

AREA  
3  
SUNSET STRIP -  
HOLLYWOOD HILLS WEST



SUNSET STRIP - HOLLYWOOD HILLS WEST | \$2,999,999  
8435 FRANKLIN AVE, Open Tues 11-2 with Refreshments

Sophisticated bright Architectural with 180 head on south western city to ocean city views. Exquisite Master Suite on its own top level w/sitting area/office, 2 sided fire-place, large windows, high arched ceilings, spacious walk-in-closet with view-capturing balcony. His & her baths. 4 car garage! Great pool area for lounging. 4 car garage very clean. Built in 1995. Guormet Kitchen with viking. This beautiful home has elevator and views fro most rooms!



**Steven Spreafico**  
323-688-2175  
stevendoehny@me.com  
www.DohenyLifestyles.com  
CalBRE#00976937



**1516 North Genesee Avenue**



**\$2,599,000**

4 Bed | 3 Bath  
Converted Garage Space | 2,743 Sq Ft

**Kennon Earl**

213.280.9620  
kennon@rarepropertiesinc.com  
DRE 01394743

**Tom Davila**

323.327.8292  
tom@rarepropertiesinc.com  
DRE 01725619



Set in the highly desirable Sunset Square, this captivating Mediterranean boasts an exceptional floor plan with high ceilings and large rooms. Set behind gates, this home is quite, private, yet inviting with beautiful foliage decorating the front courtyard. The living room and family room feature a unique dual-facing fireplace, gorgeous tile and French doors bathing the space in light. The recently renovated kitchen has built-ins and large center island with breakfast bar. Three of the bedrooms are en-suite with lovely bathrooms and the 4th bedroom is on a private upper level that could be a studio or office space. Garage has been converted to function as a workspace or gym if desired. Located in prime Sunset Square, this RARE home is close to the best shops and restaurants the Sunset Strip has to offer.

**COMPASS**

310.230.5478 | compass.com

Compass is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. To reach the Compass main office call 310.230.5478

AREA  
10Sotheby's  
INTERNATIONAL REALTY

## 1221 N KINGS RD #101



*2 bed/2 bath condo on one of WeHo's best blocks near the restaurants, boutiques and nightlife that create the area's cool urban vibe. High ceilings and no common walls give a unique sense of space and privacy. A designer mantle surrounds the gas fireplace in the large living room. The spacious master bdrm boasts an en-suite bath and huge walk-in closet. Eat-in kitchen with SS appliances. 2 balconies, SxS pkg., extra storage and a charming pool and spa are all yours for an HOA of just \$372/mo..*

*Offered at \$699,000*

**Corey Nelson**

310-927-0095

corey.nelson@sothebyshomes.com

**Keith Kaplan**

323-646-7791

keith.kaplan@sothebyshomes.com

9255 Sunset Blvd., Mezz.

| West Hollywood

| sothebyshomes.com/socal



RARE  
PROPERTIES  
®

# 3840 Alta Mesa Drive



**\$1,725,000**

3 Bed | 2.5 Bath  
2,214 Sq Ft

**Kennon Earl**

213.280.9620  
kennon@rarepropertiesinc.com  
DRE 01394743

**Tom Davila**

323.327.8292  
tom@rarepropertiesinc.com  
DRE 01725619



This beautifully done modern home located in the hills of Studio City is the perfect organic blend between wood, glass, and steel. This home features high ceilings, exposed wood beams, and large picture windows that overlook the sweeping views of the canyon and Valley.

**COMPASS**

310.230.5478 | compass.com

Compass is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. To reach the Compass main office call 310.230.5478



# LICENSED REAL ESTATE ASSISTANT NEEDED FOR TOP PRODUCING BROKER

## DUTIES REQUIRED

Assist Open Houses  
Process Documentation  
Deliver Documents to Sellers & Buyers  
Perform Duties Related to the Concerned Property  
Get Information with Written Instructions  
Microsoft Word, Outlook and Excel Proficient  
Transaction Coordination  
Marketing Skills  
Administrative Skills  
Place and Remove Signs  
Order Repairs  
And much, much, more.....

Berkshire Hathaway HomeServices  
Send Resumes to: [palisadeshomes@gmail.com](mailto:palisadeshomes@gmail.com)

**want  
to make  
more  
money?**

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

TUESDAY

**01 Beverly Hills** *Single Family*

<b>410 WALKER DR</b>	Refresh.	11-2	<b>red</b>
<b>\$7,495,000</b>	3+4	CONTEMPORARY	




**COME SEE THE JETLINER VIEWS**

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

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

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

<b>1020 RIDGEDALE DR</b>	Lunch	11-2	<b>rev</b>
<b>\$16,950,000</b>	5+9	3sty-CONTEMPORARY	



**\$3 MILLION DOLLAR REDUCTION!**

Best value home in Beverly Hills for the money! Celebrity Dream Villa in one of the finest & most prestigious streets in Beverly Hills. This newly renovated trophy compound features five bedroom suites including two master suites & separate guest house, an opulent floating staircase, family rooms, screening room, office, library, grand walk-in wine cellar complete with a wine tasting table, gym, billiard room, six full bathrooms, & three powder rooms. Picturesque city light views and downtown.

MLS#18-303842  
Vangelis Korasidis 310-247-1500  
COLDWELL BANKER BH

Celebrity Dream Villa

<b>430 WALKER DR</b>	Open	11-2	<b>rev</b>
<b>\$9,900,000</b>	10+11	CONTEMPORARY	



**TROUSDALÉ DEVELOPMENT W/ APPROVED PLANS BY LANDRY**

One of the "Last" Trousdale projects with an approved "basement" level.Huge Flat View property at the top of Trousdale. Apx 30,000Lz. City/Ocean/Mountain views. Richard Landry Design Group, Beverly Hills City approved and "Grandfathered" architectural plans included with the purchase price.

MLS#18-323718  
Di Prizito/Rey 310-266-2777  
COLDWELL BANKER RESI

www.430walkerdrive.com

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



**REMARKABLY PRICED ROMANTIC TRADITIONAL ESTATE IN COVETED BH**

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

MLS#18-319924  
Sally Forster Jones 310.579.2200  
COMPASS

1712Tropical.com

**01 Beverly Hills** *Condo / Co-op*

<b>460 N PALM DR #305</b>	Open	11-2	<b>red</b>
<b>\$3,895,000</b>	3+4	CONTEMPORARY	



**REDUCED! "460 PALM" 5-STAR PRIME BEVERLY HILLS LUX RESIDENCE**


JUST REDUCED! Unprecedented luxury residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman condominium building, "460 Palm." Rare ultra spacious 3600 SF, 3BD/4BA, is the largest floor plan available. An entertainer's dream with amazing city views, sliding Fleetwood windows, seamless indoor/outdoor floor plan, modern gourmet Chef's kitchen, private home theater, & outdoor terraces.

MLS#18-304310  
ST. JAMES + CANTER 310.704.4248  
BERKSHIRE HATHAWAY

WWW.460PALM305.COM

**01 Beverly Hills** *Lease*

<b>121 S PALM DR #404</b>	Open	11-2	<b>NEW</b>
<b>\$4,850</b>	2+2	5sty-MODERN	



**MODERN UPDATED HUGE 2 BD +2 BA ON PRESTIGIOUS PALM DR**


This modern 1644 SF 2 bd+ 2 ba home is beautifully updated on prestigious Palm Drive. Sophisticated Quartz tiles welcome you to a huge bright living room with a patio and fireplace. Granite bar and custom cabinets create an open kitchen with S/S appliances.Dramatic recessed lighting enhances the entire look and feel of the unit.Master has a huge bath and separate shower enclosure. Roof Top BBQ for entertaining guests and enjoying the sights. Beverly Hills School District. Available July 1st

MLS#18-344366  
Irene Tsu 310 993 6141  
BERKSHIRE HATHAWAY

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

**02 Beverly Hills Post Office** *Single Family*

<b>2620 HUTTON DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,295,000</b>	0+0		



**GATED AND PRIVATE CALIFORNIA MEDITERRANEAN**

This California Mediterranean is gated, private & has impeccable scale & volume with high ceilings and great indoor-outdoor flow. This quality home is very light, bright and open and shows like a designer showroom. There is a chef's kitchen with top of the line appliances next to a spacious family room with fireplace. The master suite has a fireplace and his and her bathrooms. The park like grounds include a great outdoor pavilion with fireplace as well as a swimmers pool and large guest house.

Joe Babajian 310.623.8800  
RODEO REALTY BH

<b>13431 JAVA DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,195,000</b>	6+7	CONTEMPORARY	



**TACO TUESDAY! BROKERS LUNCH!**

Taco Tuesday! Come and Enjoy Lunch at the top of Beverly Hills overlooking the city lights. This spectacular Beverly Hills pool home offers stunning 180 degree views of the city lights. Over 5,000 sq. ft. of living space, this two story open floor plan includes two master suites, one of which features stunning panoramic views overlooking the pool out to the city, a gym/private office, walk in closet, and spacious bathroom.

MLS#18-339104  
Darren Winston 310-709-8980  
SOTHEY'S BH

Brokers Lunch. Taco Tuesday!

<b>9328 BEVERLY CREST DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	4+6	MID-CENTURY	



**INCREDIBLE DEVELOPMENT OPP! BEVERLY HILLS W/ JETLINER VIEWS**

Incredible architectural development opportunity to build this ~ 5,000sf, 4BD, 6BA, new construction dream home in the Beverly Hills "Crest Streets" surrounded by multi million dollar estates!! Modern Beverly Hills home feat jetliner CITY-OCEAN VIEWS, potential screening room, infinity edge pool, indoor/outdoor flow, terrace w pano views. Delivered w/ fully permitted set of plans by top local architecture firm at COE. Existing property is a 2BD/2BA/~1,500sf Mid-Century 1-level home.

