feature. The patio is perfect for entertaining, white picket fence in front, central AC/heat, newer double pane casement Pella windows, hardwood floors. A must see!

MLS#16-125172

Tyler Kunkle 828-446-1146  
THE BIZZY BLONDES

Refreshments Served

**14 Santa Monica** Single Family

<b>2550 LA MESA WAY</b>	Open	11-2	<b>NEW</b>
<b>\$6,250,000</b>	4+5.5	2sty-TRADITIONAL	



**HUGE 19,793 SQ FT LOT ON RENOWNED LA MESA WAY!**

Build your dream home on renowned La Mesa Way! Huge 19,793 sqft lot. House is nearly 6,000 sqft w/4bd+5.5ba. High ceil, archways, elegant crown moldings, custom glass work. Living room w/frp/ce, FDR, kitchen w/large casual dining room. Oak wood paneled family room w/wet bar & frp/ce. Maid's room w/bath downstairs plus gym/office w/ sauna & spa tub. 3 en-suite bd up. Large master opens to sunny, upper terrace balcony. Lovely bckyrd w/pool, tennis court, covered patio, tall privacy hedges.

Charles Pence 310-458-4024  
PARTNERS TRUST SM Built-ins

<b>2511 BEVERLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,249,000</b>	4+3	2sty-CRAFTSMAN	



**HOME IS WHERE YOUR STORY BEGINS**

Perched atop a hill in Ocean Park halfway between the Santa Monica Pier and Abbot Kinney with sweeping views of Santa Monica Bay. Walk to Main Street and the beach. This private, gated Craftsman built in 1912 was meticulously restored to original character and updated with modern fixtures and amenities. Largest single-family lot in Ocean Park. Ocean-view lushly landscaped yard plus an additional 2 bed, 1 bath craftsman bungalow. Welcome home.

MLS#16-111016  
Smith and Berg 310-500-3931  
PARTNERS TRUST BH 2511Beverley.com

<b>301 20TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$4,700,000</b>	5+5	MEDITERRANEAN	



**OPEN TUESDAY 11-2PM**

New Price! Elegant 2-story Mediterranean home perfectly located on a corner lot at 20th and Georgina in Gillette's Regent Square. 5000 sq ft of livable area. Great light throughout-Classic center-hall plan with view through to sunny pool and patio, 2 master suites-one with office, plus 2 more bedrooms and bath upstairs. Large living room w/11 ft ceilings, leads to patio, 40ft lap pool and spa. Great entertaining home offering total privacy. Beautifully maintained and fully equipped in every way.

S.E. Douglas/M. O'Keefe 310-979-3967  
COLDWELL BANKER - BW

<b>369 22ND ST</b>	Open	11-2	<b>NEW</b>
<b>\$4,095,000</b>	5+4.5	2sty-TRADITIONAL	



**BEAUTIFUL, TURN-KEY, ELEGANT & WARM BEACH STYLE LIVING!**

Beautifully maintained & updated. Ideal flr plan w/4bd+3ba up & guest rm down. Hardwd flrs, custom cabinetry, built-ins & designer touches thru-out. High ceilings & large windows fill home w/natural light. Living rm w/vaulted ceilings & fireplace, formal dining rm & spacious white marble chef's kitchen. Sophisticated bkyd w/large outdoor kitchen & built-in BBQ. Lrg patio for entertaining & room for pool. Bonus rm off the 2-car garage opens w/accordion glass doors! Franklin School District.

John Hathorn 310-458-4024  
PARTNERS TRUST SM Built-ins

<b>2431 2ND ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,137,500</b>	2+2	TRADITIONAL	



**CHARMING TWO-BEDROOM BLOCKS TO BEACH**

Can you hear the ocean waves? You can from this charming two-bedroom 1/2 block from Main St shops and restaurants! Walk inside and be mesmerized by the rich woods of the kitchen cabinetry and the chef's quality appliances. Look across the breakfast bar into the warm glow of the living room fireplace, which nicely complements the Saltillo tile flooring throughout the first floor. Keep going into first floor bedroom suite, perfectly versatile for guests, as an office, or as a second bedroom.

Tami Pardee 310-907-6517  
HALTON PARDEE Dishwasher, Stove/Oven, Refridgerator

<b>2308 CALIFORNIA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,888,000</b>	2+2	CALIFORNIA BUNGALOW	



**CLASSIC CALIFORNIA BUNGALOW**

Looking for a slice of paradise? This classic California bungalow, set in the heart of the sun-drenched city of Santa Monica, is bursting with charm and character. This is a great family starter home, condo alternative, or can buy and build to suit. Just a few blocks away from Montana Ave shops, fine dining and the beach. This Santa Monica gem should not be missed!

MLS#16-126154  
B Farrugia, A Lascano 424.253.5489  
HILTON & HYLAND www.alphonsobjorn.com

<b>3043 LINDA LN</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,539,000</b>	3+2	1sty-MID-CENTURY	



**PICTURESQUE SUNSET PARK HOME**

Picturesque charming home in Sunset Park centrally located in the heart of Santa Monica! This delightful house lends itself to an extremely sought after location within the Will Rogers school district. A short stroll to Ocean Park Avenue offers restaurants, boutiques, a local Whole Foods and the beach. This home features 1,742 sq ft. of living area, 3 bedrooms, 2 baths, an ideal floorplan, freshly refinished floors, central heating, fireplace, security system, and beautiful landscaping.

R. Jancula | T. Montano 310.729.6852  
SIR - PALISADES www.mywestsidehome.com

<b>650 HALDEMAN RD</b>	Open	11-2	<b>rev</b>
<b>\$3,995,000</b>	4+4	CRAFTSMAN	

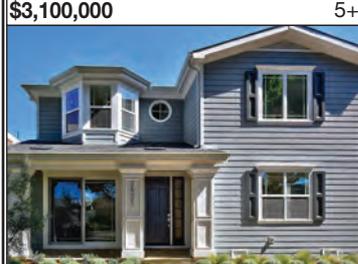


**RUSTIC CANYON AT ITS BEST!**

A 2 stry shingled home built by architect H.B. Leydon Frost & remodeled by Farrel T. Miles welcomes you into a bright liv rm w/riv rock frpl & high ceilings. Din rm opens to fountain & garden. Kit w/ S/S appl opens to conservatory style brkf rm. Fam rm w/ frpl & French drs open to priv patio, pool, spa & cyn views. A 4th bd & ¾ ba on the 1st flr. Upstrs is a romantic mstr suite w/high ceilings, cyn views, walkin clst & mstr ba w/riv rock frpl. Also upstrs 2 bdrms, 2 ba, fam rm, patio & garden.

MLS#16-979863  
Mary Beth Woods 310-571-1358  
COLDWELL BANKER www.650haldemanrd.com

<b>2425 21ST STREET</b>	Open	11-2	<b>bom</b>
<b>\$3,100,000</b>	5+4.5	TRADITIONAL	



**A FRESH TRADITIONAL FEEL IN SUNSET PARK**

This newly constructed home has great attention to detail. Features include French Oak floors & Carrera Marble accents. There are 4 beds up, 1 down & office. The formal LR w/FP & high ceilings welcome you to this west facing home. What makes this home special is the open kitchen w/Bertazzoni stove, center island overlooking the FR & beautiful landscaping. The master has high ceilings & 2-sided fireplace that can be enjoyed from your bed or while relaxing in the spacious tub in the spa like bath.

MLS#16-106892  
Sherri Noel 310-994-8721  
KELLER WILLIAMS-SM BBQ,Dshwshr,Dryer,Micro,Rng/Ovn,Other

**14 Santa Monica** Condo / Co-op

<b>2006 IDAHO AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,859,000</b>	2+3	CONTEMP MED	



**FRONT FACING, SINGLE FAMILY HOME ALTERNATIVE!**

Sophisticated & pristine! 2 bed + 2.5 bath + loft/office with potential to be 3rd bedroom. Gourmet kitchen w/breakfast bar & dining room with French doors lead to large patio & BBQ area. Hardwood floors, abundance of windows, 4 patios. Spacious living room w/ fireplace. Master bedroom suite, w/soaring ceilings, fireplace, private terrace, bathroom with jacuzzi tub. Large second bedroom w/ full bathroom. Loft/office with adjoining private sundeck. Direct access, private 2 car garage. EQ ins.

MLS#16-126924  
Andrew Thurm 310-345-2661  
COLDWELL BANKER WSA Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

**TUESDAY**

TUESDAY

<b>922 14TH ST, UNIT 204</b>		Refresh.	11-2	631 E7	<b>NEW</b>
<b>\$849,000</b>	2+1.75	1sty-CONTEMPORARY			
		<b>BEAUTIFUL, BRIGHT COURTYARD CONDO IN A TERRIFIC LOCATION!</b>			
Contemporary top floor corner unit streaming with light 1 block from Montana Avenue shops & restaurants! Spacious open for plan great for entertaining! Large living room w/ fireplace, remodeled kitchen w/Caesarstone counters & stainless appliances, master suite w/2 closets including a walk-in closet, both bathrooms have been remodeled, hardwood floors, plantation shutters ,laundry. Well maintained courtyard building w/2 car secure parking, balcony, extra storage in a location that cannot be beat!					
Linda Semon COLDWELL BANKER SM		310.351.3995		www.92214th204.com	

<b>121 STRAND ST #12</b>		Open	11-2	<b>NEW</b>	
<b>\$799,000</b>	1+1	CONTEMPORARY			
		<b>MAGICAL BEACH CONDOMINIUM!</b>			
This intimate 1 bed, 1 bath two-Level residence moments from the sand in a beachside neighborhood of \$5 mil + homes.Features include a top level balcony, patio, open plan livingroom/kitchen & lush courtyard setting. Extras include wood floors, custom built-ins washer/dryer , and parking. You can live by Main street night life, Urth café, fine dining, shopping and yoga. This awesome pied a' terre is for those who love ocean breezes, sunsets and want to live the California dream.					
MLS#16-124384		Blt-Ins,Cbl,Rng/Ovn,Fridg			
Golda Savage BULLDOG REALTORS, IN		310.770.4490			

