

AREA  
2

BEVERLY HILLS POST OFFICE



**MAKE OFFERS - SELLER VERY MOTIVATED!!!**  
**GATED & EXTREMELY PRIVATE 2001 BUILT CONTEMPORARY**  
**Shown By Appointment**



**1930 Benedict Canyon Drive, BHPO**

Gated & extremely private 2001 built contemporary home just mins from the Beverly Hills Hotel, Rodeo Dr & the 101. A rare and secluded canyon oasis situated far back from the street behind hedged walls, perfect for celebrities and those seeking a retreat with indoor/outdoor entertaining. Impressive entry with 25 ft ceiling and open floorplan. Oversized living room and large dining room with fabulous chef's kitchen with top-of-the-line appliances opening to family room. Grand master suite with fireplace, sitting area, gym, outdoor balcony and enormous master bath with double shower, spa tub and his & her large walk-in closets. 3 additional oversized family suites upstairs. Separate full office with den and spacious staff/guest suite downstairs. Saltwater pool, jacuzzi, waterfall and spectacular landscaped grounds. Built with extreme quality & detail with high ceilings, travertine, limestone and hardwood floors throughout. Multiple patios and decks. 3 fireplaces. 3 car garage. Highly acclaimed Warner Ave Elementary.

**Offered at \$4,595,000**



**Ginger Glass**  
 Broker • Agent • Attorney  
 CalBRE #01478465  
**310.927.9307**  
[ginger@gingerglass.com](mailto:ginger@gingerglass.com)



THE PERFECT LAUREL CANYON GETAWAY!



8344 KIRKWOOD DRIVE

OFFERED AT \$899,000

OPEN TUESDAY, MAY 26<sup>TH</sup> 11-2PM & SUNDAY MAY 31<sup>ST</sup> 2-5PM

LOOK NO FURTHER... YOU HAVE FOUND THE PERFECT LAUREL CANYON GETAWAY! OOZING WITH CHARM, THIS 2 BEDROOM 2 BATH, PLUS DETACHED STUDIO HAS BEEN METICULOUSLY MAINTAINED.

FEATURES A SEAMLESS BLEND OF ORIGINAL CHARACTER AND MODERN AMENITIES INCLUDING BEAUTIFUL WOOD FLOORS, A SPACIOUS MASTER SUITE WITH WOOD BURNING FIREPLACE, SPA-LIKE BATH, WALK-IN CLOSET, HIGH CEILINGS, AND PLENTY OF WINDOWS ALLOWING FOR AN ABUNDANCE OF NATURAL LIGHT AND SERENE VIEWS OF THE CANYON. TWO SETS OF FRENCH DOORS LEAD YOU TO A MATURE AND DELIGHTFUL GARDEN COMPLETE WITH APPLE AND ORANGE TREES AND A BONUS COTTAGE WITH SEPARATE ENTRANCE, PERFECT FOR HOME OFFICE, YOGA, OR CREATIVE SPACE. 2 CAR GARAGE, TANKLESS H2O HEATER, CENTRAL AIR & HEAT. LOCATED IN THE FAMED WONDERLAND SCHOOL DISTRICT. YOU DON'T WANT TO MISS THIS ONE!