MLS#18-344892  
ST. JAMES + CANTER 310.704.4248  
BERKSHIRE HATHAWAY

WWW.9328BEVERLYCREST.COM

<b>9212 HAZEN DR</b>	Open	11-2	<b>red</b>
<b>\$10,495,000</b>	5+5	TRADITIONAL	



**TRADITIONAL BEVERLY HILLS TENNIS COURT ESTATE**

An ultra private, gated Traditional tennis court estate designed by renowned Trip Haneisch. Tucked away on an approx. 50K sq. ft. lot filled with lush landscaping for the utmost privacy. It's only minutes from the BH Hotel, Rodeo Drive, Canon's Restaurant Row and Trousdale with multiple accesses to Mulholland, Film Studios, 405 & 101. This grand home features 3 suites, guest room, 5 baths, motor court, chef's kitchen and oversized rooms with high ceilings.

MLS#18-308182  
Williams & Williams 310.691.5935  
HILTON & HYLAND

WILLIAMS & WILLIAMS

TUESDAY

<b>12047 SUMMIT CIR</b>	Refresh. 11-2	<b>red</b>
<b>\$5,995,000</b>	5+7 CONTEMPORARY	
	<b>STUNNING VIEW PROPERTY IN THE SUMMIT</b>	
<p>An abundance of natural light fills this recently remodeled 5 bedroom/ 7 bathroom contemporary home located within the exclusive guard - gated community, The Summit. With stunning city views that span the entire valley, the home features vaulted ceilings, a chef's kitchen complete with Viking and Sub Zero appliances and the added luxury of en-suite bathrooms in every bedroom. An entertainers paradise awaits in the backyard, with a sparkling pool, built in sports bar, BBQ and bocce ball court.</p>		
<p>MLS#18-322090 SamanthaNugentAriAfshar 3103835319 PACUNION/COMPASS</p>		
<a href="http://12047summit.pacunion.la">http://12047summit.pacunion.la</a>		


<b>1454 BENEDICT CANYON DR</b>	Open 11-2	<b>rev</b>
<b>\$4,395,000</b>	4+6 2sty-VILLA	
	<b>JUST REDUCED! - LOCATED OFF LONG PRIVATE QUIET DRIVE</b>	
<p>Retreat to the tranquility of this private 2-story Tuscan Villa minutes to Beverly Hills! Surrounded by beautiful lush natural flora, mtn vus, terraced patios, pool &amp; spa! Spacious flow, step down LR w/ hi ceilings that overlooks the yard w/ total privacy, FDR w/ FP, chef's kitchen w/ cntr island. Upstairs: 2 Bdrm suites, including Mstr w/sitting area, FP &amp; balcony. Two add'l bdrms on main level, custom media room &amp; wine cellar. Detached Gst Hse w/ FP, bath &amp; amazing views of the grounds.</p>		
<p>MLS#18-324070 James Hancock/ J. Siegal (310)777-6351 COLDWELL BANKER RESI</p>		
Bring or Send your Clients!		

<b>1543 N BEVERLY DR</b>	Refresh. 11-2	<b>red</b>
<b>\$2,395,000</b>	3+2 2sty-CONTEMPORARY	
	<b>JUST REDUCED! GREAT VALUE FOR THIS JEWEL BOX!</b>	
<p>Discover this diamond in the rough, first time on the market in ~40 years! Bring your vision to this pristine gated private 2BD+office/den+2BA two-story home in ideal Beverly Hills Post Office location and update to perfection. Lovely living room with wood-burning fireplace, trayed ceilings and charming touches throughout. Spacious light-filled en-suite Master bedroom, 2nd guest bedroom connected to outdoor patio. Upstairs game room/office w/ balcony perfect for home studio.</p>		
<p>MLS#18-341564 ST. JAMES + CANTER 310.291.1029 BERKSHIRE HATHAWAY</p>		
WWW.1543BEVERLY.COM		

<b>9625 OAK PASS RD</b>	Open 11-2	<b>rev</b>
<b>\$3,250,000</b>	3+3 CONTEMPORARY	
	<b>CONTEMPORARY HOME ON COVETED OAK PASS ROAD</b>	
<p>Unique opportunity to own existing Contemporary home w/architectural plans, engineering, soils reports provided (approx. \$100,000 cost to seller) for a new home. This gated home on is designed w/metal panels, wood-beamed ceilings, fireplaces,hardwood &amp; stone floors. Kitchen w/ Viking appliances,stone counters &amp; island. Yard w/trees for privacy,pool/spa, BBQ area, &amp; views. Make this home yours or 4 bed/6.5 bath, 5,000 sqft Architectural estate designed &amp; built to the plan's specs \$5,950,000.</p>		
<p>MLS#18-316248 Sally Forster Jones 310.579.2200 COMPASS</p>		
9625OakPassRoad.com		

**03 Sunset Strip - Hollywood Hills West** Single Family

<b>13331 MULHOLLAND DR</b>	Open 11-2	<b>rev</b>
<b>\$5,900,000</b>	4+6 2sty-CONTEMPORARY	
	<b>AMAZING VIEWS OF CITY, CANYON AND MOUNTAINS</b>	
<p>Gated Contemp. on secluded promontory. 4BR, 6BA, 6,700+ sf. int. Tranquil setting amidst majestic CA Oak Trees on 53,000+ sf. lot. 3 car garage with elec. car charging station + extensive motor court provides ample parking. <a href="http://www.13331mulholland.com">www.13331mulholland.com</a></p>		
<p>MLS#18-340206 Peter Whyte 310-650-8480 COLDWELL BANKER</p>		
Peaceful Setting		

<b>1699 WOODS DR</b>	Lunch 11-2	<b>NEW</b>
<b>\$5,995,000</b>	4+4 CONTEMPORARY	
	<b>PRIVATE CELEBRITY COMPOUND- ULTIMATE WOW FACTOR!</b>	
<p>This custom-built home has everything one could ask for- luxury, prestige and location. Set behind a gated enclave above the Sunset Strip, this 4 bd home features jetliner views, indoor-outdoor lifestyle on a ±40,864 sq. ft. lot, with seamless access to the stunning pool and hot tub. This entertainer's home boasts a large, open living room with dramatic views, dining area plus chef's kitchen w/ top quality appliances throughout. Offered Fully Furnished.</p>		
<p>Alexis Boris 3109906894 PACIFIC UNION</p>		

<b>1263 DELRESTO DR</b>	Refresh. 11-2	<b>rev</b>
<b>\$5,495,000</b>	5+6 TRADITIONAL	
	<b>CLASSIC EUROPEAN ARCHITECTURE W/ A MODERN FLARE</b>	
<p>Dramatic 2 story entry w/ gracious staircase welcomes you to this well-appointed home. Formal living room &amp; formal dining room opens to outdoor resort-like pool. Cook's kitchen with granite counter tops, state of the art appliances, butler's pantry &amp; playroom. Spacious library/office, den &amp; guest suite &amp; bath. Luxurious marble &amp; hardwood floors throughout. Large outdoor patios and pool with built-in BBQ.</p>		
<p>MLS#18-298936 M. Nourmand &amp; J. Epstein 310-888-3333 NOURMAND &amp; ASSOCIATE</p>		
Coffee Bar		


<b>8435 FRANKLIN AVE</b>	Refresh. 11-2 593A4	<b>NEW</b>
<b>\$2,999,999</b>	4+5 ARCHITECTURAL	
	<b>HEAD ON CITY/OCEAN VIEWS 4 CAR GARAGE - POOL</b>	
<p>Sophisticated bright Architectural with 180 head on south western city to ocean city views. Open flow w/walls of glass, high ceilings, polished concrete &amp; porcelain tile floors. Exquisite Master Suite on its own top level w/sitting area/ office, 2 sided fireplace, large windows, high arched ceilings, spacious walk-in-closet with view-capturing balcony. His/ her Baths include standing shower &amp; separate relaxing jacuzzi tub w/views. lap pool. Elevator and 4-car gar. Stop by REFRESHMENTS!</p>		
<p>MLS#18-344356 Steven Spreafico 323-688-2175 COLDWELL BANKER RESI</p>		
Blt-Ins,Dshwshr,Dryer,Elvtr,Micro,Other		

<b>1432 N HARRIDGE DR</b>	Open 11-2	<b>rev</b>
<b>\$4,575,000</b>	4+4 MODERN	
	<b>ELEVATE YOUR EXPERIENCE</b>	
<p>The best views you have ever seen at any price. Freshly reimagined and remodeled contemporary designer home. Views from every room! 360 degree views from the roof top deck. Over 4000 sq. ft. of enjoyable indoor/outdoor living experiences. High ceilings with oak flooring. The kitchen boasts Miele appliances, Silverwave marble for the island, Blizzard Quartz countertops. Contrasting walnut kitchen cabinets give it that modern yet elegant feel.</p>		
<p>MLS#18-330088 Paul Wylie 323-515-9585 LAMERICA REAL ESTATE</p>		
Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro		

<b>1516 N GENESEE AVE</b>	Open 11-2	<b>NEW</b>
<b>\$2,599,000</b>	4+3 MEDITERRANEAN	
	<b>Home has high ceilings &amp; lrg rms. Main living area you'll find LR, DR, adjacent kitch &amp; FR. Featuring fireplace &amp; French drs. Kitch has built-ins &amp; island. 3 of BD's are en-suite. Converted garage.</b>	
<p>MLS#18-343162 Kennon Earl 4242307928 COMPASS</p>		
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		



TUESDAY


<b>6923 WOODY TRL</b>	Open	11-2	<b>rev</b>
<b>\$1,595,000</b>	2+2	ARCHITECTURAL	
	Modern movement design of wood and glass perched in the hillside of the Cahuenga Pass with spectacular views of the San Gabriel Mountains. Comprised of six lots totalling 12,865 square feet, this hillside retreat is a hidden oasis in the heart of the city. Staggered terraces, charming walking paths & gardens enhance this ultra private oasis once owned by author Viola Spolin, whose son, Pail Sills, co-founded Second City. This home encapsulates and embodies the feeling of a time gone by.		
MLS#18-323060		Rng/Ovn	
Patty Ray PACIFIC UNION INTERN			

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

<b>2058 WATSONIA TER</b>	Open	11-2	<b>NEW</b>
<b>\$12,895</b>	3+3	1sty-MEDITERRANEAN	
	<b>A TRUE HOLLYWOOD GEM...</b> Watsonia Terrace is a true Hollywood gem with interiors designed by the iconic Martyn Lawrence Bullard. This exceptional find is a once-in-a-lifetime opportunity to live how the Hollywood elite once lived in this magical villa. Gloria Swanson lived here when filming Sunset Boulevard, Rudolph Valentino enjoyed the grounds to entertain and William Faulkner spent time writing on the master balcony. Private guesthouse with lush gardens and al fresco dining.		
Sharona Alperin 310.888.3708 SOTHEBY'S INT.REALTY		www.2058Watsonia.com	