<b>1120 24TH ST #D</b>		Open	11-2	<b>NEW</b>	
<b>\$608,000</b>	1+1	CONTEMPORARY			
		<b>AMAZING CONDO IN FABULOUS SANTA MONICA LOCATION.</b>			
Large 1 bedroom + 1 bath with approximately 838 sqft. Located in the North of Wilshire neighborhood. Remodeled condo with your own private 1 car garage. Lots of room for storage. Top floor unit with your own private patio. Bamboo floors throughout. Beautifully redone eat-in kitchen with travertine. Spacious bedroom with large double closets. Travertine bathroom with spa tub. Good floor plan with room for office area. HOA will allow homeowner to install inside laundry. Franklin School District.					
MLS#16-126380		Blt-Ins,Grbg Disp,Rng/Ovn			
Gary Limjap COLDWELL BANKER SM		310.430.0818			

<b>1043 12TH ST, UNIT 9</b>		Open	11-2	<b>NEW</b>	
<b>\$589,000</b>	1+1	ARCHITECTURAL			
		<b>TOP FLOOR - SMALL COMPLEX</b>			
Top floor unit, with balcony off dining area. Light and bright with high smooth ceilings. Freshly painted for move-in ready. Original kitchen and bath. Laminated floors throughout living areas. Convenient, no-cost Laundry room. Secured and gated entrance with 1-car parking. Tons of storage space. Small well maintained complex. Close to Montana Ave., Bike paths and Beach.					
Cynda and Robert Kaiser GIBSON INTERNATIONAL		310-293-8529		One of the Best Locations in SM	

<b>1431 STANFORD ST #5</b>		Open	11-2	<b>NEW</b>	
<b>\$485,000</b>	1+1	CALIFORNIA BUNGALOW			
		<b>GORGEOUS TOP FLOOR UNIT IN GREAT SANTA MONICA LOCATION</b>			
Gorgeous bright top floor unit in remodeled building in the heart of Santa Monica. 1 bedroom, 1 full bathroom. Beautiful kitchen with Granite counters, newer custom wood cabinets, tile backsplash and tile floors. Newer bathroom with Carrara marble floors & gorgeous vanity with marble counter. Bamboo floors. Inside laundry. The building was completely overhauled in 2005 with new roof, new copper plumbing, upgraded electrical and new windows. Low HOA dues. Extra large Storage unit. Secure parking.					
MLS#16-125928		Dshwshr,Micro,Rng/Ovn			
Gavin Fleminger NOURMAND & ASSOC		310-850-8053			

<b>15 Pacific Palisades</b>		Single Family			
<b>14954 CORONA DEL MAR</b>		Open	11-2	<b>NEW</b>	
<b>\$19,995,000</b>	6+9	3sty-SPANISH			
		<b>ONCE IN A LIFETIME TROPHY PROPERTY WITH AMAZING OCEAN VIEWS</b>			
A once in a lifetime opportunity to own this trophy property on arguably the best oceanfront street in all of Los Angeles. Perched high atop the bluffs with breathtaking 180-degree, unobstructed whitewater views of the entire Queen's necklace from Palos Verdes to Malibu, this Spanish estate comes on the market for the first time in almost 20 years. Recent million-dollar renovation, the gated estate is approximately 200 feet above the Pacific Coast sand, the property offers exceptional privacy.					
MLS#16-125176		Santiago Arana THE AGENCY			

<b>16799 CHARMEL LN</b>		Open	11-2	<b>NEW</b>	
<b>\$5,495,000</b>	5+6	1sty-ARCHITECTURAL			
		<b>MODERN ARCHITECTURAL WITH BREATHTAKING OCEAN AND CITY VIEWS</b>			
Nestled atop a promontory, this modern Architectural offers breathtaking Queen's Necklace and city views. Enter into a serene spa-like courtyard with covered patio, pool and spa. The home's spacious open floor plan allows for easy entertaining and the floor to ceiling glass doors provides an abundance of natural light throughout. The grassy backyard is ideal for fun and relaxation with a second spa, elevated lounge deck and BBQ. The 3-car garage completes this quiet oasis.					
Santiago Arana THE AGENCY		424-231-2400			

<b>16799 CHARMEL LN</b>		Open	11-2	<b>NEW</b>	
<b>\$5,495,000</b>	5+6	1sty-ARCHITECTURAL			
		<b>MODERN ARCHITECTURAL WITH BREATHTAKING OCEAN AND CITY VIEWS</b>			
Nestled atop a promontory, this modern Architectural offers breathtaking Queen's Necklace and city views. Enter into a serene spa-like courtyard with covered patio, pool and spa. The home's spacious open floor plan allows for easy entertaining and the floor to ceiling glass doors provides an abundance of natural light throughout. The grassy backyard is ideal for fun and relaxation with a second spa, elevated lounge deck and BBQ. The 3-car garage completes this quiet oasis.					
Santiago Arana THE AGENCY		424-231-2400			

<b>1332 EL HITO CIR</b>		Open	11-2	<b>NEW</b>	
<b>\$4,275,000</b>	5+4.5	1sty-CONTEMPORARY			
		<b>NEWLY CONSTRUCTED CONTEMPORARY WITH OCEAN &amp; VINEYARD VIEWS!</b>			
"Bright" spacious new residence offers an open floor plan and indoor/outdoor living. Kitchen with center island and top of the line appliances. Living & dining areas completely open to the outdoor lounge overlooking the ocean and beautiful vineyard. Five well planned rooms provide options including a home office. Large skylights provide a natural lighting experience. Many details and beautiful finishes through out. Green grassy backyard and chic spa area. 2 car garage.					
Ali Rassekhi COLDWELL BANKER		310-359-5695		Refrigerator, Wine Cooler, Stove, Oven	

<b>682 MUSKINGUM AVE</b>		Open	11-2	<b>NEW</b>	
<b>\$3,795,000</b>	6+7	CAPE COD			
		<b>BEAUTIFUL CAPE COD NEAR PALISADES VILLAGE</b>			
Beautiful quintessential Cape Cod home on the El Medio bluffs. This stunning 3 story home offers exceptional outdoor/indoor entertaining. Spacious family room w/ tons of natural light, high-vaulted ceilings, fireplace, & full bar. Top of the line kitchen appliances- a center island & breakfast bar. Master bdrm suite has a large sitting area and beautiful bath w/ double sinks. Three additional bedrooms upstairs. Lower level includes a large bdrm suite, laundry room, and additional family room.					
MLS#16-127108		Tracy Tutor Maltas DOUGLAS ELLIMAN			
310-595-3889		www.682.muskingum.com			

TUESDAY

<b>X 1329 GOUCHER ST</b>		Lunch	11-2	<b>NEW</b>
<b>\$3,495,000</b>	4+3.5	3sty-ARCHITECTURAL		
		<b>ELEGANT ARCHITECTURAL WITH OCEAN VIEWS</b>		
<p>This stunning 4 bedroom, 3.5 bath, 3,776 sqft architectural by architect Steven Ehrlich, FAIA, is located a few blocks above the village with panoramic ocean &amp; city light views from every level. Features vaulted ceilings, full height windows, protected terrace, private courtyard, living room, dining area, family room and terrace. Then go downstairs to the generous master bedroom, with fireplace and walk in closet, whirlpool tub and double sinks. This is a must see!</p>				
Anthony Marguleas 310.922.4241		AMALFI ESTATES		

<b>16796 MARQUEZ AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	2+2	1sty-OTHER		
		<b>HUGE UPSIDE POTENTIAL IN GREAT PALISADES LOCATION!</b>		
<p>BUILDER'S DREAM OR TOTAL REMODEL! HEAVY FIXER. DIRECTLY ACROSS THE STREET FROM MARQUEZ ELEMENTARY SCHOOL. GREAT LOCATION. LOT VALUE. BEST PRICED THING IN THE PALISADES. CORNER LOT. OCEAN VIEWS IF YOU BUILD A 2ND STORY. EASY TO SHOW. DEN OR 3RD BEDROOM POSSIBILITY.</p>				
MLS#16-124680		JOHN WOODWARD IV 310/729-7372		
KW BEVERLY HILLS				

<b>545 CATALONIA AVE</b>		Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+5	MODERN		
		<b>PALISADES MODERN RANCH WITH MESMERIZING OCEAN VIEWS</b>		
<p>A special updated home by renowned architect David Kellen, perched on a promontory above the street on a 16k ft. lot w/ abundant natural light. Enter into an open living, dining, &amp; music room, which leads seamlessly to the backyard w/ pool. Sleek &amp; simple modern kitchen w/ breakfast nook. 2 bed suites &amp; a den downstairs, all opening to outdoors. Upstairs is a breathtaking master suite w/ open loft style walls w/ oversized windows &amp; sweeping ocean, city &amp; canyon views. Additional bed suite upstairs.</p>				
MLS#16-112996		Richard Stearns 310.850.9284		
PARTNERS TRUST BRENT Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro				

<b>925 EMBURY ST</b>		Open	11-2	631B5	<b>NEW</b>
<b>\$1,595,000</b>	2+1.75	1sty-SPANISH			
		<b>GREAT DEVELOPMENT OPPORTUNITY</b>			
<p>Fabulous development opportunity in the sought after Alphabet Streets. 2 Bds. 1.75 BA. Formal dining room. Hardwood floors. For convenience it's very close to the Village shops, restaurants, park, library, and services. Also, close to the beach and mountain trails, and the other parks including Topanga State Park, Will Rogers Park, Rustic Canyon Park for tennis and Temescal Park for picnics. It's a great neighborhood for walking your dog, or a Sunday morning stop at the Farmer's market.</p>					
MLS#16-126724		Aberle/Convey 310.230.2452			
COLDWELL BANKER-PAC.					

