
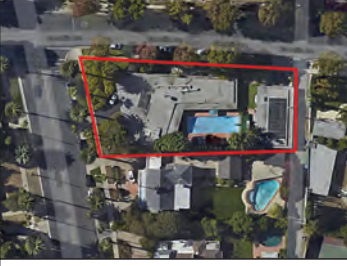



TUESDAY

01 Beverly Hills Single Family

X 1296 MONTE CIELO DR		Lunch	11-2	NEW
\$18,387,000	7+11	3sty-MEDITERRANEAN		
		MEDITERRANEAN, NEWLY CONSTRUCTED ESTATE		
		Newly constructed Mediterranean Estae, 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 NELSON SHELTON & ASS		BBQ, Elvtr, Rng/Ovn, Fridg		


524 N BEVERLY DR		Open	11-2	NEW
\$8,325,000	6+7	1sty-OTHER		
		PRIME LOT IN THE FLATS!		
		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 RODEO REALTY BH		Refrigerator, Range, Oven, Freezer		

116 N ELM DR		Open	11-2	NEW
\$3,700,000	5+5	OTHER		
		PRIME BEVERLY HILLS DUTH COLONIAL HOME!!		
		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.		
Linda May 310-492-0735 HILTON & HYLAND		BBQ, Bit-Ins, Dshwshr, Dryer, Frzr, Other		


1020 RIDGEDALE DR		Open	11-2	592D7	rev
\$16,950,000	5+8	CONTEMPORARY			
		MODERN TRADITIONAL GEM			
		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.			
D Fenton, T Rullan 310.858.5474 HILTON & HYLAND		www.drewfenton.com www.tristarullan.com			

627 N HILLCREST RD		Open	11-2	rev
\$12,995,000	6+7	COUNTRY ENGLISH		
		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.		
		Mauricio Umansky 424-230-3701 THE AGENCY		

1013 LAUREL WAY		Open	12-2	rev
\$5,995,000	3+4	TRADITIONAL		
		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.		
		Valerie Fitzgerald 310-285-7515 COLDWELL BANKER RESI		


450 S CRESCENT DR		Open	11-2	632G3	rev
\$2,295,000	4+3	CONTEMP MED			
		CONTEMPORARY MEDITERRANEAN 4BD HOME IN PRIME BEVERLY HILLS			
		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.			
ST. JAMES + CANTER + SALIM 917.459.2664 BERKSHIRE HATHAWAY		WWW.450SOUTHCRESCENT.COM			

01 Beverly Hills Lease

228 S PALM DR		Open	11-2	NEW
\$7,800	3+2	SPANISH		
		UPDATED STORYBOOK SPANISH SEEKS TENANT		
		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.		
Irene Tsu 310 993 6141 BERKSHIRE HATHAWAY H		Bit-Ins, Dshwshr, Grbg Disp, Hood Fan, Range		

02 Beverly Hills Post Office Single Family

9484 GLOAMING DR		Open	11-2	NEW
\$3,999,999	4+4.5			
		STUNNING ESTATE IN BHPO		
		Please visit www.9484GloamingDr.com for more information.		
A Lascano, B Farrugia 424.253.5489 HILTON & HYLAND		www.alphonsobjorn.com		

1722 BENEDICT CANYON DR		Open	11-2	NEW
\$2,850,000	4+5	2sty-COUNTRY ENGLISH		
		ENGLISH TUDOR COUNTRY ESTATE		
		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.		
Paula Ross Jones 310-880-9750 SOTHEBY'S INT'L RLTY		Bit-Ins, Dshwshr, Grbg Disp, Fridg		

TUESDAY

9645 HIGH RIDGE DRIVE	Refresh.	11-2	NEW
\$2,825,000	4+3.5	ARCHITECTURAL	
DRAMATIC CONTEMPORARY			
<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 & 5 Miles to Century City. Walled and gated for extra privacy.</p>			
<p>MLS#16-126046 Arielen Ruby 310-780-0111 RODEO REALTY - BEVER</p>			
Atc Fan,BBQ,Blt-Ins,Cbl,Cling Fan			

9512 TULLIS DR	Lunch	11-2	NEW
\$2,450,000	3+3.5	TRADITIONAL	
World renown Architect Ezequiel Farca is the creative force behind this newly remolded and upscale home.			
<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 Aldrete & Sanchez 323-383-3753 THE AGENCY</p>			
Dshwshr,Grbg Disp,Rng/Ovn			