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

<b>1647 N BEVERLY GLEN</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,800,000</b>	3+3.5	2sty-ARCHITECTURAL	
	<b>ARCHITECTURAL GEM IN BEVERLY GLEN</b> Architectural masterpiece as seen on HGTV for its design. Three bds & 3.5 ba, a great room w/ vaulted ceilings. Renovation included three new ba & kitchen, two zone HVAC two zone central vacuum, plantation shutters, Pella double pane windows, 2.5 car garage, upgraded security system, pine plank floors, built-ins, prking for two extra cars (gated). The outside space w/ fountains & gardens meticulously maintained is a perfect spot for outdoor living. This home is an art collectors dream.		
Sharalee Flesche 310-967-9025 WESTSIDE REALTY GRP		Blt-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp	

<b>1050 STRADELLA RD</b>	Open	11-2	<b>red</b>
<b>\$5,350,000</b>	5750000	4+5 CONTEMP MED	
	<b>PRIME LOCATION IN LOWER BEL AIR</b> Surrounded by some of the most significant trophy properties in the area..aprox 344 ft.of street frontage.. Move in or remodel.. Upside opportunity for owner/user or value add buyer. RTI to expand into a contemporary modern estate with infinity pool on just under 1 acre view site with city and some ocean views.Plenty of parking in gated driveway. Renderings of the permitted plans are on the website/photos.		
MLS#18-340614 Jamie Nugent 310.804.6039 HILTON & HYLAND		HiltonHyland.com	

<b>1601 BEL AIR RD</b>	Open	11-2	<b>red</b>
<b>\$5,250,000</b>	3+4	OTHER	
	<b>MAJOR PRICE REDUCTION, HIGHLY MOTIVATED SELLER</b> This breathtaking compound on coveted Bel Air Road w/ views from Stone Canyon to the Pacific Ocean. On almost an acre w/vineyards & hundreds of feet of frontage. This could be perfect for any investor seeking to capitalize on an ideal site to create a trophy property. The current estate, with outdoor space that makes you feel like you're in a luxury resort, could also simply be renovated to update a truly one of a kind home. It's a rare offering that has to be seen to be believed.		
MLS#18-337492 SForsterJones/JSmith 310.579.2200 COMPASS		1601BelAirRoad.com	

**05 Westwood - Century City** Single Family

<b>645 COMSTOCK AVE</b>	Refresh.	11-2	<b>red</b>
<b>\$7,995,000</b>	8499000	5+6 CONTEMPORARY	
	<b>REDUCED! TROPHY LOT JUST UNDER AN ACRE ADJ TO HOLMBY PARK</b> Private & gated single story residence designed by noted architect Sumner Spaulding. Sited above the street with gated sweeping drive and motor court. 5 BR's + 5.5 BA's plus pool house with bath and dressing room. Det 3 car garage and studio. Huge floor to ceiling windows and French doors open to lush gardens with soaring eucalyptus trees, mostly flat grounds and sparkling pool. Adjacent to Mapleton Dr estate properties. Ready for gracious living or for your own signature touches.		
MLS#18-318776 P Kellogg/P Dougherty 310-729-1371 COLDWELL BANKER BHN		645Comstock.com	

<b>267 S GLENROY AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,495,000</b>	3+2.5	2sty-TRADITIONAL	
	<b>COLCORD ARCHITECTURAL GEM IN WESTWOOD HILLS</b> Gerard Colcord two-story architectural gem in prime Westwood Hills. Easy flow from room to room & to the glorious outdoors. Tastefully updated w/ incredible charm & attention to details. Hardwood floors. Large living room w/ vaulted ceiling. Beautiful cook's kitchen opens to a family room area & lovely backyard. Master suite. Alfresco lounging & dining areas set amongst lush landscaping. Close proximity to UCLA & Westwood Village. Located in the coveted Warner Avenue Elementary school district.		
MLS#18-339184 Laurence Young 310-777-2879 BERKSHIRE HATHAWAY H		Blt-Ins,CIng Fan,Dshwshr,Dryer,Frzr	

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

<b>1830 WESTHOLME AVE #207</b>	Open	11-2	<b>NEW</b>
<b>\$824,000</b>	2+3	CONTEMPORARY	
	<b>NEWLY RENOVATED UNIT WITH SUNNY COMMUNAL SPACES!</b> Living room with balcony, formal dining room and updated kitchen with stone counters. Spacious bedrooms with new carpet, huge walk-in closets and en suite baths. Separate office space, powder room and laundry in unit. Rooftop deck with pool & spa, two tandem parking spaces and an extra storage facility within the gated garage. Conveniently located near the shopping and dining areas of both Westwood and Century City. Within in the highly coveted Westwood Charter School District.		
MLS#18-347784 Ben Lee 310.858.5489 CB - BEVERLY HILLS N		benleeproperties.com	

**05 Westwood - Century City** Lease

<b>10381 STRATHMORE DR</b>	Open	11:30-1:30	<b>rev</b>
<b>\$25,000</b>	5+5	CONTEMPORARY	
	<b>SPACIOUS CONTEMPORARY MODERN</b> SPACIOUS CONTEMPORARY MODERN WITH TENNIS COURT,LARGE SEPARATE GUEST HOUSE, POOL AND SPA! MASTER SUITE W/ FIREPLACE +2 BRs/3 BAs & GYM UPSTAIRS, PLUS MAID'S AND 2 BATHS DOWNSTAIRS! LARGE GRANITE KITCHEN, FAMILY ROOM, FORMAL DINING ROOM AND DEN WITH FIREPLACE, WET BAR & WINE ROOM. FORMAL LIVING ROOM WITH FIREPLACE. 3-CAR GARAGE.		
MLS#18-330416 Jackie Feldmar-Cohenca 310-962-8797 DOUGLAS ELLIMAN		www.10381StrathmoreDr.com	

**OPEN HOUSE STATUS**

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

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

TUESDAY

**06 Brentwood** *Single Family*

<b>1225 CHICKORY LN</b>	Open	11-2	<b>NEW</b>
<b>\$16,895,000</b>	6+7	3sty-MODERN	




**BRAND NEW MODERN ARCHITECTURAL...**

Brand new modern architectural estate in Hills of Brentwood. Perched at the top of a private knoll this compound is exquisite in every sense of the word. Sweeping unobstructed views of the city, mountain, and ocean from as far as the eye can see. This 10,500 sqft estate showcases exquisite craftsmanship, cutting edge design with 6 bedrooms plus office, gym, theater, wine tasting area, yoga area, lounge and library, 7 baths, and 3 half-baths, situated on a 32,000 sqft lot.

Marco Rufo 310-488-6914  
BERKSHIRE HATHAWAY

Unobstructed views of the Ocean!

<b>107 N CLIFFWOOD AVE</b>	Open	11-2	<b>red</b>
<b>\$12,995,000</b>	7+12	TRADITIONAL	



**PRIME BRENTWOOD PARK**

Brand new Traditional home. This 7BD/12BA home has a spacious living rm & fam rm with fireplaces, formal dining rm with wine cellar & sophisticated office/library. Gourmet state-of-the-art kitchen which opens to the backyard featuring 2 cabanas, BBQ, pool, & a spa with a pergola. The grand master suite has a marble fireplace, dual closets & a lg balcony. The downstairs has a spa, pool, sauna, & steam rm for the complete spa experience in addition to a home movie theater, gym & open fam rm.

MLS#18-314346  
Gary Glass 310.820.9343  
BERKSHIRE HATHAWAY

CliffwoodEstate.com

<b>11911 SALT AIR TER</b>	Refresh.	11-2	631G4	<b>rev</b>
<b>\$5,595,000</b>	5+5.5	2sty-CAPE COD		



**PRICE REDUCTION! IMMACULATE CAPE COD HOME**

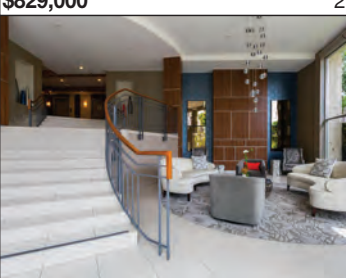
Dramatic formal entry, high ceilings, spacious rooms, exquisite finishes, open floor plan full of natural light. Gourmet kitchen w/marble counters. Four bedroom suites upstairs, three w/ balcony access. Expansive, master suite w/sitting area & fireplace. Fifth bedroom/bath on 1st floor, could be used as a gym/maid's rm. Beautiful private backyard w/pool, spa, fire pit, BBQ, surrounded by mature trees. In the heart of Brentwood on a quiet, private cul-de-sac, a 2-minute walk to shops & restaurants.

MLS#18-325138  
Julie Lovett 3108993514  
COLDWELL BANKER RESI

www.11911saltairterrace90049.com

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

<b>836 S BUNDY DR #305</b>	Open	11-2	<b>NEW</b>
<b>\$829,000</b>	2+2	OTHER	



**SPACIOUS, BRIGHT, & STUNNING 2BD/2BA, RENOVATED CONDO**

Single level condo in the heart of BW. Flooded with natural light, this unit has a fantastic floor plan with a great size master bdrm, living rm, & dining rm all facing the quiet interior courtyard. The spacious master suite boasts a wonderful walk-in closet & remodeled bathroom. Other features include an updated kitchen & lg outdoor patio great for barbecuing. 2 car parking spaces with a storage unit in the garage. Building has a resort style pool & hot tub, security cameras and gated parking.

MLS#18-346704  
Drew Gitlin 310.415.1968  
BERKSHIRE HATHAWAY

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

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

<b>10342 LORENZO DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,985,000</b>	4+5	ARCHITECTURAL	



**PERFECT BLEND OF MODERN OPULENCE & TRADITIONAL ELEGANCE**

Fall in love w/this stunning architectural estate. In the heart of Cheviot, moments to Country Clubs, shopping, dining & more. Living w/built-ins, fireplace & glass doors to courtyard. Kitchen w/Calacatta counters, Miele appliances & 180-bottle wine room. Master w/balcony, walk-in closet & bath w/soaker tub & floating vanity. Media room, floating staircase, light accent wall, views, wired for smarthome, Sonos surround sound & more! Summer ready yard w/infinity pool, firepit & BBQ.