<b>1348 DUENDE LN</b>		Open	11-2	<b>NEW</b>
<b>\$2,250,000</b>	4+2	RANCH		
		<b>AMAZING VIEW PROPERTY IN MARQUEZ KNOLLS</b>		
<p>This home w/dramatic wood beamed ceilings is at the end of a private, quiet cul-de-sac &amp; boasts 180-degree mountain &amp; city views. The chef's kitchen includes an 8 burner, double oven Viking range &amp; high end appliances. There's a b/in wine rack &amp; office desk area. The desirable open floor plan w/ stunning views &amp; spacious backyard will have you fixated on the incredible sunsets &amp; twinkling city lights in the PM. Vaulted ceilings, skylights &amp; lots of windows make this a light &amp; bright home.</p>				
MLS#16-126916		Sherri Noel 3109948721		
KELLER WILLIAMS-SM Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr				

<b>15225 DE PAUW ST</b>		Open	11-2	<b>rev</b>
<b>\$6,889,000</b>	5+7	3sty-CAPE COD		
		<b>BRAND NEW CAPE COD WITH POTRERO CANYON VIEWS</b>		
<p>Brand New Palisades home overlooking Potrero Canyon w/ 5 bed + office &amp; 6.5 bath in 7,300 sq ft on 9,125 sq ft lot. This Cape Cod exterior &amp; open floorplan feature formal living room, dining room &amp; gourmet kitchen, breakfast nook, basement, family room, office, &amp; gym. Master suite has his &amp; her closets, Carrera marble bath, &amp; private balcony overlooking the canyon &amp; yard. Perfect for entertaining, backyard feats. large patio, expansive lawn, &amp; infinity pool &amp; spa.</p>				
MLS#16-123758		Anthony Marguleas 310.663.1446		
AMALFI ESTATES BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other				

<b>16101 ALCIMA AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,849,000</b>	3+2	1sty-TRADITIONAL		
		<b>CHARMING SINGLE STORY TRADITIONAL</b>		
<p>Lush landscaping and mature trees welcome you to this 3 bed, 2 bath home featuring a living room with fireplace and a large picture window looking onto a generous front porch. The kitchen offers granite counters and a breakfast area with French doors that open onto a covered patio and a large and private grassy yard. Ocean view potential with a second story addition for future development opportunity. Conveniently located close to Palisades Village, Temescal Canyon Park, and local schools.</p>				
Emil Schneeman 310-230-3731		BERKSHIRE HATHAWAY		

<b>15225 DE PAUW ST</b>		Open	11-2	<b>rev</b>
<b>\$6,889,000</b>	5+7	3sty-CAPE COD		
		<b>BRAND NEW CAPE COD WITH POTRERO CANYON VIEWS</b>		
<p>Brand New Palisades home overlooking Canyon w/ 5 bed, 6.5 bath in 7,300 sq ft on a 9,125 sq ft lot. Open floorplan, formal living room, dining room, breakfast nook, family room. Perfect for entertaining, backyard feats. large patio, expansive lawn, &amp; infinity pool &amp; spa. Rooftop deck w/ sweeping views completes the home &amp; adds to the quintessential indoor/outdoor aspect of Southern California living.</p>				
MLS#16-123758		Anthony Marguleas 310.663.1446		
AMALFI ESTATES BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other				

<b>17810 SABBIA DORO WAY</b>		Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	3+2	MID-CENTURY		
		<b>OCEAN AND MOUNTAIN VIEWS MID-CENTURY GEM</b>		
<p>This Mid Century Modern gem has a great floor plan, ocean and mountain views, gas/wood burning fireplace, original hardwood floors beneath carpet, and a private courtyard for intimate indoor/outdoor living. A deck overlooking the Pacific Ocean has been updated with composite decking and is perfect for lounging in the sun and sunset entertaining. There are solar panels that provide renewable energy, and a new roof. The mature landscaping with palm trees speaks to the relaxed California lifestyle.</p>				
Arana/Castellanos 424-231-2400		THE AGENCY		

<b>901 MUSKINGUM AVE</b>		Open	11-2	<b>rev</b>
<b>\$6,495,000</b>	6+7	2sty-TRADITIONAL		
		<b>STUNNING BRAND NEW ESTATE</b>		
<p>Brand New Traditional home has open design in great location. The home includes wine cellar, French oak floors, 2-story grand entry, formal living &amp; dining room, kitchen, walk-in pantry &amp; butler's pantry, family room w/ fireplace, rear yard, study with outdoor patio &amp; fire-place. Stylish master suite with sitting room, custom walk-in closet &amp; dual-sided fireplace leads to a luxurious bath. A scaled back-yard w/ sunny pool, spa &amp; outdoor kitchen. 3-car garage w/ hookup for an electric vehicle.</p>				
MLS#16-124272		Anthony Marguleas 310.663.1446		
AMALFI ESTATES BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other				

TUESDAY

<b>1201 VILLA WOODS DR</b>	Open	11-2	<b>rev</b>
<b>\$5,895,000</b>	5+6	CONTEMPORARY	



**WARM CONTEMPORARY IN THE PALISADES**

This two-story well-maintained home located near the Polo Fields is just over 4,700 sqft and offers 5 beds, 5.5 baths, and a private backyard. The main level features 2 en-suite bedrooms, a dining room, kitchen, and the formal living and family rooms. There's an additional bedroom which has its own entrance and is being used as a gym. The 2nd level features the master suite and a guest bedroom. The backyard boasts a pool and spa, fire pit, and an outdoor shower.

MLS#16-116832

Tracy Tutor Maltas  
DOUGLAS ELLIMAN

www.1201VillaWoods.com

<b>336 VIA DE LA PAZ</b>	Open	11-2	631A6	<b>rev</b>
<b>\$5,275,000</b>	5+5	TRADITIONAL		



**TRADITIONAL FAMILY HOME IN PACIFIC PALISADES BLUFFS**

Stunning traditional home situated in the coveted Pacific Palisades Bluffs, within walking distance to captivating ocean views, dramatic western sunsets, and Palisades Village. Wonderful family home featuring: 5 bedrooms, 4.5 Baths, stunning eat-in Chef's Kitchen opening to large family room leading to private back yard with pool, BBQ, outdoor dining, fire pit, and sundecks. Light and breezy dining room, and living room with elegant center hallways over look gated and expansive front yard.

MLS#16-103640

Elisabeth Halsted  
BERKSHIRE HATHAWAY H 310-820-9340

<b>741 CHAUTAUQUA BLVD</b>	Open	11-2	<b>rev</b>
<b>\$1,900,000</b>	3+2	2sty-TRADITIONAL	



**PRIVACY AND CONVENIENCE**

Privacy & convenience with high ceilings & a great floor plan. Location North of Sunset where homes are just West side of the street. Pristine condition with gleaming wood floors, white walls, bright windows. Note: upper bedrooms currently carpeted over wood floors. Split level with large living room/dining area + 1 bedroom suite on main level. 2 other bedrooms up half level. Peaceful grassy backyard with several patio areas. Easy distance to Palisades Village +2 car garage is tandem with workshop.

MLS#16-122346

Joan Sather  
SOTHEBY'S INTERNATIO 310-740-0302

Rng/Ovn

<b>607 RADCLIFFE AVE</b>	Open	11-2	<b>bom</b>
<b>\$1,795,000</b>	2+1	1sty-SPANISH	



**UNOBSTRUCTED OCEAN VIEWS!!**

Amazing opportunity for developers or owner/users, completely unobstructed views of the canyons and ocean. One of the most desirable areas in the Palisades. Walking distance to the village. Existing plans. Presently with Coastal Commission to build an incredible contemporary home. Buyer to verify all square footage and feasibility of building. Property sold in "as-is" condition.

MLS#15-958289

Roger Perry  
RODEO REALTY - BH 310-600-1553

www.RogerPerry.com

<b>15 Pacific Palisades</b>				<i>Condo / Co-op</i>
<b>17351 W SUNSET BLVD. #2B</b>	Open	11-2	<b>NEW</b>	
<b>\$1,595,000</b>	2+2	1sty-ARCHITECTURAL		

Rarely available and stunning 1 level Rockwell at PCH unit w /walls of glass bring the outdoors in and create a sophisticated urban oasis just steps from the sand. SoCal meets SoHo in the Palisades.

MLS#16-125946

Bit-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other

Kimberley Pfeiffer 310-383-3664 COLDWELL BANKER RESI

<b>15 Pacific Palisades</b>				<i>Land</i>
<b>14944 CORONA DEL MAR</b>	Open	11-2	<b>NEW</b>	
<b>\$10,995,000</b>	Land			



**BUILD YOUR DREAM HOME WITH UNOBSTRUCTED OCEAN VIEWS**

Don't miss the opportunity to design and build your dream home on the last raw piece of land on one of the most sought-after streets in Pacific Palisades. The land boasts incredible 180-degree unobstructed ocean views and is minutes from the new Caruso development project in the Palisades Village. This three-quarter acre dream-lot is a must-see. Per the owner, around a 13,000-square-foot home can be built on the site.

MLS#16-125496

Arana/Flury  
THE AGENCY 424-231-2400

<b>16 Mid Los Angeles</b>				<i>Single Family</i>
<b>1544 S STANLEY AVE</b>	Open	11-2	<b>NEW</b>	
<b>\$1,295,000</b>	3+3	1sty-TUDOR		



**MODERN ENGLISH TUDOR IN PICFAIR VILLAGE**

Open concept 3B/3B Modern English Tudor in Picfair. Kit w/quartz & Frigidaire Gallery Series SS appl creates an enjoyable cooking experience. Private Master w/cathedral ceilings & sitting area flows thru French doors to the rear deck & yard w/fruit trees. 2 additional beds, 1 w/ensuite bath. A generously sized family, great for entertaining guests/relaxation, flows to the rear deck & yard. Stunning hardwood floors thruout, & all updated systems, including cable pre-wire. Finished 2 car garage.

MLS#16-126686

Morgan Pasco  
MORGAN REAL ESTATE 3106063887

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

<b>16 Mid Los Angeles</b>				<i>Income</i>
<b>2816 WELLINGTON RD</b>	Open	11-2	<b>NEW</b>	
<b>\$625,000</b>		SPANISH		



**NEW INVESTMENT OPPORTUNITY IN WEST ADAMS!**

Renovated West Adams Duplex. Classic, crisp and clean, this large side by side duplex with 3bd/2ba each, has been handsomely updated with new roof, electric, floors, tasteful finishes, recessed lighting, & newer systems. Open floor plans with large kitchens feature new counter tops & stainless steel appliances. Master suites open to back yard space with garages. Immaculate and stylish on a lovely tree lined street. Close proximity to Culver City, DTLA, Ktown and more. Delivered Vacant!