1250 ANGELO DR	Open	11-2	red
\$5,499,000	5695000	4+5 2sty-ARCHITECTURAL	
BEAUTIFUL CONTEP HOME 7,390 SQ FT OF LIVING @ \$744.00 SQ FT			
<p>REDUCED!!! Amazing home. 7,390 sq.ft. of living space. \$744. per sq. ft. open floor plan/high ceilings/wide hallways & 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 & her bath and views .</p>			
<p>MLS#16-980509 Martin Halfon 310-432-7224 RODEO REALTY - BEVER</p>			
Cbl,Dshwshr,Grbg Disp,Hood Fan,Intrcm,			

9390 LLOYDCREST DR	Open	11-2	rev
\$2,699,000	3+4	MID-CENTURY	
ARCHITECTURAL BEVERLY HILLS JETLINER CITY & OCEAN VIEW HOME			
<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, & bathroom.</p>			
<p>MLS#16-121002 ST.JAMES + CANTER 310.704.4248 BERKSHIRE HATHAWAY</p>			
WWW.9390LLOYDCREST.COM			

13981 AUBREY RD	Open	11-2	bom
\$7,350,000	6+7	CONTEMPORARY	
RSVP OPEN			
<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 Jane Gavens JOHN AAROE GROUP</p>			
13981aubrey.aaroe.site			

03 Sunset Strip - Hollywood Hills West	Open	11-2	NEW
1505 ORIOLE LN	2+3	CONTEMPORARY	
\$5,900,000			
BIRD STREETS JEWEL BOX DESIGNER HOME BY CLAUDIO CENGER			
<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 Patrick Fogarty 310.779.2415 HILTON & HYLAND</p>			
www.hiltonhyland.com			

8570 HILLSIDE AVE	Open	11-2	NEW
\$5,495,000	4+4	MID-CENTURY	
UNIQUE ARCHITECTURAL COMPOUND WITH UNOBSTRUCTED CITY VIEWS			
<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 Rose,Grauman,Comora 424-230-3702 THE AGENCY</p>			

1536 RISING GLEN RD	Open	11-2	NEW
\$3,395,000	4+3.5	3sty-MID-CENTURY	
OPPORTUNITY & VALUE IN LOWER SUNSET PLAZA			
<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 & many original details including teak hardwood parquet floors, walnut paneling, terrific built-ins, copper hood & wood hutch next to a massive stone fireplace.</p>			
<p>MLS#16-123046 M. Collins & D. Banhik 310-777-2866 CB AND BHHS CA PROP</p>			
Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,Oth			


7939 HILLSIDE AVE	Open	11-2	NEW
\$2,795,000	4+3.5	2sty-SPANISH	
STUNNING CITY VIEW SPANISH			
<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 & 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 RODEO REALTY SUNSET</p>			
www.7939Hillside.com			

8623 SKYLINE DR	Lunch	11-2	NEW
\$2,649,000	4+3	ARCHITECTURAL	
ARCHITECTURAL HOME WITH OUTSTANDING "POSTCARD" VIEWS			
<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 & yet private home showcases a very open & 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 & amazing views!</p>			
<p>MLS#16-126062 Irene Arathoon 310 285 5784 COLDWELL BANKER RESI</p>			
Dshwshr,Elvtr,Grbg Disp,Hood Fan,Micro			


TUESDAY

9309 SIERRA MAR DR	Open	11-2	NEW
\$1,995,000	3+2.5		
	BEST DEVELOPMENT BUY IN THE BIRDS!!!		
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			

8080 LAUREL VIEW DR	Open	11-2	red
\$8,795,000	4+5.5	CONTEMPORARY	
	REDUCED! NEW CONTEMPORARY FARMHOUSE WITH VIEWS		
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 COLDWELL BANKER RESI		310-281-3981 BBQ,Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Other	


1314 LONDONDERRY VIEW DR	Open	11-2	NEW
\$1,699,000	2+3	3sty-CONTEMPORARY	
	COOL 70'S SPLIT LEVEL SUNSET STRIP HOUSE 1 BLK TO THE STRIP		
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 COLDWELL BANKER BH		310-777-6216 Sunset to Londonderry, Londonderry View	