Sally Forster Jones 310.579.2200  
COMPASS

10342Lorenzo.com

<b>2751 MOTOR AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	4+3	TRADITIONAL	



**SPACIOUS TRADITIONAL ON LARGE CORNER LOT**

Open floor plan living/dining with fireplace, bay windows and French doors to entertainer's patio and pool with spa. Gourmet chef's kitchen with high end stainless appliances, stone counters & breakfast room with vaulted ceiling overlooking rear yard. Enormous master suite with lux bath down. 3 additional beds and 2 baths up with great tree top views. Hardwood floors, cozy window seating, romantic nooks, central A/C, etc. Coveted Overland Elementary School District. Move-right-in!

MLS#18-347632  
Ben Lee 310.858.5489  
CB - BEVERLY HILLS N

benleeproperties.com

**10 West Hollywood Vicinity** *Single Family*

<b>607 N LA JOLLA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+5	CONTEMP MED	



**MODERN SPANISH IN BEVERLY GROVE**

Located in the highly desirable Beverly Grove neighborhood just minutes from world-class shopping and dining on Melrose and West 3rd Street, this exquisitely crafted Modern Spanish is a model of style and sophistication from the outside in.

Gated and hedged, the home has been recently updated to offer modern amenities while retaining the aesthetic charm of Spanish architecture. An outdoor oasis features a pool and spa, as well as an en-suite guest house.

Perez Lester Comora 323.679.4414  
THE AGENCY BH

Gated and Hedged | Pool | Guest House

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

<b>817 N ALFRED ST #202</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	2+3	CONTEMPORARY	

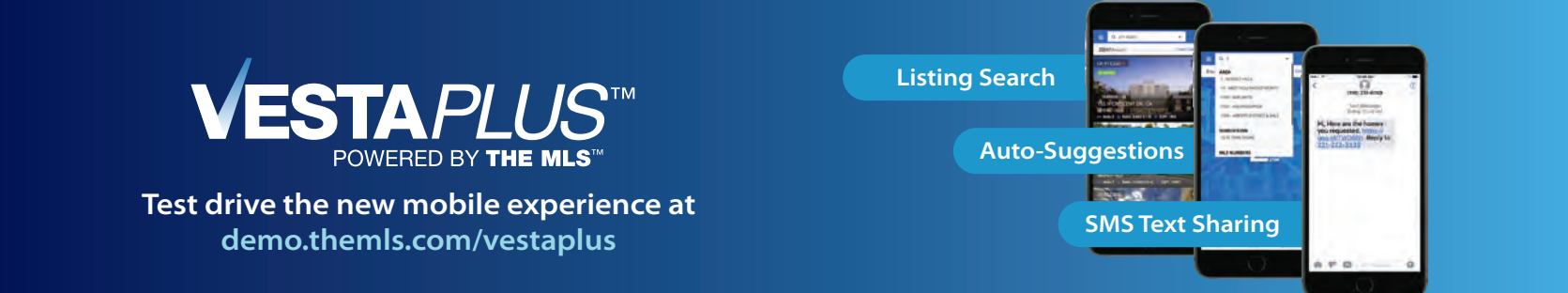


**LOCATION LOCATION LOCATION**

Elegant and spacious 2 bedrooms 2 bathrooms in prime West Hollywood! Newer building, private balcony, washer and dryer in the unit, walk-in closet, chefs kitchen, and much more!

MLS#18-347388  
noelle gayral 3104331599  
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr



**VESTA PLUS™**  
POWERED BY THE MLS™

Test drive the new mobile experience at [demo.themls.com/vestaplus](http://demo.themls.com/vestaplus)

Listing Search

Auto-Suggestions

SMS Text Sharing

TUESDAY

<b>1221 N KINGS RD #101</b>		Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2	TRADITIONAL		
<b>THE BEST CONDO VALUE IN WEST HOLLYWOOD</b>				
 <p>2 bed/2 bath condo on one of the best blocks in WeHo near the restaurants, boutiques and nightlife that create the area's cool urban vibe. High ceilings and no common walls give a sense of space and privacy. A designer mantle surrounds the gas fireplace in the large living room. The spacious master bdrm boasts an en-suite bath and huge walk-in closet. Eat-in kitchen with SS appliances. 2 balconies, SxS pkgng, extra storage and a charming pool and spa are all yours for a low HOA of just \$372/mo.</p>				
MLS#18-346602		Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg		
Keith Kaplan SOTHEBY'S INTERNATIO		323-646-7791		

<b>1355 N SIERRA BONITA AVE, UNIT 209</b>		Open	11-2	<b>NEW</b>
<b>\$495,000</b>	1+1			
<b>BEAUTIFULLY REMODELED SPLIT LEVEL ONE BED/ ONE BATH CONDO</b>				
 <p>Condo in the heart of West Hollywood. Centrally located close to shops and restaurants, this unit even has it's own private balcony perfect for Al fresco dining. The master bedroom has huge walk in &amp; reach in closets, wood laminate and travertine floors. This well maintained building has an amazing heated rooftop pool and spa tub with panoramic views of the city, new patio furniture, gas grill, Well equipped fitness center, on site laundry room and low monthly HOA dues. Real value for it's price!</p>				
Shiela De Leon DOUGLAS ELLIMAN		310.975.4274		
www.1355NSierraBonita.com				

**10 West Hollywood Vicinity** Income

<b>1246 N FULLER AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	2sty-CALIFORNIA BUNGALOW			
<b>AMAZING DUPLEX 2 HOMES ON ONE LOT.</b>				
 <p>Charming &amp; renovated 1920's CA Bungalow Duplex offers a rare opportunity in lifestyle &amp; location to invest or live in a gated private compound in the middle of vibrant WEHO. This amazing compound offers 2 separate &amp; private residences. Lots of charm throughout. Front unit is 3 Bed + 2 Bath, very spacious with lots of natural light, wood floors, open floor plan. Rear unit is a private 1 Bed + 1 Bath with wood floors, updated kitchen &amp; bath with washer &amp; dryer. Professionally landscaped yards.</p>				
Ben Shapiro NOURMAND & ASSOCIATE		323-842-0269		
Washer,dryers				


**11 Venice** Single Family


<b>2919 SANBORN AVE</b>		Open	11-2	<b>NEW</b>
<b>\$7,100,000</b>	4+4.5	ARCHITECTURAL		
<b>STUNNING SOPHISTICATION CREATED BY JAE OMAR</b>				
 <p>Sophisticated elegance meets California dreaming in this stunning Venice architectural — another impressive and awe-inspiring creation designed by the renowned Jae Omar. Upon entering you are greeted with gorgeous woods ornamented on the ceilings, floors, and cabinetry to immediately envelop you with serene warmth and natural beauty.</p>				
Penny Muck HALTON PARDEE		3109076517		
www.haltonpardee.com				

**11 Venice** Condo / Co-op


<b>700 MAIN ST #8</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,695,000</b>	2+2	ARCHITECTURAL		
<b>ARCHITECTURAL LIVE/WORK LOFT IN THE HEART OF VENICE BEACH</b>				
 <p>This beautiful live/work loft offers stunning &amp; dramatic 18 ft. ceilings w/floor-to-ceiling windows, custom lighting &amp; new tile flooring in the living room which flows seamlessly to an enclosed private patio. The updated open kitchen features custom cabinetry, quartz countertops, stainless steel appliances, &amp; custom island. Upstairs, the master suite includes newly installed built-ins, while the guest bedroom provides a sliding glass wall for privacy. Enjoy 2-car parking and additional storage.</p>				
Jonathan Pearson HALTON PARDEE		3109076517		
Bit-Ins,Dshwshr,Dryer,Micro,Rng/Ovn				

**11 Venice** Income

<b>1712 WASHINGTON WAY</b>		Open	11-2	<b>NEW</b>
<b>\$2,595,000</b>	Triplex	1sty-CALIFORNIA BUNGALOW		
<b>VACANT 3PLEX+ART STUDIO** ST TO ST LOT PRIME SILVER TRIANGLE</b>				
 <p>Prime Venice Street to street dual frontage 6200 SF lot with existing vacant Triplex. 2 addresses to this property -609 Mildred Ave and 1712 Washington Way. Large Art Studio with bath and huge court yard in addition to the 3 units. All units to be delivered vacant. One of the last remaining properties not yet subdivided on the block. Adjacent to world famous Venice Canals and Abbot Kinney shops and restaurants in coveted Venice Beach Silver Triangle. Short stroll to the beach and boardwalk.</p>				
Adam katz COLDWELL BANKER PP		310-625-3443		
** RARE STREET TO STREET LOT **				

<b>1711 LINDEN AVE</b>		Open	11-2	<b>rev</b>
<b>\$1,778,000</b>	Duplex			
<b>REDUCED PRICE: DELIGHTFUL VENICE DUPLEX</b>				
 <p>Ideally situated on the sunny corner of Superba &amp; Linden in the Venice Walk Streets Neighborhood. Each 1BR+1BA unit features living room &amp; dining area with hardwood floors, kitchen with stainless steel appliances &amp; dishwasher, small office plus laundry area with washer/dryer. Lovely private backyard garden with al fresco dining that units share. Garage for 2 smaller cars or 1 car plus storage. This turnkey duplex is in excellent condition just a short distance from Abbot Kinney &amp; the BEACH!</p>				
Jennifer Hughes BULLDOG REALTORS		310-383-7299		
Duplex Can Be Delivered Vacant!				

**11 Venice** Lease


<b>2100 ABBOT KINNEY #C</b>		Open	11-2	<b>NEW</b>
<b>\$13,500</b>	2+3	ARCHITECTURAL		
<b>VENICE LIVE/WORK LOFT SPACE ON ABBOT KINNEY</b>				
 <p>Architectural space in Bay Cities Loft building offers 2 BRs, 3 BAs, and 2 loft areas currently used as offices. The space is flooded with natural light through the two-story floor-to-ceiling windows and has its own private patio. A detached two-car garage that is wired for alarm could be used as additional work space, as there are two additional parking spaces in front of the garage. Dual-zone central air, wired for security, laundry in unit, very secure complex with gated parking.</p>				
Juliette Hohnen DOUGLAS ELLIMAN		323.422.7147		
2100AbbotKinneyC.com				

15,000+ real estate professionals. Working together, to make homeownership happen.