MLS#16-126164

Bryant | Reichling  
SOTHEBY'S 323-395-9084

www.2816Wellington.com

<b>17 Mid-Wilshire</b>				<i>Single Family</i>
<b>334 N HOBART</b>	Open	11-2	<b>NEW</b>	
<b>\$949,000</b>	4+3	2sty-CRAFTSMAN		



**COOL CRAFTSMAN IN A LEAGUE OF ITS OWN**

4B/3B Craftsman w/2nd story bonus. Kit w/high-end appl, exquisite tile & granite finishes. Rich hardwood thruout. 3 beds up w/vaulted ceilings. Bonus w/private balcony & peek-a-boo view of DTLA, large enough for a pool table. 1st floor office doubles as guest room. Private backyard w/covered patio and firepit pad. The 2-car garage and large driveway accommodates multiple vehicles. This property was designed to address today's needs and tomorrow's possibilities.

MLS#16-125884

Morgan Pasco  
MORGAN REAL ESTATE 3104330385

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

Questions? Need Assistance?  
Contact our Help Desk Department!

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

help!!!

**18 Hancock Park-Wilshire** *Single Family*

<b>501 S ROSSMORE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,575,000</b>	8+6		
	<b>GEORGIAN COLONIAL DESIGNED BY ARCHITECT BURNSIDE STURGES</b>		
Commissioned to be built in 1923 by Harry Warner of Warner Bros. Studios. A tennis court, stunning large pool and guest house round-out the beautiful grounds. The original screening room with maple paneled walls and a movie projection booth brings back the glorious days of early Hollywood. Recently updated bathrooms and kitchen. At every turn the care for this historical property is evident. A true Hollywood legend.			
MLS#16-126106		www.hiltonhyland.com	
Brenda ChandlerCooke 310.614.3434		HILTON & HYLAND	

<b>630 N CHEROKEE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,950,000</b>	3+2	2sty-MEDITERRANEAN	
	<b>630 CHEROKEE -TRUST SALE</b>		
Vintage Mediterranean circa 1926 1st time on the market in 60 years. Located on one of Hancock Park's most desirable streets. Classic center hall plan with three bedrooms, two baths up and maids down. Large Living room with fireplace with adjacent family room and spacious formal dining room. 3rd St. school district.			
Ken Church 323-762-2519		KELLER WILLIAMS L.	

<b>6363 W JUNE PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,525,000</b>	4+4	SPANISH	
	<b>NEW HOMES RELEASED! USE 822 N. JUNE ST.</b>		
NEW HOMES RELEASED The June Street Collection - 10 single family homes w/private roof decks available, hot tub ready w/built-in BBQ's, outdoor fridge & wet bar w/views. Approx. 10 ft. ceilings, cook's kitchen w/Bertazzoni range, wine fridge, waterfall island & custom cabinetry. La Cantina doors disappear to covered patios. Gated, private street w/2 car garage. Integrated security w/controlled access + separate heating & AC controls on every level. Quite possibly the finest new homes in the City.			
MLS#16-123794		BBQ,Dshwshr,Grbg Disp,Hood Fan,Micro	
Grant Linscott 323-333-6222		KELLER WILLIAMS RLTY	

<b>590 N CAHUENGA</b>	Refresh.	11-2	<b>red</b>
<b>\$1,880,000</b>	1999000	4+3 2sty-SPANISH	
	Elegant Spanish with 4 bedrooms and 2.5 baths nestled on a tree lined street. Light and bright two-story living room boasts large arched windows and vaulted ceilings. Unique floor plan with grotto like backyard offers a great sense of privacy. An entertainer's paradise in close proximity to Larchmont Village, the Los Angeles Tennis Club & Wilshire Country Club. 3rd Street Elementary.		
MLS#16-109076		590Cahuenga.com	
Loveland Carr Properties 323-460-7606		COLDWELL BANKER HP	

<b>455 N HIGHLAND AVE</b>	Lunch	11:30-2	<b>rev</b>
<b>\$1,699,000</b>	4+3	2sty-TUDOR	
	<b>WELL MAINTAINED TUDOR</b>		
4 Bedrooms, 3 baths plus large family room. Magnificent stained glass windows, coved ceiling and hardwood floors. Center hall plan. Living room with fireplace, formal dining room, breakfast room, updated kitchen with ceasar stone countertops, large family room with built-in bookcases and sliding glass French doors opening to private yard and pool. Maid's & bath. Up, master bedroom suite with sitting room or office, huge walk-in closets & bath + 2 other spacious bedrooms & bath. 2 car garage.			
MLS#16-121380		Dshwshr,Grbg Disp	
Cecille Cohen (213) 810-9949		COLDWELL BANKER HPN	

**18 Hancock Park-Wilshire** *Condo / Co-op*

<b>350 N ORANGE</b>	Open	11-2	<b>NEW</b>
<b>\$1,650,000</b>	3+3	TRADITIONAL	
	<b>NEW YORK TOWNHOUSE STYLE CONDOMINIUM</b>		
Townhouse style condo is located on entire upper floor of completely renovated building.This 2nd floor unit featuring high ceilings thru-out w/crown moldings.Fireplace in living room.Brand new stainless steel appliances.Huge formal dining room or family room. Gorgeous hand cut tiles in bathrooms & kitchen.Luxurious master w/walk-in closet. 2 other good size bedrooms w/own bathroom. Separate 2 car garage w/storage.Quiet location. Walking distance to all the cool shops & restaurants.			
MLS#16-121846		Cbl,Dshwshr,Grbg Disp	
Susan Smith 310.415.5175		HILTON & HYLAND	

<b>650 WILCOX AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,099,000</b>	3+3	COUNTRY ENGLISH	
	<b>DAZZLING REDONE TH AROUND THE CORNER FROM THE TENNIS CLUB</b>		
Wonderful Open Plan with HW floors. Chic High Ceiling Living Room with FP opens to private French Garden. Dining Room with Wet Bar. Designer Kitchen has Caesarstone Counters, SS Appliances & Center Island for 2 to Dine. Small Charming Adjacent Family Room opens to Oversize Back Patio w/Umbrella Table & Direct Gas Grill. Large Master Opens to Sunny Balcony. Master Bath with double sinks, Shower. Walk-in Closet. 2 additional Bedrooms & Hall Bath. Side by Side pkg is steps away. 3rd Street School			
MLS#16-123566		SS Appliances,W/D,Gas Cooktop & Grill	
Linda Hindley 323-610-6070		CB BEVERLY HILLS N	

**19 Beverly Center-Miracle Mile** *Single Family*

<b>612 N FULLER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,980,000</b>	5+5.5	2sty-CONTEMP MED	
	<b>STUNNING CONTEMPORARY MEDITERRANEAN WWW.612FULLER.COM</b>		
Spectacular Tuscan inspired NEW construction in prime Miracle Mile features nearly 4700 sq ft, 5 bedrooms, 5.5 baths, PLUS nearly 400 sq ft of outdoor living spaces. Volume ceilings, bright open plan, gorgeous paneled doors, stunning hardwood and stone floors. Custom cook's kitchen w/ dual sinks & dual dishwashers. Spacious family room opens to huge outdoor patio area, outdoor kitchen, heated pool & spa. Exquisite master suite w/ spa like bath. FOUR additional spacious upstairs bedroom suites.			
MLS#16-126356		www.OmegaGroup.LA	
Omega Group-Ron Keinan 310.779.5348		KELLER WILLIAMS	

<b>1266 HAUSER BLV</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	2+1.5	COUNTRY ENGLISH	
	<b>BEAUTIFUL WILSHIRE VISTA ENTERTAINER'S DELIGHT</b>		
COUNTRY ENGLISH HOME WITH DETACHED OFFICE/GUESTROOM. This vintage home exudes character and charm while being enhanced with modern features a Behind 8ft. tall privacy hedges, though stylishly maturely planted drought tolerant front yard. Enter huge Living Rm w/ leaded glass picture window, hrdwd. flrs, magnificent fireplace & high vaulted beamed ceiling. Remolded cook's kitchen w/ custom cabinets, Caesarstone counters and top of the line stainless steel appliances w/ direct access to back yard.			
Anne Austin (213) 718-1527		www.1266Hauser.com	
COLDWELL BANKER HPS			

<b>341 N CRESCENT HEIGHTS BLVD</b>	Open	11-2	<b>red</b>
<b>\$2,995,000</b>	5+5.5	2sty-SPANISH	
	<b>GORGEOUS SPANISH REVIVAL WWW.341CRESCENTHEIGHTS.COM</b>		
Rarely does a property come along which blends the stunning details of classic Spanish architecture with all the modern amenities & attention to detail such as you'll discover in this walled & gated compound just minutes from all city services, renowned restaurants, every possible entertainment venue & world class designer shops. This home features nearly 4600 sq ft, 5 bedrooms, 5.5 baths PLUS over 500 sq ft of complimentary outdoor living spaces. Stunning must see designer perfection!			
MLS#16-118496		www.OmegaGroup.LA	
Omega Group-Ron Keinan 310.779.5348		KELLER WILLIAMS	

TUESDAY

<b>6119 MARYLAND DR</b>	Open	11-2	<b>red</b>
<b>\$2,925,000</b>	5+6	MODERN	
<b>NEW MODERN HOME</b>			
Home nestled in the heart of LA. Open floor plan, plentiful skylights, balconies and sliding doors. Luxurious pool, jacuzzi, fire pit and deck, creating a Zen aroma in backyard. Cacti and pebble hard scape			
			
MLS#16-975635 Mimi Arbib Iss 818-294-4668 RODEO REALTY Cbl, Dshwshr, Frzr, Grbg Disp, Hood Fan, etc.			

<b>637 N GARDNER ST</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,969,000</b>	5+4.5	2sty-CONTEMPORARY	
<b>SPECIAL TWILIGHT EVENT OPEN ALSO 6-8 PM WWW.637GARDNER.COM</b>			
Custom designed Noesis Group lifestyle property. Enter nearly 4000 sq ft through a gated courtyard & discover this sophisticated luxury property complete with all expected amenities and exquisite designer finishes throughout. Porcelanosa bath tiles, sleek custom Miton Italian kitchen with Miele appliances. Generous luxurious master retreat. Private open air 2nd-story patio, ground level covered patio area overlooking a zero edge spa, decorative pool, flat grassy yard & more. A must see property!			
			