2671 ASTRAL DR,	Open	11-2	593B2	red
\$2,395,000	2495000	4+4	2sty-CONTEMP MED	
	CALLING ALL CELEBRITIES AND ENTERTAINERS!			
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 RODEO REALTY		310-927-1049 BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other		

2921 PASSMORE DR	Lunch	11-2	NEW
\$1,150,000	3+3	TRADITIONAL	
	MR. DEMILLE, I'M READY FOR MY CLOSE UP!		
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 KELLER WILLIAMS BH		213-610-4448 Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro	

2031 KENDRA CT	Open	11-2	rev
\$2,828,000	4+4	2sty-MEDITERRANEAN	
	GATED HOLLYWOOD HILLS		
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 BERKSHIRE HATHAWAY		310-820-9335 Historic Whitley Heights	

7432 WOODROW WILSON DR	Refresh.	11-2	NEW
\$1,099,000	2+2	2sty-MODERN	
	CHIC & PRIVATE HOLLYWOOD HILLS PIED-À-TERRÉ		
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 COLDWELL BANKER BH		310.497.5832 www.7432WoodrowWilson.com	

2870 PACIFIC VIEW TRL	Open	11-2	rev
\$1,895,000	2+3	CONTEMPORARY	
	AMAZING CITY VIEWS		
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 PACIFIC PROPERTIES R		3238635030 Nest Climate Control	

1925 HOLLY DR	Open	11-2	NEW
\$975,000	2+1	CRAFTSMAN	
	ATTENTION BUILDERS -- ZONED FOR UNITS -- RARE OPPORTUNITY		
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 BERKSHIRE HATHAWAY H		310 993 6141 Blt-Ins	

2065 WATSONIA TER	Open	11-2	593E3	rev
\$1,227,000	3+3	2sty-MEDITERRANEAN		
	GREAT WHITLEY HEIGHTS OPPORTUNITY			
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 JOHN AAROE GROUP		310-270-5152 www.2065Watsonia.com		

TUESDAY

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

7250 FRANKLIN AVE, UNIT 1207 Lunch 11-2 \$1,174,900 2+3 CONTEMPORARY		NEW INCREDIBLE VIEWS OF DOWNTOWN & MOUNTAINS!!! 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 KELLER WILLIAMS		
Built in appliances washer & dryer		

03 Sunset Strip - Hollywood Hills West *Income*

1788 N ORANGE GROVE AVE Open 11-2 \$1,395,000		NEW WEST HOLLYWOOD HILLS OPPORTUNITY! 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 PARTNERS TRUST		

04 Bel Air - Holmby Hills *Single Family*

10325 GREENDALE DR Open 11-2 \$14,500,000 5+7 3sty-TUDOR		NEW MAJESTIC GATED HOLMBY HILLS ESTATE APPROXIMATELY 1.6 ACRES 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 BERKSHIRE HATHAWAY H		
BBQ,blt-ins, 2 dishwashers and more		

10325 GREENDALE DR Open 11-2 \$14,500,000 5+7 TUDOR		NEW MAJESTIC GATED ESTATE 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 HILTON & HYLAND		
www.lindamay.com		

11647 BELLAGIO RD Lunch 11-2 \$3,395,000 7+5 TRADITIONAL		NEW PRIME BEL AIR OPPORTUNITY 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 PARTNERS TRUST BRENT		
Atc Fan,Blt-Ins,Cbl,Cing Fan,Cent Vac,		

10980 VERANO RD Open 11-2 \$3,157,000 3+3.5 1sty-FRENCH		NEW ELEGANT FRENCH REGENCY ON A PRIVATE ROAD 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 HALTON PARDEE		

871 LINDA FLORA DR Refresh. 11-2 \$2,595,000 3+4 COUNTRY FRENCH		NEW A PIECE OF PROVENCE IN LOWER BEL AIR 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 COLDWELL BANKER RESI		
www.871lindaflora.com		

05 Westwood - Century City *Single Family*

10564 LAURISTON AVE Refresh. 11-2 \$1,229,000 2+2 1sty-TRADITIONAL		NEW CHARMING TRADITIONAL - 2 BD/2BA & DEN 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 GIBSON INTERNATIONAL		


845 MALCOLM AVE Open 11-2 \$2,195,000 3+4 TRADITIONAL		red NEW PRICE! 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 JOHN AAROE GROUP		
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