MAKING THE MARKET WORK™

<b>2316 GLYNDON AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$6,250</b>	2+1	CALIFORNIA BUNGALOW	



**SUMMER IN VENICE !**

Venice Summer Rental ! This light & airy bungalow is a true urban retreat, moments from the excitement of Abbot Kinney, Rose Ave & the Beach. Features 2 BR + Den & open floor plan w/spacious living & dining rooms: beautiful wood floors, crown moldings, fireplace & built-ins. Modern kitchen opens to cozy breakfast rm that opens to expansive garden w/ splendid dining & sitting areas, citrus trees & vegetable garden. There's also a sweet resident calico cat named Pharah, who lives on the property.

MLS#18-342294  
Jerry Jaffe 310.403.4925  
COMPASS

Featured in 'Sunset Magazine'

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

<b>3816 VIA DOLCE #30</b>	Open	11-2	<b>NEW</b>
<b>\$1,250,000</b>	3+3	CONTEMPORARY	



**3+3 LOCATED BETWEEN THE MARINA AND THE BEACH**

3 bed suites 3 bath townhouse in The Marina Strand Colony II. This townhouse exudes modern beach living. Enjoy the open floor plan, soaring ceilings, and efficient kitchen. Large living room with gas fireplace and sliding glass doors with private patio Master suite has large walk-in closet, en-suite bath with a large tub. Direct access to a private 2-car garage. Washer/dryer included. Complex offers a sun deck, year round heated outdoor pool, large hot tub, gym, sauna and meeting room.

MLS#18-344926  
Earley Schick Partners 310-490-3068  
DOUGLAS ELLIMAN

3816ViaDolce.com

**13 Palms - Mar Vista** Single Family

<b>3431 BARRY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,199,000</b>	4+4	2sty-TRADITIONAL	



**A VERY SPECIAL PLACE**

A warm, gorgeous, traditional style home with elegant finishes and upgrades. A front yard with lush vegetation, waterfall and pond. Two side yards for meditating, pets, exercising or for children to play in. An entertainer's back yard with lounge, BBQ, fire pit and hot tub. Behind gates, the exterior spaces of this property are just exceptional. Inside the home are hardwood floors, crown moldings, a chef's kitchen, dining area, family room, office, laundry room, and 4 bedrooms and 4 baths.

MLS#18-343526  
Lucky James Scoles 323-854-5814  
LUCKY JAMES SCOLES

WOW!

**3615 WASATCH AVE** Open 11-2 **NEW**

<b>\$1,599,000</b>	3+2	TRADITIONAL
--------------------	-----	-------------



**ONE STORY TRADITIONAL HOME**

Fantastic opportunity to remodel or to build new. Fireplace and hardwood floors. 3 bedrooms, 1 ¼ quarter baths. A family room/dining room, and 2 detached studio/storage structures. There is also a swimming pool and a 2-car attached garage. The house is located in the popular Beethoven Elementary School District. Wasatch has become a street of destination location, and significance.

MLS#18-346796  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

Cing Fan, Micro, Rng/Ovn

**3295 MOUNTAIN VIEW AVE** Open 11-2 **rev**

<b>\$3,295,000</b>	5+5.5	2sty-CONTEMPORARY
--------------------	-------	-------------------



If you are looking for something special you found it. Sophisticated and meticulously designed, a welcome departure from commonality. The large living room opens unrestrictedly to a gourmet kitchen that includes an oversized island and top of the line Viking appliances. Cove lighting and special details accentuate the living spaces throughout, and a 600 sf rooftop deck with wet bar, gas fire pit, and unobstructed views from the Pacific Ocean to Downtown LA and the mountains beyond.

MLS#18-336514  
Joseph Treves 3105003017  
PACIFIC UNION INTERN

Dshwshr, Micro, Rng/Ovn, W/D, Other

**14 Santa Monica** Single Family

<b>215 21ST PLACE</b>	Open	11-2	631E5	<b>NEW</b>
<b>\$4,895,000</b>	5+5	2sty-SPANISH		



**CLASSIC SPANISH NORTH OF MONTANA**

Traditional floor plan with all rooms emanating from the center hall, complete with a step-down living room with beamed ceilings and fireplace, a home office, formal dining room, powder & guest room. At the rear of the house lies the spacious family room & cook's kitchen with dining area. Lush yard replete with a fire-pit, built-in barbecue, hot tub & detached studio above the garage. Master features a sitting area, spa like bath, heated floors, generous walk-in & balcony. Solar panels too.

MLS#18-347186  
Kevin Krakower/ E. Puro 310-493-9895  
DOUGLAS ELLIMAN

Refrigerator, Washer & Dryer, Dishwasher

**469 20TH ST** Open 11-2 **NEW**

<b>\$4,789,000</b>	6+5.5	2sty-SPANISH
--------------------	-------	--------------



**NORTH OF MONTANA SPANISH HOME**

Through the impeccably landscaped entry, the foyer captivates w/bold hardwood floors & natural light by virtue of expansive windows. The fl plan opens into the living rm & flows onward into a sunlit dining area, great rm w/fireplace & premier custom-designed kitchen. The spiral staircase, w/ an exposed rotunda ceiling, leads to 5 bedrooms, including the master w/a spa bath, large closet & covered balcony. A true outdoor sanctuary, the backyard features a terrace, pool & spa.

SMITH & BERG 310.500.3931  
PACIFIC UNION BH

469twentieth.com

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

<b>1018 2ND ST #5</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	2+3	CONTEMPORARY	



**BEAUTIFUL & BRIGHT 2BD/2.5BA PENTHOUSE**

A recently remodeled exterior in a small 6 unit complex steps to Ocean Ave, The Promenade & the beach. Maple wood floors & skylights throughout, high ceilings, fireplace, crown molding, built-ins, plantation shutters & French doors to both balconies. Remodeled kitchen with granite, SS appl & ample cabinetry. Private & spacious roof top deck w/ ocean & mtn views, dining & lounge area. Upgraded Master bath, walk in closets & laundry in hall. SxS secured parking, extra storage space & guest spot.

MLS#18-346348  
Charmaine Nessel  
BERKSHIRE HATHAWAY H

Blt-Ins, Cing Fan, Dshwshr, Grbg Disp, Fridg

**3002 3RD ST #203** Open 11-2 **NEW**

<b>\$1,698,000</b>	2+3	CONTEMPORARY
--------------------	-----	--------------



**BRIGHT + BEAUTIFUL TOWNHOME IN PRIME OCEAN PARK**

This stunning 2 bedroom, 3 bathroom home in the highly sought-after Sea View Collection community is a rare opportunity. Designed by famed local architect Bill Brantley, this townhouse-style unit is unlike any other in the complex. Take in prime Ocean Park living with ocean breezes, sun-drenched rooms, and plenty of outdoor space. The bright and open floor plan brings thoughtful design and attention to detail throughout.

MLS#18-346466  
Nancy Osborne 310-795-6600  
HALTON PARDEE

www.HaltonPardee.com

**3002 3RD ST #203** Refresh. 11-2 **NEW**

<b>\$1,698,000</b>	2+3	CONTEMPORARY
--------------------	-----	--------------



**BRIGHT + BEAUTIFUL TOWNHOME IN PRIME OCEAN PARK**

This stunning 2 bedroom, 3 bathroom home in the highly sought-after Sea View Collection community is a rare opportunity. Designed by famed local architect Bill Brantley, this townhouse-style unit is unlike any other in the complex. Take in prime Ocean Park living with ocean breezes, sun-drenched rooms, & plenty of outdoor space. The bright & open floor plan brings thoughtful design and attention to detail throughout. Gorgeous refinished hardwood floors carry throughout the dining & living rooms.

MLS#18-346466  
Nancy Osborne 310-795-6600  
HALTON PARDEE

www.HaltonPardee.com

TUESDAY

<b>1511 16TH ST, UNIT 201</b>		Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	2+1	CONTEMPORARY		



**NEW LISTING OPEN TUESDAY & SUNDAY**

This 1991-built condo features 20-foot ceilings, large windows bathing living spaces in natural light, modern kitchen with stainless appliances and white tile backsplash and stunning stone fireplace in open living area. The unit offers 928 square feet and boasts gorgeous views of the city and Getty Center from the balcony and rooftop deck.

Cindy Leight 310-266-9260  
WISH SOTHEBYS REALTY

www.151116thstreet201.com

<b>930 3RD ST #103</b>		Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>	2+2	ARCHITECTURAL		



**BEACH LIVING WITH SOPHISTICATED STYLE**

Located just three blocks from the beach, this sophisticated and elegant unit is impeccably remodeled, complete with a custom fireplace in the living room, hardwood floors and sunlight throughout. Additional features include: stainless steel appliances, view of the pool from living room and short distance from Montana Avenue boutiques, shops, restaurants, and the highly sought after Roosevelt Elementary School. Property is a trust sale and will be sold in as-is condition.


MLS#18-346838

Lisa Pound Ilona Brown 310-592-1996  
PACIFIC UNION

930-3rdSt.com

**14 Santa Monica** Income

<b>618 PACIFIC ST</b>		Open	11-2	671F3	<b>NEW</b>
<b>\$2,700,000</b>		2sty-TRADITIONAL			



**PERFECT FOR OWNER/USER OR TO OWN & HOLD! 7 BLKS TO BEACH!**

An exceptional 4-plex in prime Santa Monica with spectacular owners' unit. Owners' unit on the first floor w/ private front & side garden areas feel like a single family home. Completely remodeled w/ new engineered wood floors, brand new kitchen which opens to the dining room area w/ sliding doors & large living room. Upper level 2 BR/1.5 BA unit is a new remodel. Two upper & lower 1BR/1BA units, separate laundry room in the back of the property and ample off-street parking for 8-10 cars.