MLS#16-117032 Omega Group-Todd Michaud 310.429.8191 KELLER WILLIAMS www.OmegaGroup.LA			

<b>616 N POINSETTIA PL</b>	Open	11-2	<b>rev</b>
<b>\$2,949,000</b>	5+6.5	2sty-SPANISH	
<b>BEAUTIFUL SPANISH CONTEMPORARY IN THE HEART OF THE CITY</b>			
Beautiful, warm Spanish Contemporary located seconds from restaurants and designer shops. Downstairs offers a formal living room, large dining room, guest quarters, and open kitchen/family room that flow out to the pool and cabana. The kitchen is adorned with designer finishes, giving the house a chic contemporary style. Upstairs is 3 bedroom suites, additional family room, and multiple balconies. Luxurious master suite with inviting bath that overlooks the impeccably designed backyard.			
			
MLS#16-125066 Grauman/Arana 424-238-2484 THE AGENCY			

<b>611 N MARTEL AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,895,000</b>	4+5	2sty-MODERN	
<b>JUST REDUCED 100K SPECTACULAR LUXURIOUS MODERN</b>			
Soaring ceilings, open floor plan. gorgeous kitchen, great room, top of the line ss appliances. Sliding glass doors in kitchen and great room flow out to the lush green backyard featuring a sexy cabana, pool and BBQ. Sexy master suite with high ceilings, walk in fitted closet and large terrace. This home has it all; 3 fireplaces, patios, Incredible location, an entertainers dream which offers the best of the LA lifestyle. Close to trendy Beverly Blvd, La Brea, Melrose, and The Grove.			
			
MLS#16-117804 Steven Aaron (310)432-6589 KW BEVERLY HILLS BBQ, Bit-Ins, Dshwshr, Micro, Frldg			

<b>6212 MARYLAND DR</b>	Open	11-2	<b>rev</b>
<b>\$1,599,000</b>	3+2	1sty-SPANISH	
Enter through inner courtyard into this fabulous Spanish home w/center hall floor plan, leading to imposing LR w/beamed ceiling & fireplace, formal DR and den. Original details, ornate crown moldings			
MLS#16-108636 Dshwshr, Dryer, Frzr, Hood Fan, Range/Oven Leah Brenner 323-860-4245 COLDWELL BANKER HPS			

<b>19 Beverly Center-Miracle Mile</b>			<i>Income</i>
<b>1054 S STANLEY AVE</b>	Open	11-1	<b>red</b>
<b>\$1,298,000</b>	1299000	Duplex	
<b>PRIME LOCATION!! 1ST TIME ON MARKET IN 28 YEARS!! - DUPLEX</b>			
PRIME LOCATION NEAR FAIRFAX & OLYMPIC!! TWO ELEGANT, SPACIOUS, BEAUTIFUL 2 BEDROOM APARTMENT RESIDENCES, HIGH CEILINGS, W/CROWN MOLDING, HARDWOOD FLOORS, EXCELLENT NATURAL LIGHT!! LARGE & BEAUTIFUL DINING, LIVING AND BEDROOMS. FIRST TIME ON MARKET IN 27 YEARS - GREAT "WALKABILITY", JUST MINUTES TO THE WESTSIDE, DOWNTOWN, HOLLYWOOD, THE FARMERS MARKET, OUTSTANDING OPPORTUNITY TO "LIVE, WORK, PLAY AND A GREAT NEIGHBORHOOD TO RAISE A FAMILY!! CALL AGENT FOR DETAILS!! OWNER MOTIVATED!!			
			
MLS#16-113090 Mark Konopaske 213-220-9800 MARK KONOPASKE Grbg Disp			

<b>20 Hollywood</b>			<i>Single Family</i>
<b>6365 W JUNE PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,435,000</b>	3+4	NEW PROJECT	
<b>NEW HOMES! FOR DIRECTIONS USE 822 N. JUNE ST</b>			
NEW HOMES RELEASED The June Street Collection - 10 single family homes w/private roof decks available, hot tub ready w/built-in BBQ's, outdoor fridge & wet bar w/views. Approx. 10 ft. ceilings, cook's kitchen w/Bertazzoni range, wine fridge, waterfall island & custom cabinetry. La Cantina doors disappear to covered patios. Gated, private street w/2 car garage. Integrated security w/controlled access + separate heating & AC controls on every level. Quite possibly the finest new homes in the City.			
			
MLS#16-123748 Grant Linscott 323-333-6222 KELLER WILLIAMS RLTY BBQ, Dshwshr, Grbg Disp, Hood Fan, Micro			

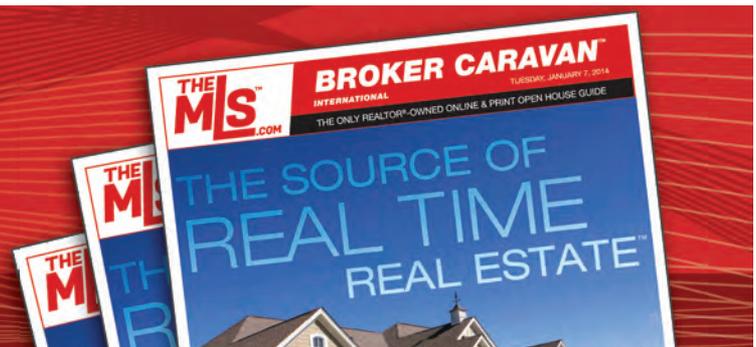
<b>6512 LEXINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$729,000</b>	1+1	CALIFORNIA BUNGALOW	
<b>IMPOSSIBLE TO DUPLICATE! ONE-OF-A KIND VINTAGE BUNGALOW!</b>			
Impossible to duplicate. Featured in Dwell "Small Spaces, Big Ideas" 11/2013. One-of-a kind vintage bungalow defines the open concept. Bed descends from the ceiling & disappears when not in use, headboard converts to a desk + a red curtain divider for privacy that stores away. Storage cists & full bath are hidden behind custom Shoji-inspired screens, stone shwr, soaking tub & cstm boulder carved sink. In addition, a luxe detached spa, w/double showers, steam rm + dry sauna, laundry & powder rm.			
			
MLS#16-125858 Grant Linscott 323-333-6222 KELLER WILLIAMS RLTY sauna, dishwasher, micro, fridge, stove			

<b>20 Hollywood</b>			<i>Condo / Co-op</i>
<b>1645 VINE ST #606</b>	Open	12-2	<b>NEW</b>
<b>\$1,495,000</b>	2+2	ARCHITECTURAL	
<b>DESIRABLE HOLLYWOOD CORNER LOFT</b>			
Open today noon - 2pm. One of the most desirable floor plans at The Broadway. Corner loft with wrap around windows. Reminiscent of classic NYC loft living with "Mad Men" overtones. Resort style roof top pool with boutique cabanas, gym, front desk & 24 hour valet. Mills Act tax benefits. Perfect fit for anyone that wants an "authentic" live/work loft type environment at one of the most iconic crossroads in the world: Hollywood & Vine. Nothing else like it on the market!			
			
MLS#16-125858 Laura Pardini 888-931-3337 COMPASS Open noon - 2 pm			

## REMINDER

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



<b>1411 N DETROIT ST #305</b>	Open	11-2	593D3	<b>red</b>
<b>\$695,000</b>	730000	2+2	CONTEMPORARY	



**MAJOR REDUCTION! SELLER FOUND ANOTHER. PRICED UNDER-MARKET!**

Stunning 7 year old contemporary w/1 common wall at the famed Legendary Place, a boutique 23 unit building centered around a landscaped courtyard in prime Hollywood. High ceilings. Quiet & private w/3 units on the floor. Grmt kit w/Viking appliances & Caesar-stone counters create an entertainer's paradise. Master w/huge walk-in & lavish bath w/dual sinks, tub & sep. walk-in glass shower. SxS laundry & large pvt patio.Gated parking, guest parking, additional parking & storage pending availability

MLS#16-107276  
Mark Goldsmith (310)200-6697  
COLDWELL BANKER RESI

Priced under all other recent "solds"

**20 Hollywood** Lease

<b>1645 VINE ST #904</b>	Open	12-2	<b>NEW</b>
<b>\$4,995</b>	0+1	ARCHITECTURAL	



**SUPER COOL RENTAL WITH TWO BALCONIES**

Open today from noon - 2pm. Rare find at The Broadway: two side by side Juliet style walk-out balconies with views of the Hollywood sign and Capitol Records. This unfurnished loft features an exposed brick feature wall, a spacious walk-in custom closet and a wide open floor plan. Washer/dryer within unit. Stunning rooftop pool/spa deck with cabanas and gym. Amenities include valet and front desk services. Enjoy living in Hollywood's famed landmark building: The Broadway Hollywood.

MLS#16-118726  
Laura Pardini 888-931-3337  
COMPASS

Open noon - 2pm

**21 Silver Lake - Echo Park** Single Family

<b>3210 DRURY LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,480,000</b>	4+3	SPANISH	



**SILVER LAKE SPANISH REVIVAL WITH POOL & VIEWS!**

Circa 1927 Spanish revival nestled in the hills of Silver Lake featuring pool & views of the hills is conveniently located minutes from trendy Sunset Junction shops and restaurants in Ivanhoe Elementary School District. An artistic & exquisite Moroccan influenced design is creatively infused w/imported materials from around the world. Cook's kitchen equipped w/ Viking & Fisher-Pykel appliances features Moroccan marble counter tops, custom cabinetry & island w/breakfast bar. Large terrace.

MLS#16-126536  
Susan L Andrews  
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

<b>3439 WINSLOW DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,999</b>	4+3	MODERN	



**ENTERTAINER'S HOME WITH HUGE YARD & VIEWS!**

Beautiful, completely redone Modern home in the heart of Silverlake with breathtaking views! Above Sunset, near Sunset Junction, this 4BD + 3BA stunner features abundant natural light, open floor plan, Porcellanosa finishes, cook's kitchen with center island and stainless steel appliances, great spaces for entertaining, and designer touches throughout. Steps to the local farmers market, Trois Familia & other neighborhood hot-spots, and the famed "Silver Lake Stairs". HUGE backyard! Welcome Home!