10267 CENTURY WOODS DR	Open	11-2	rev
\$6,829,000	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

1825 PELHAM AVE, UNIT 4	Refresh.	11-1	NEW
\$1,249,000	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

2210 MALCOLM AVE	Open	11-2	rev
\$1,495,000	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 Sundeck! 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

10350 WILSHIRE #1102	Lunch	11-2	NEW
\$1,195,000	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

10106 EMPYREAN WAY #204	Open	11-2	NEW
\$2,500,000	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

1403 GREENFIELD AVE #103	Refresh.	11-2	NEW
\$949,000	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

10724 WILSHIRE BLVD #707	Open	11-2	NEW
\$1,545,000	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

10590 WILSHIRE BLV, UNIT 308	Lunch	11-2	NEW
\$936,000	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

10795 WILSHIRE #204	Open	11-2	NEW
\$1,365,000	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

2142 CENTURY PARK LN #112	Refresh.	11-2	NEW
\$879,000	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

1660 MALCOLM AVE #4	Open	11-2	NEW
\$829,000	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

10450 WILSHIRE #9J	Open	11-2	red
\$1,099,000	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

865 COMSTOCK AVE #5D	Open	11-2	red
\$835,000	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

10551 WILSHIRE #1605	Open	11-2	rev
\$1,775,000	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

10660 WILSHIRE #1008	Open	11-2	rev
\$1,250,000	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

06 Brentwood	Open	11-2	NEW
534 CRESTLINE DR	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

820 GLENMERE WAY	Open	11-2	NEW
\$8,900,000	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

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

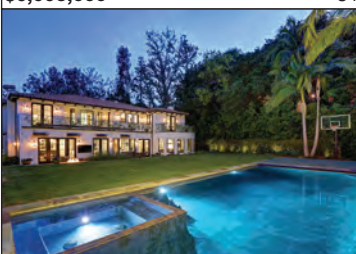


DESIGNED WITH DISTINCTION

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

12179 LEVEN LN	Open	11-2	NEW
\$6,995,000	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

2442 BANYAN DR	Open	11-2	NEW
\$6,495,000	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

372 N SALTAIR AVE	Open	11-2	NEW
\$5,050,000	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

159 S GRETNA GREEN WAY	Open	11-2	rev
\$5,995,000	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

11338 CHENAULT ST	Open	11-2	NEW
\$1,549,000	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,

816 GLENMERE WAY	Open	11-2	rev
\$3,695,000	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

1064 HANLEY AVE	Open	11-2	591E1	red
\$2,825,000	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

577 N GREENCRAIG RD	Open	11-2	rev
\$2,895,000	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

159 S GRETNA GREEN WAY	Open	11-2	rev
\$5,995,000	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

1437 N TIGERTAIL RD	Refresh.	11-2	rev
\$2,395,000	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

159 S GRETNA GREEN WAY	Open	11-2	rev
\$5,995,000	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

820 NORWAY LN	Open	11-2	rev
\$2,275,000	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*

951 GRANVILLE AVE, UNIT 103	Open	11-2	NEW
\$1,149,000	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

11667 GORHAM AVE #206	Open	11-2	NEW
\$995,000	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

12115 SAN VICENTE #106	Open	11-2	NEW
\$899,000	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*

515 BARRINGTON AVE #A	Refresh.	11-2	631H3	NEW
\$8,900	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 ¼+- 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*