MLS#18-341314

Christophe Choo 310-777-6342  
COLDWELL BANKER RESI

SantaMonica4Plex.com

**14 Santa Monica** Lease

<b>100 LARKIN PLACE</b>		Open	11-1	<b>red</b>
<b>\$15,500</b>	16500 4+4.5	2sty-TRADITIONAL		



**EXPANSIVE OCEAN-VIEW HOME NORTH OF SAN VICENTE FOR LEASE**

Ocean views abound in this natural light-filled 4 BR + 4.5 BA home situated at the end of a serene cul-de-sac. The home's entryway opens to a high-ceiling living room with unobstructed ocean & canyon views. The generous master suite features a large walk-in closet, spacious bathroom, & ocean views. Watch the sun set over the pacific from the wrap-around, outdoor deck. Close to the ocean, shops & restaurants on Montana Avenue, & every amenity that the Westside has to offer. 100LarkinLease.com


MLS#18-325926

Elizabeth Puro 310-418-5427  
DOUGLAS ELLIMAN

Refrigerator, Stove, Dishwasher

**15 Pacific Palisades** Single Family

<b>1040 MARONEY LN</b>		Open	11-2	<b>NEW</b>
<b>\$6,999,999</b>	6+7	2sty-TRADITIONAL		



**WELCOME TO THE NEW MARONEY ESTATES, NEWEST ADDITION TO PACP**

Privacy, Privacy, and more Privacy. Sitting behind gates, down a long private drive, on a large 13,359 SF lot off a peaceful cul-de-sac street less than 5 minutes from the new Village, sits a custom home with a fresh take on the modern farmhouse from White Picket Fence. With large open family spaces, an enormous cook's kitchen, 5 bedrooms up, and clerestory windows to spread the light. The lush landscaping and inviting outdoor living areas completes the overall sense of privacy this home offers.

MLS#18-346822

David Carlin 310.213.1694  
WHITE PICKET FENCE

www.whitepicketfencehome.com;2 dshwashr

<b>16735 MARQUEZ TER</b>		Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	4+6	CONTEMPORARY		



**GORGEOUS BEACH STYLE CONTEMPORARY WITH VIEWS**


Just completed May 9! Beach style contemporary w/ serene ocean and treetop views. Open floor plan with dining and living space and large chef's kitchen all w/ views to backyard/pool. Master with private deck and views downstairs and additional suite down including master down and 2 suites up with upstairs family room and oversized view deck for the whole family to enjoy for entertaining. High end warm finishes with wide plank wood flooring throughout. 2 car garage with oversized storage room.

MLS#18-343090

Ginger Glass 310.927.9307  
COLDWELL BANKER BHN

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

<b>934 GALLOWAY ST</b>		Open	11-2	<b>NEW</b>
<b>\$4,250,000</b>	4+5	2sty-CONTEMPORARY		



**ARCHITECTURAL MASTERPIECE.**


Soaring ceilings, open floor plan & pocket sliders creating disappearing walls for quintessential California lifestyle. Spacious master w/ his/her baths & steam shower, fireplace & lounging terrace. Chef's kitchen open to public rooms for magical entertaining flow. Outdoor living room w/fireplace, private setting w/ grassy yard & self-contained gym/office. Built in 2014 with apx. 3700 sq ft, filled with light. Just 3 blocks from much-anticipated Caruso shopping & dining in Palisades Village.

MLS#18-344426

Responddek / Lake 310-488-4400  
SOTHEBY'S

Striking Contemporary

<b>954 BIENVENEDA AVE</b>		Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	4+3	1sty-RANCH		



**WELCOME TO WOOSY BIENVENEDA!**

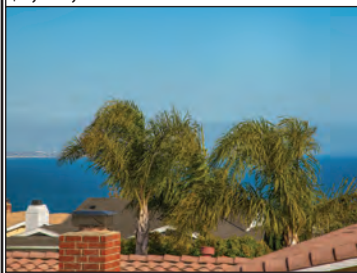
Turn key! Attentive design details+custom features throughout. 4th bd/study/gst. Gourmet kitchen. 2-car garage, converted to game/play rm. Open dining+sophisticated LR open to very private patio/grassy yard+exquisite privacy. Kitchen opens to charming. Absolute dream master suite retreat: dual closets/office or makeup alcove/sumptuous spa-style bath. Nestled among bucolic trees in woosy location, close to Beach, hiking trails, Village & City.

MLS#18-345510

Betty-Jo Tilley 3104299833  
BERKSHIRE HATHAWAY

Cbl,Clng Fan,Dshwshr,Dryer,Grbg Disp

<b>18366 CLIFFTOP WAY</b>		Open	11-2	<b>NEW</b>
<b>\$2,595,000</b>	4+3	1sty-MID-CENTURY		



**VIEWS, VIEWS AND A MID-CENTURY MODERN RENOVATED JEWEL**

Breathtaking Ocean + Mtn VIEWS on quiet cul-de-sac. Enjoy the indoor-outdoor flow of the seamless transition through the custom pivot disappearing doors that take you from the open living spaces to the expansive hard wood deck w/gas fire pit. Open kitchen floor plan: 10' white Silestone island, Bauformat German cabinets, distressed solid hickory backsplash, SS appliances w/espresso bar & eat-in kitchen with mtn views. Entry door is made of pure mahogany, ceramic tile floors & Fleetwood windows

MLS#18-346662

Mary Beth + Darby Woods 3104636662  
COLDWELL BANKER

www.marybethwoods.com



**VESTAPLUS™**  
POWERED BY THE MLS™

Test drive the new mobile experience at  
[demo.themls.com/vestaplus](http://demo.themls.com/vestaplus)

TUESDAY

<b>1132 CHAUTAUQUA</b>	Open	11-2	<b>red</b>
<b>\$2,895,000</b>	3+3	MID-CENTURY	



**BRAND NEW PRICE! CHECK IT OUT!**

Price to sell. Feels like a Topanga paradise. The canyon setting of this clever mid-century home offers unbelievable privacy near the village. Location location location, this site has it all. A rare combination of peaceful charm on the coveted Chautauqua rim. Yet it is only blocks from Palisades Village and super close to the beach. Rustic cabin decorated as big yet cozy office. Home has high ceilings & oversized windows which bathe the interiors with light.

MLS#18-320060  
Joan Sather 310-740-0302  
SOTHEBY'S INTERNATIO  
Blt-Ins,Dshwshr

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

<b>147 S PLYMOUTH</b>	Refresh.	11-2	<b>NEW</b>
<b>\$6,995,000</b>	6+7	OTHER	




**ENGLISH REVIVAL MASTERPIECE MEETS MODERN LUXURY**

English Revival in Windsor Square/Larchmont neighborhood! 2 generously sized living areas, w/ multiple fireplaces, 10' ceilings, natural light. Kitchen features marble countertops, matching wood panel Sub Zero Refrigerator, Micro Drawer Bosch Dishwasher, 48" Viking Range, 8' windows and an oversized island. Upstairs offers 4 bdrms, luxurious master suite w/ fireplace and a boutique custom, mirror paneled walk-in closet. 2,700 sqft lower level has 2 bdrms, laundry, custom wine cellar, and theater

MLS#18-345416  
John Duerler 213.924.2208  
HANCOCK HOMES REALTY  
www.147plymouth.com

<b>607 N MCCADDEN PL</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	4+3	2sty-SPANISH	



**LIGHT SPANISH FIXER**

One of the BEST VALUES in the acclaimed Third Street Elementary School district and located on one of Hancock Park's most PRESTIGIOUS streets, this 4 bedroom, 3 bath light Spanish fixer is finally ready to pass the torch to it's next loving proprietor.

Marc J. Robinson (323) 304-0892  
KELLER WILLIAMS BH

<b>4057 W 7TH ST</b>	Open	11-2	633 G3	<b>NEW</b>
<b>\$1,450,000</b>	4+2.5	2sty-TRADITIONAL		



**HISTORIC WILSHIRE PARK - POOL HOME**

Nicely upgraded Wilshire Park HPOZ home with beautiful pool in backyard. Move-in condition with upgraded kitchen, open beam ceilings in LR and banquet size formal Dining Room. 4 bedrooms and nice family room with sliders leading out to pool area. California basement accessed from back patio - perfect as wine cellar/tasting room. Sumptuous master suite with balcony and double shower. Dual zoned central HVAC, new flooring and lighting, etc. Close to everything!

Gary Tani 310-213-0522  
COLDWELL BANKER SPEC  
Built-ins/DW/Range/Oven/Refrig/GD

<b>543 S MUIRFIELD RD</b>	Open	11-2	<b>bom</b>
<b>\$7,399,000</b>	5+6	MEDITERRANEAN	



**1923 ITALIAN REVIVAL HOME**

On one of Hancock Park's best streets. Restored with many period details. Grand foyer entry. Huge, step down living room with cast stone fireplace. Banquet sized formal dining room. Chef's kitchen with butler's pantry. Romantic master suite with fireplace and double walk-in closets. Spa bath. 3 large family bedrooms. Upstairs laundry. Pool Library. Gym. Guest apartment. 3 car garage. Gated, hedged, private. Former home of Buster Keaton and Natalie Talmadge.

MLS#18-338534  
Vanessa Sandin 310.824.3705  
HILTON & HYLAND  
Co-Listed w/ Dawn Ross

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

<b>320 S GRAMERCY PL, UNIT 101</b>	Open	11-2	<b>NEW</b>
<b>\$399,000</b>	2+2	1sty-CONTEMPORARY	



**ESSEX HOUSE ON GRAMERCY**

Cool mid-century light filled condo. Front unit with 2 bedroom/ 2 bath. Floor to ceiling windows. Generous balcony. Great potential. Easy to show.

Kathy Gless/ Rick Llanos (323) 460-7622  
COLDWELL BANKER HP

**19 Beverly Center-Miracle Mile** *Condo / Co-op*

<b>600 S RIDGELEY DR #109</b>	Open	11-2	<b>NEW</b>
<b>\$1,050,000</b>	3+3	ARCHITECTURAL	



**THE MUSEO- IN THE HEART OF MIRACLE MILE**

The well-maintained complex has secure building access, community garage w/guest parking, and fitness room. This sleek 3 bed/3 bath, first-floor unit is close distance to prime spots such as LACMA & The Grove. The appx.1500 sq-ft, NE corner unit has plenty of windows and natural light. The spacious living area opens up to a private patio with space for outdoor dining/BBQ. The kitchen has stainless steel appliances, dark wood cabinets and dark quartz countertops. Also open 6/2 & 6/3:2p-5p.