MLS#16-126536  
Grant Linscott 323-333-6222  
KELLER WILLIAMS RLTY

fridge, stove, dishwasher, microwave

<b>540 N COMMONWEALTH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$850,000</b>	1+1	1sty-CALIFORNIA BUNGALOW	



**7500 SQ FT. LOT PERFECT DEVELOPMENT SITE**

**ATTEN : DEVELOPERS - BUILDERS - 7,500 SQ FT - FLAT LOT**

BRING YOUR BUYERS - BUILDERS - DEVELOPERS BIG FLAT LOT WITH SMALL HOUSE ON IT 5 BLOCKS EAST OF VERMONT - 2 BLOCKS SOUTH OF MELROSE . GREAT OPPORTUNITY TO BUILD APARTMENTS ZONED LA R2 OPEN TODAY 11-2 COME ON DOWN..... ANY QUESTIONS CALL BOB (310) 367-1130 540 NORTH COMMONWEALTH AVE SELLER SEZ SELL !

MLS#16-125704  
Bob Murphy 310 367 1130  
KELLER WILLIAMS BEVE

**22 Los Feliz** Single Family

<b>1959 N NEW HAMPSHIRE AVE</b>	Open	11-2	594/A3	<b>NEW</b>
<b>\$1,375,000</b>	3+2	1sty-CRAFTSMAN		



**CLASSIC CALIFORNIA CRAFTSMAN**

IN SOUGHT AFTER LOS FELIZ SQUARE WITH 3 BEDROOMS, 2 BATHS, BONUS ROOM & CHEF'S KITCHEN. RESTORED IN KEEPING WITH THE SENSIBILITY OF PERIOD DETAILS, YET IN TUNE WITH PRESENT STANDARDS. MOMENTS TO THE VIBRANT LIFE IN THE VILLAGE.

Timothy Enright 310.652.6600  
THE ENRIGHT COMPANY  
www.TheEnrightCompany.com

<b>3866 UDELL CT</b>	Lunch	11-2	<b>NEW</b>
<b>\$895,000</b>	3+3	2sty-CONTEMPORARY	



**LOS FELIZ MODERNIST BUNGALOW, FRANKLIN ELEMENTARY**

Chic Modernist Bungalow set at the top of a tranquil woodsy cul-de-sac in Franklin Hills. 2 car garage and formal stone tiled entry lead to bright open sunlit rooms including: living area with fireplace, kitchen, & dining area with garden view; plus adjacent covered balcony overlooking the street below, perfect for relaxing outdoors. Upstairs are 3 spacious bedrooms with additional family room/office. Unwind after a long day in the therapeutic outdoor sunken spa, taking in the verdant view.

Konstantine V. | Rick Y 323.270.1725  
SOTHEBY'S LOS FELIZ  
www.3866Udell.com

**22 Los Feliz** Condo / Co-op

<b>4411 LOS FELIZ #205</b>	Open	11-2	<b>NEW</b>
<b>\$535,000</b>	1+1		



**WELCOME TO ICONIC LOS FELIZ TOWERS**

Welcome to iconic Los Feliz Towers in the heart of Los Feliz. This rare front-facing unit opens to a large private balcony and offers nine feet of expansive floor-to-ceiling windows allowing tons of natural light.The Los Feliz Towers are located steps away from Los Feliz Village which hosts shops, restaurants and theaters. The Towers are conveniently located near the Greek Theater and Griffith Park hiking trails. The building features a pool, gym, sauna, gated parking, security 24-hour doorman

MLS#16-126946  
H. Jasan Sherman 310.600.3825  
RODEO REALTY- BRENTW

None

**22 Los Feliz** Residential Manufactured/ Mobile Home

<b>4342 CEDARHURST CIR</b>	Refresh.	1-4	<b>NEW</b>
<b>\$2,850,000</b>	4+4	2sty-SPANISH	



**CASA CEDARHURST - SPANISH COLONIAL REVIVAL W/ SWEEPING VIEWS**

Inspiring and Romantic Los Feliz Spanish Colonial Revival, perched atop a knoll, with birds-eye views to downtown, hills & city. Pueblo style vernacular including wood beamed ceilings, verandas, niches, gorgeous stained glass windows, & fireplaces. Lush gardens w/ ponds. Serenity & privacy of an estate. Custom gourmet period kitchen w/ butlers pantry, handcrafted wrought iron railings & period detailing throughout the house. Impressive 4-car garage. This is California living at its finest.

Cesar Sanchez 323-356-6618  
COLDWELL BANKER

**Why Advertise? Large Distribution Area**

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

TUESDAY

**28 Culver City** Single Family

<b>4168 BALDWIN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+2	MID-CENTURY	



**WWW.4168BALDWIN.COM**

Gorgeous Mid-Century Home in Carlson Park! Large R2 Lot (Build a 2nd home in your backyard!) Bright open living room with hardwood floors, crown molding, recessed lights & fireplace. Remodeled kitchen with granite counters, garden window and sliding glass door that opens to patio for outdoor dining. Large master suite with glass door to patio, walk-in closet and gorgeous master bathroom with his & her sinks and glass tile backsplash. Hall bathroom with marble tile & spa tub.

MLS#16-126428	
Todd Miller KELLER WILLIAMS-SM	3105602999
Open House Sunday 2-5pm and Tues 11-2pm	

<b>11156 BARMAN AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+2	1sty-TRADITIONAL	



**POPULAR VETERANS PARK!!**

Wonderful 3 bedroom, 2 bath, and family room with fireplace. Hardwood floors, new doors, windows, plumbing, heating, bathrooms, electrical, stainless steel appliances, new sewer line, gas line and more!!

Karen Dolce DOLCE AND ASSOCIATES	310-795-6565
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**28 Culver City** Condo / Co-op

<b>9900 CULVER BLVD #2A</b>	Open	11-2	<b>NEW</b>
<b>\$1,075,000</b>	2+2	MODERN	



**WWW.9900CULVER.COM**

Stunning modern corner-unit residence in the heart of Downtown Culver City! Built in 2009 with a spacious open design, 10ft ceiling and high-end finishes. Large living & dining room with hardwood floors opens thru Fleetwood doors to balcony overlooking downtown. Gourmet Kitchen with custom cabinets, Caesarstone counters, Bosch appliances & Center Island. Large master suite with custom closets & private balcony overlooking Sony Studios. Sumptuous master bathroom with oversized tub & rain shower.

MLS#16-126806	
Todd Miller KELLER WILLIAMS-SM	3109235353
Open Sunday 2-5pm and Tues. 11-2pm	

**53 Woodland Hills** Single Family

<b>23341 OSTRONIC DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,450,000</b>	6+4.5	1sty-ARCHITECTURAL	



**SPRAWLING 7000 SF ESTATE**

Sprawling 7000 sq ft estate on over a flat acre. 6 bedroom, 4 1/2 bath + guesthouse. Master suite with spa bath, gourmet kitchen w/ butler's pantry, subterranean wine cellar, library/office, maid's wing, 4 car garage. Expansive green grounds surrounded for privacy by 40 ft redwood trees and multiple areas for outdoor dining. This home has great indoor/outdoor ambiance for family living and entertaining. Home has been featured in many film productions! www.23341OstronicDr.com

Ron Papile COLDWELL BANKER SC	818-415-7966
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<b>22164 SAN MIGUEL ST</b>	Open	11-2	<b>NEW</b>
<b>\$675,000</b>	3+2	TRADITIONAL	



**GREAT CURB APPEAL WITH SUN DRENCHED POOL**

Beautiful shabby chic decorated one level light and bright pool home located across the street from the Woodland Hills Elementary Charter for Enriched Studies, k-5, which ranked 10 out of 10 by Great Schools. Front yard and enclosed back yards have landscape lighting and beautiful synthetic grass for a clean eco friendly look. The sun drenched pool and spa and landscape lighting complete this lovely 3 BD, 1.5 BA home.

MLS#16-126622	
Kenneth (KJ) Marmon HILTON & HYLAND	310.749.4995
www.kjmarmon.com	

**62 Encino** Single Family

<b>4915 WOODLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	4+4	FRENCH	



**REDUCED! STUNNING HOME IN PRIME ENCINO!**

REDUCED! Stunning French style home in Prime Encino! W/ beautiful finishes & incredible attention to detail, this 4bd, 3.5ba property is one-of-a kind! Highlights include a terra-cotta entry/gallery, formal living rm w/ vaulted ceilings, spacious family rm w/ full bar, & fireplace. Master suite features an intimate seating area, balcony, walk-in closets & spa tub. Complete with sparkling pool & spa, guest house & Koi pond! Add. features include hardwood floors, media room/den, basement & more!

MLS#16-971889	
Sally Forster Jones JOHN AAROE GROUP	3106917888
http://4915woodley.com/	

**72 Sherman Oaks** Single Family

<b>15431 VISTA HAVEN PL</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,599,000</b>	4+4.5	1sty-MID-CENTURY	



**MID-CENTURY OASIS**

**WWW.15431VISTAHAVEN.COM**

Mid-Century Arch'l on a pvt.1/3 ac. just below Mulholland, tastefully expanded & remodeled in '06. A very functional, open floorplan; bedrooms on one side, public rooms on the other w/ walls of glass in most rooms leading out to the resort-like backyard (pool, firepit, hillside views & outdoor kitchen) exemplifies the CA lifestyle at its best. A Viking center island kitchen, Roscomare El. (967 API) & proximity to the Westside & the 405 make this an exceptional opportunity that won't last long.

MLS#16-127000	
Michael Tunick BHHS CA PROPERTIES	323-646-3893
SEE FULL PG B/W & COLOR ADS	

<b>4016 WESLIN AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+2	2sty-MID-CENTURY	



Stunning panoramic views of the Valley! Walled, private setting w/pastoral front garden. 3BR+2BA stylish contemporary w/mid-century architectural elements. Open floor plan w/high beamed ceilings. Granite kitchen w/ss appliances+center island. French drs lead to a huge balcony. Master has high ceilings, walk in closet+gorgeous bath. Huge entertainer's deck great for parties+additional grounds.