1734 S WESTGATE AVE #7	Refresh.	11-2	NEW
\$769,000	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,

1818 COLBY AVE, UNIT 101	Open	11-2	632/A5	NEW
\$739,000	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*

10271 BANNOCKBURN DR	Open	11-2	NEW
\$1,799,000	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*

1601 HI POINT ST	Open	11-2	633A4	NEW
\$968,000	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

1906 ROXBURY DR	Open	11-2	rev
\$3,150,000	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

9000 CYNTHIA ST #300	Open	11-2	NEW
\$870,000	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

1700 LIVONIA AVE	Open	11-2	NEW
\$1,399,000	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

8609 W WEST KNOLL DR #A	Refresh.	12-2	rev
\$1,350,000	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

519 NORWICH DR	Open	11-2	red
\$2,695,000	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

830 N ORLANDO AVE	Open	11-2	NEW
\$25,000	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

838 N DOHENY DR #305	Open	11-2	NEW
\$1,995,000	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

716 WESTBOURNE DR	Open	1-2	NEW
\$8,500	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

1471 HAVENHURST DR #3	Open	11-2	NEW
\$7,500	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

2413 WILSON AVE	Lunch 11-2	NEW
\$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

1623 CRESCENT PL	Lunch 11-2	NEW
\$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!

S.F. Jones/ M. Lewis 3106917888
JOHN AAROE GROUP <http://1623crescentplace.com/>

861 BURRELL ST	Refresh. 11-2	NEW
\$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

2337 ABBOT KINNEY BLV	Lunch 11-2	NEW
\$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.

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

11 Venice Condo / Co-op

2600 ABBOT KINNEY #2	Lunch 11-2	NEW
\$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

700 MAIN ST #1	Lunch 11-2	rev
\$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

310 WASHINGTON BLVD #603	Open 11-2	NEW
\$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

20 IRONSIDES ST #17	Open 11-2	NEW
\$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

3467 GRAND VIEW	Open 11-2	NEW
\$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

2734 GRANVILLE AVE	Refresh. 11-2	NEW
\$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

2550 LA MESA WAY	Open	11-2	NEW
\$6,250,000	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/frplce, FDR, kitchen w/large casual dining room. Oak wood paneled family room w/wet bar & frplce. 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

2511 BEVERLEY AVE	Open	11-2	NEW
\$5,249,000	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

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

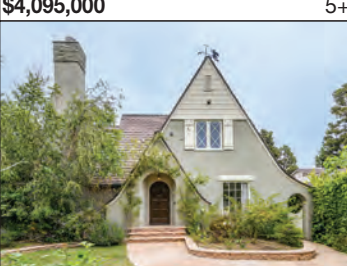


OPEN TUESDAY 11-2PM

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

369 22ND ST	Open	11-2	NEW
\$4,095,000	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

2431 2ND ST	Lunch	11-2	NEW
\$2,137,500	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

2308 CALIFORNIA AVE	Open	11-2	NEW
\$1,888,000	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

3043 LINDA LN	Lunch	11-2	NEW
\$1,539,000	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

650 HALDEMAN RD	Open	11-2	631/C6	rev
\$3,995,000	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

2425 21ST STREET	Open	11-2	bom
\$3,100,000	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

2006 IDAHO AVE	Lunch	11-2	NEW
\$1,859,000	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

922 14TH ST, UNIT 204		Refresh.	11-2	631 E7	NEW
\$849,000	2+1.75	1sty-CONTEMPORARY			
		BEAUTIFUL, BRIGHT COURTYARD CONDO IN A TERRIFIC LOCATION!			
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	


121 STRAND ST #12		Open	11-2	NEW	
\$799,000	1+1	CONTEMPORARY			
		MAGICAL BEACH CONDOMINIUM!			
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			

1120 24TH ST #D		Open	11-2	NEW	
\$608,000	1+1	CONTEMPORARY			
		AMAZING CONDO IN FABULOUS SANTA MONICA LOCATION.			
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			

1043 12TH ST, UNIT 9		Open	11-2	NEW	
\$589,000	1+1	ARCHITECTURAL			
		TOP FLOOR - SMALL COMPLEX			
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	

1431 STANFORD ST #5		Open	11-2	NEW	
\$485,000	1+1	CALIFORNIA BUNGALOW			
		GORGEOUS TOP FLOOR UNIT IN GREAT SANTA MONICA LOCATION			
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			

15 Pacific Palisades		Single Family			
14954 CORONA DEL MAR		Open	11-2	NEW	
\$19,995,000	6+9	3sty-SPANISH			
		ONCE IN A LIFETIME TROPHY PROPERTY WITH AMAZING OCEAN VIEWS			
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			

16799 CHARMEL LN		Open	11-2	NEW	
\$5,495,000	5+6	1sty-ARCHITECTURAL			
		MODERN ARCHITECTURAL WITH BREATHTAKING OCEAN AND CITY VIEWS			
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			


16799 CHARMEL LN		Open	11-2	NEW	
\$5,495,000	5+6	1sty-ARCHITECTURAL			
		MODERN ARCHITECTURAL WITH BREATHTAKING OCEAN AND CITY VIEWS			
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			

1332 EL HITO CIR		Open	11-2	NEW	
\$4,275,000	5+4.5	1sty-CONTEMPORARY			
		NEWLY CONSTRUCTED CONTEMPORARY WITH OCEAN & VINEYARD VIEWS!			
"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	