MLS#18-347074  
Olivia Noh (213) 999-3068  
COLDWELL BANKER BHN  
Dshwshr,Micro,Rng/Ovn

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

<b>924 MALTMAN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$679,000</b>	1+1	CALIFORNIA BUNGALOW	



**ENCHANTING SPANISH IN THE HISTORIC, "MALTMAN BUNGALOW COURT"**

One of 19 uniquely freestanding bungalows. Renovated 1920s 1bd/1ba. New features include a custom built-in bookcase, Ecobee 4 thermostat w/Alexa, OWNED solar panels, ATD alarm system w/wireless capabilities & Philips SmartHue lights. Living/dining area w/domed ceilings, decorative fireplace, hdwd flrs & custom blinds. Updated kitchen includes glass-front cabinets, Bosch stainless steel appliances & hidden stackable washer/dryer. Landscaped side garden for vegetables/herbs. Deck w/canyon views.

Dan Ortega 323.839.3936  
SOTHEBY'S LOS FELIZ  
Range, Fridge, Hdwd, FP, Security, SS ap

**22 Los Feliz** *Single Family*

<b>4321 PARVA AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,300,000</b>	3+2	TUDOR	



**PRIVATE LOS FELIZ TUDOR**

Very private & behind gates, this spacious, light, bright English Tudor style home with high ceilings is nestled in one of the most nostalgic and celebrity-filled neighborhoods north of the Blvd. in Los Feliz. 1920's old-Hollywood glamour aesthetically suits a contemporary lifestyle & boasts panoramic views of Los Feliz Hills from the view deck. Showing by appointment only, so please come preview for your clients!

MLS#18-347244  
Ryan Ole Hass 323.893.7253  
ENGEL & VOLKERS  
Appliances, W&D, + More

**OPEN HOUSE STATUS**

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

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

TUESDAY

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

**4455 LOS FELIZ BLV, UNIT 804** Refresh. 11-2  
**\$765,000** 1+1 8sty-MID-CENTURY **NEW**

**LOS FELIZ TOWERS CONDO**

Recently updated Manhattan style luxury condominium hosting one-bedroom / one-bathroom. Open concept living space including stainless appliances in the kitchen and a large bathroom with a deep tub and large separate shower. The living room opens to a large balcony hosting incredible northern exposure views of the Los Feliz hills and the Griffith Observatory. The Los Feliz Towers offers 24-hour doorman and 24-hour security as well as cameras throughout the property.

**Rafik Ghazarian** 3233711511  
**KELLER WILLIAMS LOS** stove top, oven, fridge, dishwasher, gar

**28 Culver City** *Single Family*

**3978 SHEDD TER** Open 11-2  
**\$1,550,000** 3+2.5 1sty-MID-CENTURY **NEW**

**AMAZING CITY VIEWS FROM THIS CULVER CITY HOME!**

Amazing views from Culver City to downtown Los Angeles! This traditional mid-century home features: large kitchen with breakfast area, family room and formal living room, both with wood fireplaces and overlooking the city of L.A. Spacious rear patio with beautiful city and mountain views! 2 car attached garage, large storage room, circular driveway. Cul de sac street! located in secluded area of Blair Hills, Culver City! This property offers endless possibilities to make it your own!

**Michael Kayem** 310-739-8029  
**REMAX ESTATE PROPERTY** washer, dryer, oven, fridge

**11042 ALETTA AVE** Open 11-2  
**\$1,135,000** 3+2 1sty-TRADITIONAL **NEW**

**Cute Traditional in great Culver City pocket neighborhood.** This is a brimming 3 bedroom/2 bathroom with natural light. Upon entering through the front door, you will find yourself in the spacious living room and dining room combination, & beautiful hardwood floors. Adjacent to the dining room is a roomy kitchen with space for a breakfast table and w/d area. An en-suite master bedroom opens to the spacious and private backyard. Excellent opportunity to snatch a terrific property in Culver City.

**Jeff Lemen** 3104822033  
**KELLER WILLIAMS-SM** Dshwshr, W/D, Stove/Range, Refrigerator

**29 Westchester** *Single Family*

**5571 W 82ND ST** Open 11-2  
**\$1,599,000** 4+3 **NEW**

**STUNNING HOME WITH TOP-OF-THE-LINE FINISHES**

Located in Westchester, lies this gorgeous rebuilt home! Living area flows into dining which opens to the yard. Chef's kitchen w/SS appliances, white cabinets, stylish backsplash & center island. A second family room on the upper level. Master suite w/glass shower, soaker tub, dual sink vanity & walk-in closet. Bedrooms w/recessed lighting, large closets & windows welcoming floods of light. Make this your home & live centrally near shopping, restaurants & more!

**Sally Forster Jones** 310.579.2200  
**COMPASS** 5571w82nd.com

**5874 W 76TH ST** Open 11-2  
**\$1,650,000** 4+3 TRADITIONAL **red**

**JUST REDUCED! GORGEOUS MOVE-IN READY REBUILT HOME**

Bright and open living & dining areas anchored by a chic fireplace flow seamlessly into the gourmet chef's kitchen featuring stainless steel appliances, white cabinets, stylish subway tile backsplash and eat-in center island. Unwind in the decadent master suite, stylish glass shower, soaker tub, dual sink vanity and sizable walk-in closet. Additional features include a laundry room, second level living space and expansive backyard ideal for entertaining.

**MLS#18-330374**  
**Sally Forster Jones** 310-579-2200  
**COMPASS** 5874w76th.com

**30 Hollywood Hills East** *Single Family*

**3410 WONDER VIEW DR** Refresh. 11-2  
**\$2,880,000** 5+4.5 2sty-TRADITIONAL **NEW**

**HOLLYWOOD REGENCY TRADITIONAL**

Set on one of the highest points of the prestigious Hollywood Knolls with gorgeous city lights and mountain views, this re-imagined Hollywood Regency Traditional reflects much of the style and glamour of its time. Large rooms, expansive entertaining decks and pool 5 bedrooms, 4.5 bathrooms. Chef's Kitchen and amazing outdoor kitchen complete with wood burning pizza oven.

**Robert Grandinetti** 3104976365  
**COMPASS**

**2444 HOLLY DR** Open 11-2  
**\$2,349,000** 4+4.5 CONTEMPORARY **rev**

**CHECK THE COMPS!**

LOWEST PRICED NEW CONSTRUCTION IN THE HILLS! This State of the art home has private pool & spa, & hillside views. Main level features a spacious Open floor plan with high ceilings, wide plank walnut wood floors & wall-to-wall bi-fold glass doors. Entertainers' kitchen has Miele appls, Caesarstone counters, island & bar. Master suite with patio, walk-in closets & spa bath. Plus elevator, 3-car garage, separate laundry room, HVAC on smart nest control. Close to hiking trails, minutes to Hollywood.

**MLS#18-336234**  
**Rose Ware** 213-369-9171  
**BHHS-BH** Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Hood Fan

**6310 RODGERTON DR** Open 11-2  
**\$1,699,000** 3+3 COUNTRY ENGLISH **rev**

**UPGRADED ENGLISH TUDOR**

Storybook Castle Hollywoodland home built c1927 by Evander Hoven. Entry overlooks a dramatic 2-story living room with vaulted & wood beamed ceilings, stone fireplace & French doors that open to a covered veranda. Formal dining room. Vintage-style kitchen has quartz counters & pantry. Office, den or 4th bedroom has an en suite bath. Lower level includes a bedroom with bath & private entrance. Vintage-character bathrooms. Private walled & gated garden. Close to Beachwood Village & Hollywood sign.

**MLS#18-303282**  
**Rose Ware** 213-369-9171  
**BHHS-BH** Dshwshr,Grbg Disp,Rng/Ovn

**41 Park Hills Heights** *Single Family*

**4500 DON TIMOTEO DR** Lunch 11-2  
**\$1,495,000** 4+3 MID-CENTURY **NEW**

**A MID-CENTURY MODERN CLASSIC**

Located in the highly regarded area of Baldwin Hills Estates, this beautiful & unique home gives you a sense of coziness with the elegance of design. The living room is infused w/ charm, featuring an alluring fireplace made of stacked granite. Large windows guide you through the home providing ample natural sunlight & access to the expansive wraparound patio overlooking the pool, mountains & city lights. Perfectly situated with easy access to Beverly Hills, Downtown, LAX and the Pacific Ocean.

**MLS#18-346408**  
**Diana Braun** 310.866.5039  
**COMPASS | DBG** PANORAMIC VIEWS OF DTLA FROM EVERY ANGLE



**NEW & Improved Reports!**

**VESTAPLUS™ Features Now Available on The MLS™**

POWERED BY THE MLS™

TUESDAY

**53 Woodland Hills** Single Family

<b>22137 AVENUE SAN LUIS</b>		Open	2-4	<b>rev</b>
<b>\$1,850,000</b>	5+5	CONTEMPORARY		



**SPECTACULAR ENTERTAINER'S GATED CONTEMPORARY REMODELED HOME**

Spectacular private gated newer Contemporary home (built 2007) completely redone in 2018. ~3900 SF, 5BD/5BA entertainer's paradise featuring a luxurious open floor plan w/ natural stone & hardwood floors throughout, family room, formal dining room & gourmet Chef's kitchen. 1 BD down & 4 large BRs upstairs incl Master Suite w/ marble double sink vanity, separate powder vanity, jacuzzi tub, spa shower & walk-in closet. Backyard Oasis w/ saltwater pool & spa, citrus trees & a BBQ w/ bar seating.

MLS#18-339138


ST. JAMES + CANTER 310.704.4248

BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

**57 Northridge** Single Family

<b>18324 DONMETZ ST</b>		Open	11-2	<b>NEW</b>
<b>\$799,000</b>	4+3	1sty-TRADITIONAL		



**PORTER RANCH CHARMER!!**

Charming single family home in quiet Porter Ranch neighborhood. 4 bed, 3 bath, approx 2358sf on 11,364sf lot. Great floor plan, pool and expansive yard. Solar panels included in sale!!!