Nanette Basin COLDWELL BANKER	818.487.5859
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**13632 MORRISON ST** Open 11-2 **NEW**

<b>\$839,000</b>	3+2	1sty-TRADITIONAL	<b>NEW</b>
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**GORGEOUS 3 BDRM W/ FAMILY ROOM & POOL!**

Fabulously upgraded 3-bedroom, 2-bath home with a sprawling family room and a sparkling pool. Glossy wood floors and top quality modern/ contemporary accents throughout. Gourmet kitchen with Thermador Professional appliances. Step-down family room with massive custom built-in for media, display, and storage. Beautiful bedrooms, stunningly remodeled baths, and 2-car garage with extra attic storage. Outdoor lounge, refreshing pool, and great patio space for outdoor dining.

Dave & Jeff Kaptain KELLER WILLIAMS BH	310-432-6500
pool, family room, gourmet kitchen	

**73 Studio City** Single Family

<b>3605 ALTA MESA DR</b>	Open	11-2	<b>NEW</b>
<b>\$939,000</b>	2+2	2sty-MODERN	



**MODERN HILLTOP ESCAPE W/ SOARING VIEWS**

Sublime hilltop escape with sweeping canyon & hills views. Abundant natural light and beautiful wood-framed windows & doors throughout. Open entertaining rooms with direct access to private deck. Stunning gourmet kitchen with Viking Pro appliances. Sprawling master suite with built-ins and a free-standing fireplace. Video security, integrated surround sound speakers, remote-operated shades, huge guest bedroom, beautifully done baths, 2-car garage. Gated entry & front deck. Fabulous location!

Dave & Jeff Kaptain KELLER WILLIAMS BH	310-432-6500
remodeled, soaring views, gated/ private	

TUESDAY

THURSDAY

**73 Studio City** *Condo / Co-op*

<b>X 12020 GUERIN ST #105</b>	Lunch	11-2	<b>NEW</b>
<b>\$699,000</b>	2+3	CONTEMP MED	



**SOPHISTICATED LUXURY CONDOMINIUM**

Incredible Studio City location! Bright townhome features stunning espresso plank wood floors. In building exercise room, two tandem parking, guest parking also. Steps to CBS/ Radford Studios, Ventura Blvd, Trader Joes, Jones on Third-Studio City. Best dining & shopping galore! Also walk to farmers market every Sunday for goodies. Carpenter Elementary School District.

MLS#16-126988  
Ladd Jackson 310.346.1744  
HILTON & HYLAND  
www.laddjackson.com

**74 Toluca Lake** *Lease*

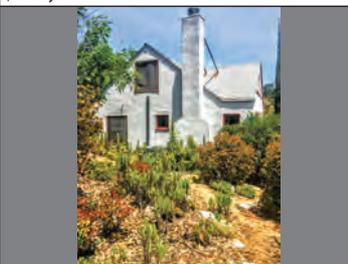
<b>9956 TOLUCA LAKE AVE</b>	Open	11-2	<b>rev</b>
<b>\$30,000</b>	4+7	TUDOR	

Classic Paul Williams architecture in this gracious English country manor. A view of the shimmering Toluca Lake beckons the moment you enter the Front Entry hallway.

MLS#16-101590 **Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp**  
F. Aldjufrie/ C.Knizek 310-467-9542 **THE AGENCY**

**93 Eagle Rock** *Single Family*

<b>2545 LANGDALE AVE</b>	Open	11-2	564-J7	<b>NEW</b>
<b>\$595,000</b>	2+1	1sty-TUDOR		



**A GROWN-UP TREE HOUSE FOR THE KID AT HEART! EVER DREAM**

of sitting in the boughs of a glorious tree & marveling at the peace & serenity? A sweet retreat graced with 20's charm, classic tiled fireplace facade, wood floors and sconces & chandelier reportedly rescued from a DTLA movie palace? Graced with abundant light from the view capturing picture windows right down to one over the kitchen sink that turns doing the dishes into an invitation to day dream at sunset vistas? Your private tree house is up many stairs but so worth the climb!

Liz Johnson 323-397-6041  
COMPASS - PASADENA  
VIEW!

**94 Glassell Park** *Single Family*

<b>3406 THE PASEO</b>	Open	11-2	<b>rev</b>
<b>\$1,299,000</b>	3+2.5	2sty-CONTEMPORARY	



**CONTEMPORARY AND SOPHISTICATED: OPEN TUESDAY 11-2PM & 6-8PM**

New construction. Loft style Open floor plan with 10 ft ceilings throughout. Convertible den for office/study. Master bedroom with fireplace, walk in closet and large open pocket doors to welcome the balcony and expansive views. Gorgous Carrera marble master bathroom to die for. Designer kitchen coupled with a center island and Viking appliances. Large Rooftop deck with 360 degree panoramic views. Come play Bocce Ball. Centrally located, just a stroll away from hip restaurants, shops and parks.

MLS#16-123096  
RC Thornton 310-210-5315  
COMPASS  
Atc Fan

**95 Mount Washington** *Single Family*

<b>1053 NORDICA DR</b>	Open	11-2	594-J2	<b>NEW</b>
<b>\$995,000</b>	3+3	2sty-RANCH		



**FALL IN LOVE WITH THIS CLASSIC 1939 CALIFORNIA RANCH INSTEAD**

of that mid-cen you've been chasing, walk in the front door & the warm glow of high beamed ceilings & doors framing a 180 degree sunset view relax you into a happy sigh, the crisp, great room kitchen opens to the deck that reads open concept, the French doors off the master bdrm beckon you out for private moments under the stars, bonus space is ready for your studio or office, 3 reborn baths mean you move right in, so come prepared to linger, dream & sigh happily.

Liz Johnson 323-397-6041  
COMPASS - PASADENA  
SUNSET VISTAS - 19000+ LOT

**1073 Boyle Heights** *Single Family*

<b>714 N BREED ST</b>	Open	11-2	<b>NEW</b>
<b>\$548,000</b>	3+2	TRADITIONAL	



**NEW CONSTRUCTION! UNIQUE OPPORTUNITY IN BOYLE HEIGHTS!**

Set in historic Boyle Heights, this breathtaking rebuilt home was thoroughly & carefully done w/ the finest of quality. Located on a massive R2 zoned lot, this custom home offers a prvt. escape w/ the unique opportunity to build a second income property! This 3bd. 2ba. home features hickory engineered floors, knotty alder doors & moldings, a custom kitchen w/ Carrera marble, & more. The utter perfection of this new construction & potential to add a unit makes this property truly one-of-a-kind!

S.F. Jones/ J. Smith 3106917888  
JOHN AAROE GROUP  
www.714Breed.com

**THURSDAY OPEN HOUSES**

**27 Topanga** *Single Family*

<b>21415 GREENBLUFF DR</b>	Refresh.	12-2	<b>NEW</b>
<b>\$3,900,000</b>	4+5	2sty-MEDITERRANEAN	



**PRIVATE, GATED & FENCED STONE MASTERPIECE**

Secluded, unique & crafted from stone. Gated & Fenced this incredibly PRIVATE, HORSE PROPERTY is such a peaceful setting. Enter through the massive arbor, past the fountain to the arched stone veranda. Solar heated POOL & OCEAN breezes and the divine views. The property is all organic. The lush gardens inc. fruit trees. The terraces draped in greenery. Kitchen w/marble counters opens to veggie garden. 4 en suites in 2 sep. spaces. ART STUDIO w/ wall of glass doors. Near 11,000 acres of trails.

MLS#16-974257  
Teresa Penner 310-849-3930  
SOTHEBY'S INT'L  
Blt-Ins,Dshwshr,Dryer,Hood Fan,Other

**93 Eagle Rock** *Single Family*

<b>2545 LANGDALE AVE</b>	Open	10-2	564-J7	<b>NEW</b>
<b>\$595,000</b>	2+1	1sty-TUDOR		



**A GROWN-UP TREE HOUSE FOR THE KID AT HEART! EVER DREAM**

of sitting in the boughs of a glorious tree & marveling at the peace & serenity? A sweet retreat graced with 20's charm, classic tiled fireplace facade, wood floors and sconces & chandelier reportedly rescued from a DTLA movie palace? Graced with abundant light from the view capturing picture windows right down to one over the kitchen sink that turns doing the dishes into an invitation to day dream at sunset vistas? Your private tree house is up many stairs but so worth the climb!

Liz Johnson 323-397-6041  
COMPASS - PASADENA  
VIEW

**95 Mount Washington** *Single Family*

<b>1053 NORDICA DR</b>	Open	10-2	594-J2	<b>NEW</b>
<b>\$995,000</b>	3+3	2sty-RANCH		



**FALL IN LOVE WITH THIS CLASSIC 1939 CALIFORNIA RANCH INSTEAD**

of that mid-cen you've been chasing, walk in the front door & the warm glow of high beamed ceilings & doors framing a 180 degree sunset view relax you into a happy sigh, the crisp, great room kitchen opens to the deck that reads open concept, the French doors off the master bdrm beckon you out for private moments under the stars, bonus space is ready for your studio or office, 3 reborn baths mean you move right in, so come prepared to linger, dream & sigh happily.