EXCLUSIVE REPRESENTATION BY

AMBER KRISTIN

(310) 663-5224

CALBRE#: 01379024



BEVERLY HILLS | 210 NORTH CANON DRIVE, BEVERLY HILLS, CA 90210 (310) 247-7770

MALIBU | "IN THE COUNTRY MART" 23410 CIVIC CENTER WAY, MALIBU, CA 90265 (310) 456-1171

MIAMI | 2100 PONCE DE LEON BLVD, 7TH FLOOR, CORAL GABLES, FL 33134 (305) 447-1471

AREA

3

SUNSET STRIP –  
HOLLYWOOD HILLS WEST

## SIMPLY BRILLIANT



**\$2,695,000 | BROKER'S OPEN TUESDAY MAY 26TH: 11-2**



NEAL BADDIN

323-793-7405

neal@nealbaddin.com

**6904 LOS TILOS RD**

FIRST TIME ON THE MARKET. THE MOST MIND-BLOWING, SPECTACULAR, UNOBSTRUCTED CITY TO OCEAN VIEWS YOU HAVE EVER SEEN. THIS IS A TOTAL "WOW" FACTOR. THE 21,000 PLUS SQ FT LOT IS SITED ON ONE OF THE BEST CUL-DE-SACS IN THE OUTPOST ESTATES WITH MULTI MILLION DOLLAR HOMES ALL AROUND. NOT ONLY IS THIS A DEVELOPER'S DREAM BUT THERE IS A BEAUTIFUL MID-CENTURY POST AND BEAM HOME DESIGNED BY ROBERT BOYLE WHO WAS ALFRED HITCHCOCK'S ACADEMY AWARD WINNING CHIEF PRODUCTION DESIGNER. THIS IS BEYOND "GREAT".

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# Mark Goldsmith Proudly Presents... Bel Air's Best Kept Secret!!!



## 2669 Roscomare Road, Bel Air

*Move right in or re-imagine this exceptional property to a spectacular estate.*

This rare and unique corner property is set back from the street and boasts almost approximately 4,800 sf sited on an almost 1/2 acre lot virtually all flat and usable. Step inside and you are immediately overwhelmed by the voluminous soaring ceilings and open floor plan. The huge kitchen features a large center island, indoor-grill, walk-in pantry and opens to the family room. Formal living & dining room areas open to the lushly landscaped yard. A library, bar, maids, powder room and master replete with separate walk-ins and private patio complete the entry level. Ascend upstairs where there are 3 bedrooms, 2 bathrooms and an additional room ideal as an office/gym or media room etc. The sun-drenched back yard is huge and features a bricked patio, grassy lawn and over-sized sparkling swimmer's pool. The driveway wraps around the side of the property and provides hidden parking for multiple cars. The famed Roscomare Road school is just up the street as is a small shopping center.



**Offered at \$2,195,000**

[www.2669roscomare.com](http://www.2669roscomare.com)

**MARK GOLDSMITH**

**310.777.6291**

[www.markgoldsmithproperties.com](http://www.markgoldsmithproperties.com)

[mark.goldsmith42@gmail.com](mailto:mark.goldsmith42@gmail.com)

CalBRE # 01031230



AREA

5

WESTWOOD - CENTURY CITY

FOR SALE  
PARK PLACE

- 2122 Century Park Lane #214

OPEN TUES 11-2  
LUNCH SERVED

## UPDATED 2 BED + 2 BATH IN LUXURY PARK PLACE CONDOMINIUM

This lovely and light east-facing condo has been updated with custom red oak doors, cabinetry, built-ins, and window frames, stainless steel appliances, tiled bathrooms, Kohler kitchen sink and bathtub, important tile from Spain, Axor fixtures, and side by side washer dryer. Features include eat-in kitchen, dining area, two balconies, fireplace in living room and master bedroom, large master bathroom, and ample closet space throughout. Park Place is a luxury 24-hour guard-gated, pet-friendly community with on-site management, beautifully landscaped grounds, 3 pools and spas, private gym with sauna in each building, 4 night-lit tennis courts, and clubhouse. Walking distance to shopping mall and restaurants. Close to Beverly Hills and Westwood, Rancho Park Golf Course, Hillcrest Country Club, and houses of worship.

- 2 bed + 2 bath
- Approx. 1,674 Sq Ft
- Two Balconies
- Eat-in kitchen
- Two Fireplaces
- East Exposure
- Stainless Steel Appliances
- Updated Kitchen & Baths
- Washer/Dryer
- Two Tandem Parking Spaces