682 MUSKINGUM AVE		Open	11-2	NEW	
\$3,795,000	6+7	CAPE COD			
		BEAUTIFUL CAPE COD NEAR PALISADES VILLAGE			
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

X 1329 GOUCHER ST		Lunch	11-2	NEW
\$3,495,000	4+3.5	3sty-ARCHITECTURAL		
		ELEGANT ARCHITECTURAL WITH OCEAN VIEWS		
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 & 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!				
Anthony Marguleas AMALFI ESTATES		310.922.4241		

16796 MARQUEZ AVE		Open	11-2	NEW
\$1,699,000	2+2	1sty-OTHER		
		HUGE UPSIDE POTENTIAL IN GREAT PALISADES LOCATION!		
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.				
MLS#16-124680 JOHN WOODWARD IV KW BEVERLY HILLS		310/729-7372		

545 CATALONIA AVE		Open	11-2	NEW
\$2,995,000	4+5	MODERN		
		PALISADES MODERN RANCH WITH MESMERIZING OCEAN VIEWS		
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, & music room, which leads seamlessly to the backyard w/ pool. Sleek & simple modern kitchen w/ breakfast nook. 2 bed suites & a den downstairs, all opening to outdoors. Upstairs is a breathtaking master suite w/ open loft style walls w/ oversized windows & sweeping ocean, city & canyon views. Additional bed suite upstairs.				
MLS#16-112996 Richard Stearns PARTNERS TRUST BRENT		310.850.9284 Blt-Ins, Dshwshr, Grbg Disp, Hood Fan, Micro		

925 EMBURY ST		Open	11-2	631B5	NEW
\$1,595,000	2+1.75	1sty-SPANISH			
		GREAT DEVELOPMENT OPPORTUNITY			
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.					
MLS#16-126724 Aberle/Convey COLDWELL BANKER-PAC.		310.230.2452			

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

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

16101 ALCIMA AVE		Open	11-2	NEW
\$1,849,000	3+2	1sty-TRADITIONAL		
		CHARMING SINGLE STORY TRADITIONAL		
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.				
Emil Schneeman BERKSHIRE HATHAWAY		310-230-3731		


15225 DE PAUW ST		Open	11-2	rev
\$6,889,000	5+7	3sty-CAPE COD		
		BRAND NEW CAPE COD WITH POTRERO CANYON VIEWS		
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, & infinity pool & spa. Rooftop deck w/ sweeping views completes the home & adds to the quintessential indoor/outdoor aspect of Southern California living.				
MLS#16-123758 Anthony Marguleas AMALFI ESTATES		310.663.1446 BBQ, Blt-Ins, Dshwshr, Dryer, Frzr, Other		

17810 SABBIA DORO WAY		Open	11-2	NEW
\$1,799,000	3+2	MID-CENTURY		
		OCEAN AND MOUNTAIN VIEWS MID-CENTURY GEM		
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.				
Arana/Castellanos THE AGENCY		424-231-2400		

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

TUESDAY

1201 VILLA WOODS DR	Open	11-2	rev
\$5,895,000	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

336 VIA DE LA PAZ	Open	11-2	631A6	rev
\$5,275,000	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

741 CHAUTAUQUA BLVD	Open	11-2	rev
\$1,900,000	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

607 RADCLIFFE AVE	Open	11-2	bom
\$1,795,000	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

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

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

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

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

17 Mid-Wilshire				<i>Single Family</i>
334 N HOBART	Open	11-2	NEW	
\$949,000	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*

501 S ROSSMORE AVE	Open	11-2	NEW
\$5,575,000	8+6		
			
<p>GEORGIAN COLONIAL DESIGNED BY ARCHITECT BURNSIDE STURGES</p> <p>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.</p>			
<p>MLS#16-126106 Brenda ChandlerCooke 310.614.3434 HILTON & HYLAND</p> <p>www.hiltonhyland.com</p>			

630 N CHEROKEE AVE	Open	11-2	NEW
\$1,950,000	3+2	2sty-MEDITERRANEAN	
			
<p>630 CHEROKEE -TRUST SALE</p> <p>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.</p>			
<p>Ken Church 323-762-2519 KELLER WILLIAMS L.</p>			