Liz Johnson 323-397-6041  
COMPASS - PASADENA  
SUNSET VISTAS - 19000+ LOT

**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

**FRIDAY OPEN HOUSES**

**SUNDAY OPEN HOUSES**

**53 Woodland Hills** *Single Family*

<b>22320 QUINTA RD</b>	Open 11-2	<b>NEW</b>
<b>\$998,000</b>	3+3 CONTEMPORARY	
		
<p><b>TOTALLY REMODELED ONE STORY VILLA</b></p> <p>Located on a tree lined quiet street, this single story "jewel" home is totally remodeled. Kitchen has been tastefully redone w/ stainless appliances. Residence features 3 br and 2.5 ba, an open floor plan, wonderful for entertainment living rm with fireplace, opens to dining and kitchen, flat backyard.</p>		
<p><b>MLS#16-123324</b></p> <p>Afa Shafa 310-424-1122</p> <p>JOHN AAROE GROUP</p> <p>Blt-Ins,Dshwshr,Grbg Disp,Fridg</p>		

**72 Sherman Oaks** *Single Family*

<b>3329 COY DR</b>	Open 11-2	<b>rev</b>
<b>\$2,349,000</b>	6+4 ARCHITECTURAL	
		
<p><b>RETREAT IN THE HILLS.....</b></p> <p>Architectural view home with 3,013± sq. ft. on a 10,550± sq. ft. lot. Dramatic entry with inviting skylight and slate floors throughout. Light and bright 6 bedroom 4 bath home with separate public rooms. Kitchen has high end updated appliances, Thermador range and Subzero refrigerator. Large master suite, which opens out to the pool, spa and patio with views. Master bath has dual sinks and step down shower with garden and city views. Great curb appeal.</p>		
<p><b>MLS#16-108048</b></p> <p>Sharona Alperin 310-888-3708</p> <p>SOTHEBY'S INT.REALTY</p> <p>www.MySharona.com</p>		

**05 Westwood - Century City** *Condo / Co-op*

<b>1840 VETERAN AVE #101</b>	Open 2-5	<b>NEW</b>
<b>\$819,000</b>	2+3 CAPE COD	
		
<p><b>SPACIOUS WESTWOOD CONDO</b></p> <p>Spacious Westwood Cape Cod Style bldg. rear facing unit. 2 bed/2.5 bath. Marble Foyer, Large Open Living Room with Dining area, Fireplace,Wet-Bar,Breakfast Room. Kitchen has double ovens, gas range. Large Guest bedroom w/plantation shutters. Sunny Bright Balcony off Master suite has 2 walkin closets with built-ins plus Sliding Glass Closets.Master En Suite with separate shower/bath,Granite counter tops and dual sinks. In unit laundry room with ample cabinet storage. sideXside parking spaces</p>		
<p><b>MLS#16-127004</b></p> <p>Jennifer Lee 310-467-4395</p> <p>JOHN AAROE GROUP</p> <p>www.1840veteran.aaroe.site</p>		

**19 Beverly Center-Miracle Mile** *Single Family*

<b>118 S KILKEA DR</b>	Open 2-5	<b>NEW</b>
<b>\$3,495,000</b>	4+5 ARCHITECTURAL	
		
<p><b>ARCHITECTURAL JEWEL IN BEVERLY GROVE</b></p> <p>Sophisticated, elegant, and charming, fitting all the criteria LA's lifestyle has come to demand. Walk into one of the most private settings in Beverly Grove, truly a getaway oasis seconds from the best LA has to offer. As you walk into a private entrance encapsulated by a magnificent water feature and into the spacious indoor/outdoor environment, the product speaks for itself. Also available for lease at \$20,000/month, unfurnished.</p>		
<p><b>MLS#16-126160</b></p> <p>Tomer Fedida, Esq. 3235774201</p> <p>FEDIDA PROPERTIES</p> <p>BBQ,Blt-Ins,Dshwshr,Dryer,Micro,Other</p>		

<b>831 S DUNSMUIR AVE</b>	Open 2-5	<b>rev</b>
<b>\$1,800,000</b>	3+2 SPANISH	
		
<p><b>FABULOUS CARTHAY - BEVERLY GROVE AREA</b></p> <p>Bright sun lit oasis in most desirable area. This sophisticated home boasts living and dining rooms with dark hardwood floors. Wonderful chefs kitchen with eating area. Master suite opens out to the relaxing patio with pool, spa and cascading fountain. The charming guest house/office complete with kitchen and bath (no permit) is a secret hideaway. Near new purple-line subway.</p>		
<p><b>MLS#16-117554</b></p> <p>Judy Leach 310-858-1152</p> <p>COLDWELL BANKER RESI</p>		

**BY APPOINTMENT**

**42 Downtown L.A.** *Condo / Co-op*

<b>900 W OLYMPIC #44F</b>	Open 2-3	<b>NEW</b>
<b>\$2,495,000</b>	CONTEMPORARY	
		
<p><b>5-STAR LOS ANGELES LIVING EXPERIENCE</b></p> <p>Located on one of the highest floors of the Ritz Carlton, this stunning two-bedroom, three-bathroom unit boasts unobstructed views from every room. Widely known as the most preferred floorplan, this "F-unit" features some of the largest master suites available. The renowned Ritz Carlton experience offers 24-hour valet, concierge, complimentary breakfast, rooftop pool with private cabanas, fully-equipped fitness center, and spa/salon.</p>		
<p><b>MLS#16-122318</b></p> <p>Eric Lavey 424-233-0920</p> <p>THE AGENCY</p> <p>Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan,</p>		

**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

FRIDAY AND BY APPOINTMENT

SUNDAY



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# The Evolution of Pardee Properties to Halton Pardee + Partners

- 2005** Hired 1st employee, Louis Leal (friend of Tami Halton Pardee and future company president)  
Started out of Tami's home office  
Tami Halton Pardee named "Rookie of the Year"
- 2006** Tami Halton Pardee had 2nd child and began working with all the local mom groups  
Embraced digital marketing
- 2007** Hired Samantha Kinnon, (former scrapbook store employee, now Director of Operations aka Coordinator of Chaos)  
Tami Halton Pardee became #1 agent in Venice
- 2008** Economic crisis hits – pulled up our bootstraps  
Doubled down on marketing – took a steadfast approach  
Grew business by 85%  
Stayed strategic, steadfast, and relentless
- 2009** Hired Tami's cousin Katie Pardee from Gloucester, Massachusetts aka "GLOUSTA"  
Inspired to help our own communities – started Giving Back program  
Home office busting at the seams – tired of tiptoeing during kids' naptime
- 2010** Hired 1st Buyer's Agent and sold Moby a house  
Moved office onto Abbot Kinney – no heat or AC – fine line between a sweat lodge and an igloo
- 2011** At 9 months pregnant, Tami worked open houses up until the day before she had twin boys  
Tami Halton Pardee became #10 Agent in Los Angeles  
Giving Back program crossed \$200,000
- 2012** Hired first Listing Agent, Tiffany Rochelle  
Tami Halton Pardee became #7 Agent in Los Angeles  
Started Commercial Division of Brokerage
- 2013** Moved into current location on Abbot Kinney  
Tami Halton Pardee became #1 Agent in Los Angeles  
Over 30 partners in our work family  
Giving Back program crossed \$480,000
- 2014** Opened 2nd office in Santa Monica  
Over 40 partners in our work family  
Giving Back program crossed \$600,000  
Tami Halton Pardee appeared on Million Dollar Listing episode  
First river rafting company retreat on the Kern River
- 2015** Over 50 partners in our work family  
Named #50 fastest growing private companies by the Los Angeles Business Journal  
Tami Halton Pardee named #17 agent in the United States by Wall Street Journal/Real Trends
- 2016** Crossed \$2.3 billion in sold property to date  
Giving Back program crossed \$800,000  
Opening 3rd office in Mar Vista  
Evolving into Halton Pardee & Partners, Inc.

## The World Evolves and So Do We

We're excited to announce that, as of May 19th, Pardee Properties is evolving into Halton Pardee + Partners.

While our leadership, ownership, and independence remains identical, this name change reflects two major milestones for the company.

First, Tami Pardee's brother, Tony Halton, will be incorporating his successful desert-focused agency into the Pardee family, giving the agency even broader geographic scope and expertise.

Second, our combined agency now has more than 50 incredible professionals to serve you and our community; they deserve to be partners in our company.

Our service, expertise, and dedication remain exactly the same.

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JOELLE KIM



With over 14 years of industry experience, Joelle Kim is an expert in strategic real estate sales and marketing. As a real estate development consultant she delivered excellent results for her clients: Watermark Villa in La Quinta and Preserve & Island in Lake Las Vegas. She has also created successful sales and marketing strategies for over 10 new home communities and served as the New Home Community Sales Manager including three recent new home communities: Pan American Lofts, Grand Park Condominiums, and Solair ST Collection. At Solair she was able to sell 16 units within the first three weeks of the re-grand opening.

Her strength in marketing and sales has helped her close over 100 transactions including commercial retail and office buildings in Los Angeles and Orange County. She has an active relationship with the community and with other brokerages in the area.

Joelle attributes much of her success to her tireless work ethic and her extensive knowledge of the market. Her firm negotiation skills, aggressive and clever marketing plans, and business acumen make her a powerful resource for her clients.

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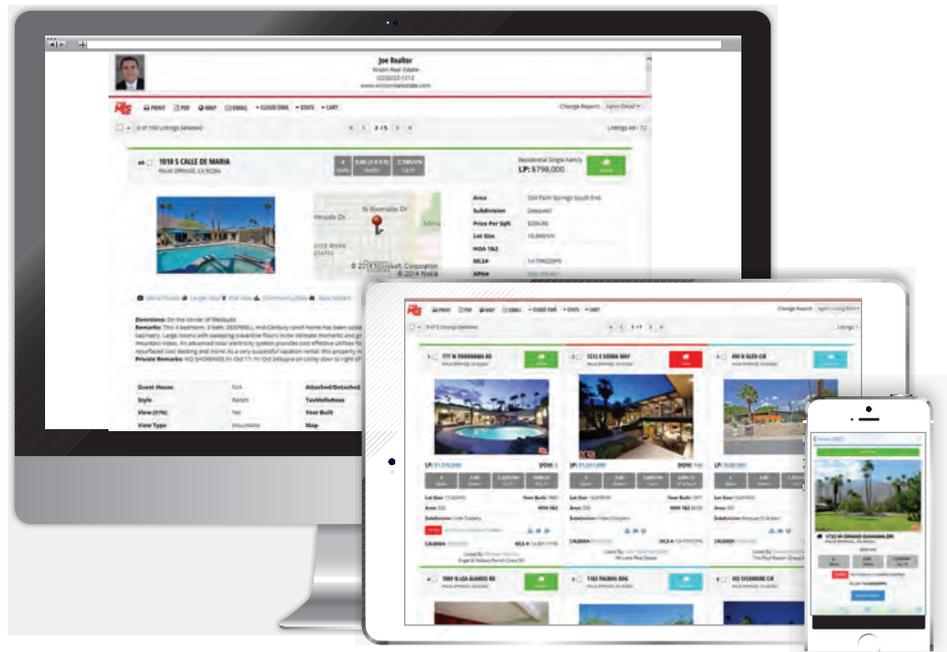
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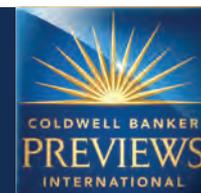
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