Price: \$799,000

Dues: \$976

DENISEROSNER  
uncommonly excellent  
real estate

310.508.9482 denise@deniserosner.com BRE# 01902808

kw | REAL ESTATE BEVERLY HILLS

# NEDBROWN

310.270.9288 | ned.brown@telesproperties.com



1056 Stearns Drive  
Carthay Square

2bd 1ba + Guest House  
Listed at \$1,249,000

## STORYBOOK ENGLISH TUDOR IN CARTHAY SQUARE!

Lovely storybook English Tudor with tremendous charm and curb appeal, mid-block on a beautiful tree lined street in Carthay Square. Scented gardens, stone work patio and gravel paths in front & back yards. 2 bedrooms / 1 bath + den in main house, and full 1 bed / 1 bath guest house. Full of original charm & character. Barrel ceilinged living room with leaded glass window and decorative fireplace, hardwood floors, kitchen with granite countertops and stainless steel Wolf Range, formal dining room, breakfast area, den/sitting room adjacent to master, which opens onto rear deck, garden, 2 car garage and guest unit. [1056StearnsDrive.com](http://1056StearnsDrive.com)

AREA  
30  
HOLLYWOOD HILLS EAST

# ICONIC LOCATION

BROKER OPEN TUESDAY MAY 26 11AM -2PM



RARE OPPORTUNITY • MID CENTURY FIXER • EXPANSIVE VIEWS • SPARKLING POOL

## ARCHITECTS & DEVELOPERS



MLS# 15-906743

SHOWING BY APPOINTMENT ONLY

# Sotheby's

INTERNATIONAL REALTY

Richard  
**cabbo**

310.800.5688

# STUNNING VIEW / GATED COMMUNITY



AREA  
62

ENCINO



For more information, please contact

**Audrey Foster**  
**310-780-3406**

## 16038 VALLEY MEADOW PL

Stunning Mediterranean Villa/Guard Gated Community Royal Oak /Sweeping Views / Minutes to Westside & Mullholland's private schools. Views from every room. Impressive two story grand entrance. High ceilings throughout. 5 bedrooms / 7 bath / Separate office. 1500 sq ft master-suit w mountain & valley views, his and her's walk-in closets. Formal dining room with French doors that open to pool area. Large open kitchen /granite island /2 dishwashers /2 sink /Sub Zeros, walk in pantry. 3 car garage.

**\$2,995,000**

californiamoves.com



AREA  
74

4639 SANCOLA AVE | TOLUCA LAKE

OPEN TUESDAY | 11 - 2



For more details

Visit [4639Sancola.com](http://4639Sancola.com)

Text "Strong20" to 85377

This charming 4 bed, 3 bath home sits on a beautiful street in a quiet neighborhood. A large front lawn is punctuated by lush landscaping and an inviting brick pathway. Upon entering the home, guests are greeted in a foyer separating formal living and dining rooms. The kitchen offers ample storage, room for eat-in dining, and a service door with direct access to the formal dining room. Large bedrooms offer plenty of room for family and guests, with the master suite boasting an oversized walk in closet. A cozy family room with wood beamed ceilings, built in bookshelves, and stone fireplace leads out to a large, sun room. The tranquil backyard is perfectly appointed with an oversized pool, entertaining space, and winding pathways through a functional garden of fruit bearing trees including lemon, cumquat, blood orange, lime, apple, bay leaf, and more. Perfect for entertaining, this home boasts speakers throughout, a 500+ bottle wine rack, wet bar, and direct access to a bathroom from the pool area. A 2 car garage and storage shed complete this wonderful Toluca Lake home.

**Offered at \$1,899,000****Craig Strong**

Director, Aaroe Estates

310.439.3225 direct

[craig@strongrealtor.com](mailto:craig@strongrealtor.com)[strongrealtor.com](http://strongrealtor.com)**JOHN AAROE GROUP**

22 TOLUCA ESTATES DRIVE | TOLUCA LAKE

OPEN TUESDAY | 11 - 2

TOLUCA LAKE



For more details  
Visit [22TolucaEstates.com](http://22TolucaEstates.com)  
Text "Strong3" to 85377

This 5 bedroom 5 bath Toluca Lake home is perfect for entertaining. The living room has high wood-beam ceilings and a cozy fireplace—as does the family room, which is centered around a beautiful wood bar that is sure to be the focal point of the home’s social scene. The rustic kitchen features an island and built-in wood-paneled refrigerator and freezer. Beautiful wood floors also cover the formal dining room with chandelier. The crown jewel among the 5 bedrooms, the master suite features its own fireplace, and the master bath boasts a separate shower and tub, oversized walk-in-closet, and his and hers baths. The spacious, lush backyard includes a sparkling pool and spa, patio area, and manicured lawn. A huge driveway for extra parking and three car-garage provide plenty of parking for you and your guests. **Offered at \$3,999,000**



**Craig Strong**  
Director, Aaroe Estates  
310.439.3225 direct  
[craig@strongrealtor.com](mailto:craig@strongrealtor.com)  
[strongrealtor.com](http://strongrealtor.com)

**JOHN AAROE GROUP**

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 01450987.