6363 W JUNE PL	Open	11-2	NEW
\$1,525,000	4+4	SPANISH	
			
<p>NEW HOMES RELEASED! USE 822 N. JUNE ST.</p> <p>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.</p>			
<p>MLS#16-123794 Grant Linscott 323-333-6222 KELLER WILLIAMS RLTY</p> <p>BBQ,Dshwshr,Grbg Disp,Hood Fan,Micro</p>			

590 N CAHUENGA	Refresh.	11-2	red
\$1,880,000	1999000	4+3 2sty-SPANISH	
			
<p>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.</p>			
<p>MLS#16-109076 Loveland Carr Properties 323-460-7606 COLDWELL BANKER HP</p> <p>590Cahuenga.com</p>			

455 N HIGHLAND AVE	Lunch	11:30-2	rev
\$1,699,000	4+3	2sty-TUDOR	
			
<p>WELL MAINTAINED TUDOR</p> <p>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.</p>			
<p>MLS#16-121380 Cecille Cohen (213) 810-9949 COLDWELL BANKER HPN</p> <p>Dshwshr,Grbg Disp</p>			

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

350 N ORANGE	Open	11-2	NEW
\$1,650,000	3+3	TRADITIONAL	
			
<p>NEW YORK TOWNHOUSE STYLE CONDOMINIUM</p> <p>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.</p>			
<p>MLS#16-121846 Susan Smith 310.415.5175 HILTON & HYLAND</p> <p>Cbl,Dshwshr,Grbg Disp</p>			

650 WILCOX AVE	Open	11-2	rev
\$1,099,000	3+3	COUNTRY ENGLISH	
			
<p>DAZZLING REDONE TH AROUND THE CORNER FROM THE TENNIS CLUB</p> <p>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</p>			
<p>MLS#16-123566 Linda Hindley 323-610-6070 CB BEVERLY HILLS N</p> <p>SS Appliances,W/D,Gas Cooktop & Grill</p>			

19 Beverly Center-Miracle Mile *Single Family*


612 N FULLER AVE	Open	11-2	NEW
\$2,980,000	5+5.5	2sty-CONTEMP MED	
			
<p>STUNNING CONTEMPORARY MEDITERRANEAN WWW.612FULLER.COM</p> <p>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.</p>			
<p>MLS#16-126356 Omega Group-Ron Keinan 310.779.5348 KELLER WILLIAMS</p> <p>www.OmegaGroup.LA</p>			

1266 HAUSER BLV	Open	11-2	NEW
\$995,000	2+1.5	COUNTRY ENGLISH	
			
<p>BEAUTIFUL WILSHIRE VISTA ENTERTAINER'S DELIGHT</p> <p>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.</p>			
<p>Anne Austin (213) 718-1527 COLDWELL BANKER HPS</p> <p>www.1266Hauser.com</p>			

341 N CRESCENT HEIGHTS BLVD	Open	11-2	red
\$2,995,000	5+5.5	2sty-SPANISH	
			
<p>GORGEOUS SPANISH REVIVAL WWW.341CRESCENTHEIGHTS.COM</p> <p>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!</p>			
<p>MLS#16-118496 Omega Group-Ron Keinan 310.779.5348 KELLER WILLIAMS</p> <p>www.OmegaGroup.LA</p>			

TUESDAY

6119 MARYLAND DR	Open	11-2	red
\$2,925,000	5+6	MODERN	



NEW MODERN HOME

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.

637 N GARDNER ST	Refresh.	11-2	rev
\$2,969,000	5+4.5	2sty-CONTEMPORARY	



SPECIAL TWILIGHT EVENT OPEN ALSO 6-8 PM WWW.637GARDNER.COM


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

616 N POINSETTIA PL	Open	11-2	rev
\$2,949,000	5+6.5	2sty-SPANISH	



BEAUTIFUL SPANISH CONTEMPORARY IN THE HEART OF THE CITY

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

611 N MARTEL AVE	Refresh.	11-2	rev
\$2,895,000	4+5	2sty-MODERN	



JUST REDUCED 100K SPECTACULAR LUXURIOUS MODERN

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

6212 MARYLAND DR	Open	11-2	rev
\$1,599,000	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

19 Beverly Center-Miracle Mile	<i>Income</i>		
1054 S STANLEY AVE	Open	11-1	red
\$1,298,000	1299000	Duplex	



PRIME LOCATION!! 1ST TIME ON MARKET IN 28 YEARS!! - DUPLEX


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

20 Hollywood	<i>Single Family</i>		
6365 W JUNE PL	Open	11-2	NEW
\$1,435,000	3+4	NEW PROJECT	



NEW HOMES! FOR DIRECTIONS USE 822 N. JUNE ST

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

6512 LEXINGTON AVE	Open	11-2	NEW
\$729,000	1+1	CALIFORNIA BUNGALOW	



IMPOSSIBLE TO DUPLICATE! ONE-OF-A-KIND VINTAGE BUNGALOW!