AREA  
75

VALLEY VILLAGE

**Gated Double Lot Ranch***~ Meticulously Renovated & Updated ~***Valley Village**

The property is Open Tuesday & Friday - 11am-2pm

**\$1,500,000**

- New Copper Plumbing
- New Electrical
- New Central Air
- New dbl pane windows
- New dbl pane doors
- Outdoor kitchen
- Viking stove & micro
- Subzero Refrigerator
- New Sequoia roof
- 4 true bedrooms
- 3 large bathrooms

**5450 Radford Ave.**

Wendy Kjorness

**(310) 308-6675**

BRE 01847103



Frank Barbano

**(323) 394-2447**

BRE 01380908



**Gated Double Lot Ranch:** • New Central Air, updated & beautifully landscaped. Walls of windows & French doors blend the indoors to the rear resort style grounds which feature: large outdoor kitchen, gazebo, cabana, oversized pool, fire pit & specimen fruit trees amid lush landscaping. The picket fenced front yard features a meadow like expanse guarded by massive mature olive trees. The Master Suite features an entry hall, walk-in closet, built-ins, lady's sitting area & outdoor access via a private patio. The home has all new double paned Anderson Windows & doors, Grand Sequoia Presidential roof, 4 true bedrooms, 3 large bathrooms, central air, copper plumbing, new electrical wiring, fireplace, beautiful moldings, fixtures & original solid wood doors and flooring. Chef's kitchen include porcelain farm sink, Viking stove & microwave, Subzero Refrig, sunny breakfast nook with built-in seating w/storage, custom cabinetry, cararra marble counters. Large garage, side by side driveway. This high quality home and grounds are a nice scale for comfortable living in a quiet and peaceful neighborhood. Renovation guided by ThePropShop.



**OPEN TUES. 11 - 2**

**23309**  
**PARK COLOMBO**  
CALABASAS

**OFFERED AT \$2,079,000**

**ARCHITECTURAL MEDITERRANEAN**

Stunning Architectural Mediterranean at the Ridge in Calabasas. Located in a guard gated community at the end of a cul-de-sac and down a private driveway. Built by Harlan Lee in 1990 with 5 bedrooms, 6.5 bathrooms and 6,260 square feet of living space on a 36,997 lot. Formal entry with beamed ceilings and marble floors leads to a sunken living room with large windows offering plenty of natural light and fabulous valley views. Living room also features a double sided fireplace that leads to a private office/den area with built-in shelves. Sumptuous formal dining room with sliding glass doors overlooks spacious grassy frontyard. Den has high beamed ceilings, fireplace and a wet bar. Sun filled kitchen with large center island featuring built-in Thermador range top, double ovens, a warming oven, built-in SubZero fridge, plenty of storage space and a separate breakfast room. Lower level also features powder room, laundry room and an ensuite bedroom with ¾ bathroom & walk-in closet.

Master suite features a picture window, high ceilings, wrap around balcony with amazing views, fireplace, a built-in entertainment center and two master bathrooms. Both master bathrooms have their own walk-in closets and one has its own spa tub and private balcony. Three additional bedrooms, which are all ensuite with granite counter tops in the bathrooms and walk-in closets. Additional features include 4 zoned HVAC and an attached 4 car garage. Lush backyard is fenced with lawns, fruit trees, covered private patio and a sparkling lap-pool with built-in spa and cascading waterfall. Truly an amazing opportunity to own a one-of-a-kind home at the Ridge.



**JOE BRECKNER**

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www.JoeBreckner.com  
CalBRE# 00883666