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

20 Hollywood	<i>Condo / Co-op</i>		
1645 VINE ST #606	Open	12-2	NEW
\$1,495,000	2+2	ARCHITECTURAL	



DESIRABLE HOLLYWOOD CORNER LOFT

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

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

1411 N DETROIT ST #305	Open	11-2	593D3	red
\$695,000	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

1645 VINE ST #904	Open	12-2	NEW
\$4,995	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

3210 DRURY LN	Open	11-2	NEW
\$1,480,000	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

3439 WINSLOW DR	Open	11-2	NEW
\$1,299,999	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

540 N COMMONWEALTH AVE	Open	11-2	NEW
\$850,000	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

1959 N NEW HAMPSHIRE AVE	Open	11-2	594/A3	NEW
\$1,375,000	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

3866 UDELL CT	Lunch	11-2	NEW
\$895,000	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

4411 LOS FELIZ #205	Open	11-2	NEW
\$535,000	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

4342 CEDARHURST CIR	Refresh.	1-4	NEW
\$2,850,000	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

4168 BALDWIN AVE	Open	11-2	NEW
\$1,399,000	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 3105602999	
KELLER WILLIAMS-SM	Open House Sunday 2-5pm and Tues 11-2pm

11156 BARMAN AVE	Refresh.	11-2	NEW
\$1,195,000	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 310-795-6565	
DOLCE AND ASSOCIATES	

28 Culver City Condo / Co-op

9900 CULVER BLVD #2A	Open	11-2	NEW
\$1,075,000	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 3109235353	
KELLER WILLIAMS-SM	Open Sunday 2-5pm and Tues. 11-2pm

53 Woodland Hills Single Family

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




SPRAWLING 7000 SF ESTATE

Sprawling 7000 sq ft estate on over a flat acre. 6 bedroom, 4½ 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 818-415-7966	
COLDWELL BANKER SC	

22164 SAN MIGUEL ST	Open	11-2	NEW
\$675,000	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 310.749.4995	
HILTON & HYLAND	www.kjmarmon.com

62 Encino Single Family

4915 WOODLEY AVE	Open	11-2	NEW
\$1,699,000	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 3106917888	
JOHN AAROE GROUP	http://4915woodley.com/

72 Sherman Oaks Single Family

15431 VISTA HAVEN PL	Lunch	11-2	NEW
\$2,599,000	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 323-646-3893	
BHHS CA PROPERTIES	SEE FULL PG B/W & COLOR ADS


4016 WESLIN AVE	Lunch	11-2	NEW
\$1,195,000	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 818.487.5859	
COLDWELL BANKER	

13632 MORRISON ST	Open	11-2	NEW
\$839,000	3+2	1sty-TRADITIONAL	



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 310-432-6500	
KELLER WILLIAMS BH	pool, family room, gourmet kitchen

73 Studio City Single Family

3605 ALTA MESA DR	Open	11-2	NEW
\$939,000	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 310-432-6500	
KELLER WILLIAMS BH	remodeled, soaring views, gated/ private

TUESDAY

THURSDAY

73 Studio City *Condo / Co-op*

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



SOPHISTICATED LUXURY CONDOMINIUM

Incredible Studio City location! Bright townhouse 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*

9956 TOLUCA LAKE AVE	Open	11-2	rev
\$30,000	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*

2545 LANGDALE AVE	Open	11-2	564-J7	NEW
\$595,000	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*

3406 THE PASEO	Open	11-2	rev
\$1,299,000	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*

1053 NORDICA DR	Open	11-2	594-J2	NEW
\$995,000	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*

714 N BREED ST	Open	11-2	NEW
\$548,000	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*

21415 GREENBLUFF DR	Refresh.	12-2	NEW
\$3,900,000	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*

2545 LANGDALE AVE	Open	10-2	564-J7	NEW
\$595,000	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*

1053 NORDICA DR	Open	10-2	594-J2	NEW
\$995,000	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