Howie Nicoll 310-927-2038

KELLER WILLIAMS BH

www.18324Donmetz.com

**62 Encino** Single Family

<b>3944 ALONZO AVE</b>		Open	11-2	VIEWIS!	<b>NEW</b>
<b>\$2,149,000</b>	6+7	2sty-TUDOR			



**RE-IMAGINED HOME**

This 6BD/7BA 5,840 sq.ft. renovated Tudor home in a 5-star Encino location makes south-of-the-boulevard life perfect. Double-entry doors open to a grand foyer with soaring 20 ft. ceilings. Living areas with custom oak floors, fireplaces, and a built-in bar. A chef's kitchen has high-end appliances a large pantry. Master suite with wet bar and private balcony. 17,787 sq.ft. lot with pool, spa, and built-in BBQ area. Located in the hills surrounding Lake Encino area with explosive city views.

Feitelberg | Yarbrough (310) 408-3891

L.A. LUXE GROUP | KW

RENOVATED | EXPANSIVE

**71 East Van Nuys** Single Family

<b>14940 HARTLAND ST</b>		Open	11-2	<b>NEW</b>
<b>\$756,000</b>	4+3	CONTEMPORARY		



Beautiful remodeled contemporary home ready to enjoy! 3 Bedrooms 2 baths w/ New, fully permitted 1 bedroom 1 bath guest house with custom kitchen and tile bath. Great rental INCOME opportunity! New roof, copper plumbing, updated electrical, new AC/heating, Ply Gem windows, New landscaping with automatic sprinklers, tank less water heater, recessed lighting throughout. Gourmet kitchen with Caesar stone, GE Profile appliances. Italian tile bathrooms. BIG lot w/large grassy area and room for pool

MLS#18-346948

Jeff Bozigian 310-795-3900

PACIFIC UNION INTERN

Bit-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn,

**72 Sherman Oaks** Single Family

<b>13937 VALLEY VISTA BLV</b>		Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	4+4	SPANISH		



**MOVE-IN TODAY & SPEND YOUR SUMMER IN THIS RESORT-STYLE OASIS**

Entertainers dream is an understatement! Stunning Spanish home in prime Sherman Oaks. Tranquil courtyard w/ terracotta tile & fountain. Original wood floors, Spanish tile, wood beam ceilings & expansive windows. Living w/fireplace & skylights. Kitchen w/Wolf appliances & vast storage. Master w/balcony w/views, walk-in closet, bath w/dual sinks, steam shower & tub. Unique multi-level backyard. Yard w/ pool, spa, BBQ, recreational space & pool house. Centrally located, steps from shops & restaurants

SForsterJones/KPane 310.579.2200

COMPASS

13937ValleyVista.com

**73 Studio City** Single Family

<b>4221 AGNES AVENUE</b>		Open	11-2	562/G5	<b>rev</b>
<b>\$1,395,000</b>	3+2.5	2sty-CAPE COD			



**HISTORICALLY SIGNIFICANT HOME IN COVETED GROVE NEIGHBORHOOD**

JUST LISTED! Situated on one of the most beautiful tree-lined streets in Studio City's coveted Grove neighborhood. Built in 1937, this historically significant, 2-story American Colonial Revival home boasts formal dining & living rooms, den and sunporch that opens to the garden. One bedroom and bathroom are on the 1st floor, while the Master and 3rd bedroom occupy the 2nd floor. Close to the 101 and 134 Freeways, and the hippest shops and restaurants on Ventura Boulevard.

MLS#18-344316


Robert Puro 310-849-1962

DOUGLAS ELLIMAN

Refrigerator, Stove, Dishwasher

**74 Toluca Lake** Condo / Co-op

<b>18 TOLUCA ESTATES DR</b>		Open	11-2	<b>NEW</b>
<b>\$5,488,000</b>	6+6	2sty-TRADITIONAL		



**JUST COMPLETED MAY 2018 LARGE LOT ON LAKESIDE GOLF CLUB**

Just completed May 2018. Toluca Lake one-of-a-kind gated estate on Lakeside Golf Club. Spectacular views, guest house & master suites up/down one apx 1300 sf! Meticulously renovated on tree-filled huge private lot maximizing utmost in privacy & security. Ultimate indoor/outdoor lifestyle. End of quiet cul-de-sac Staged to perfection, Main house 5+5 all en-suite, PLUS guest house 1+1, living, dining and kitchen all comprised of 5400 square feet + three-car garage. Sophisticated yet inviting.

Lisa & Scott Sorrentino 818 355-4750

RODEO REALTY

Special Location on Lakeside Golf Club

**OPEN HOUSE STATUS**

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

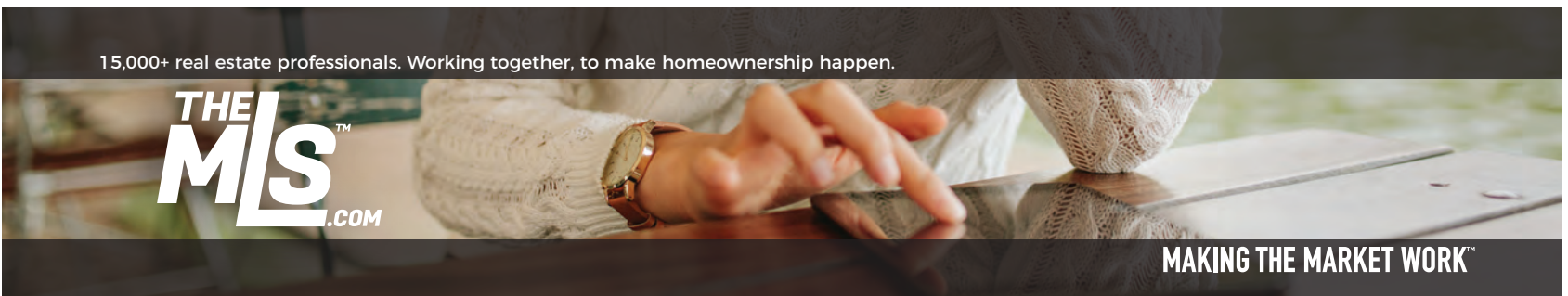
**NEW** New, automatic status

**NEW\*** New, not yet listed

**RED** Reduced

**REV** Review, automatic status

**BOM** Back on Market



15,000+ real estate professionals. Working together, to make homeownership happen.

**THE MLS**  
.COM


**MAKING THE MARKET WORK™**



**WEDNESDAY OPEN HOUSES**

**81 Glendale**


Single Family

<b>1329 CORONA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,749,000</b>	4+3	2sty-MID-CENTURY	
<p align="center"><b>MID-CENTURY INSPIRED CONTEMPORARY IN ADAMS HILL</b></p> <p>You have arrived to a home that unites Mid-Century aesthetic w/Contemporary bespoke interior design. Situated on the highest peak of Adams Hill, you can see views for days. The public rms capture open plan living at its best, w/ decks that bring the outdoors in on every level. The dining rm seats 8 comfortably. One bedrm upstairs &amp; 3 additional bedrms below. The pinnacle of the home is the master suite, complete with walk in closet &amp; luxurious bathrm w/steam shower, Toto bidet &amp; dual vanities.</p>			
		<p align="center">views4days.com</p>	
<p>Carrabba Group COMPASS</p>		<p>323-899-2900</p>	

**FRIDAY OPEN HOUSES**

**25 Sunland Tujunga**

Single Family

<b>10753 W STALLION RANCH RD</b>	Open	10-1	<b>NEW</b>
<b>\$2,750,000</b>	5+6		
<p align="center"><b>EXCLUSIVE GATED STALLION RANCH ESTATES PROPERTY</b></p> <p>Situated on 5 acres of flat land, this rare single level property boasts 6,007 sqft of living area with 5 spacious bedrooms &amp; 4 bathrooms. The gourmet kitchen includes Viking Appliances &amp; slab granite counters with rich maple cabinetry. Extraordinary craftsmanship is displayed throughout this elegant home with a private pool, spa, built in BBQ &amp; an outdoor fireplace. Find your escape from the city in this estate, while experiencing spectacular sunset &amp; city views.</p>			
		<p align="center">www.3666DixieCanyon.com</p>	
<p>Arvin Haddad</p>		<p>310.909.6434</p>	

**72 Sherman Oaks**

Single Family

<b>3666 DIXIE CANYON AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,995,000</b>	4+6	MEDITERRANEAN	
<p>Private Mediterranean Villa on 20,794 sqft lot w/spectacular mountain, valley, canyon &amp; city-lights views from every room, pool, yard and outdoor area. The 2-story entry opens to formal living rm w/cathedral ceiling &amp; wbf, fdr, an eat-in chef's kitchn w/center-island. Circular staircase leads to en-suite master w/sitting room w/wbfp, 2 walk-in closets, master bath w/dual showers &amp; spa tub. 6 balconies for great views! Grounds include grassy yard, pool, spa &amp; outdoor area. 3 car garage.</p>			
		<p align="center">www.3666DixieCanyon.com</p>	
<p>MLS#18-344566 Melody Rogers NOURMAND &amp; ASSOCIATE</p>		<p>310-888-3357</p>	

**236 Manhattan Beach**

Single Family

<b>876 11TH ST</b>	Open	12-2	<b>red</b>
<b>\$4,399,000</b>	5+6	TRADITIONAL	
<p align="center"><b>JUST REDUCED! BEAUTIFULLY REBUILT HOME IN PRIME MB</b></p> <p>Located in sought-after Hill section awaits this beautiful rebuilt home. Enter to breath-taking entryway w/ grand staircase. Open plan living/dining rooms ideal for entertaining. Contemporary Kitchen w/ eat-in center island, wine storage, and breakfast nook. Luxury Master w/fireplace, walk-in closet, ensuite w/ soaker tub &amp; sliding glass doors to balcony. Own private oasis in the garden w/ shaded lounge space, patio and BBQ. Move-in today &amp; live moments from shops, restaurants &amp; the beach.</p>			
		<p align="center">876-11th.com</p>	
<p>MLS#18-330754 Sally Forster Jones COMPASS</p>		<p>310-579-2200</p>	

**2045 Valley Glen**


Single Family

<b>6152 SAINT CLAIR AVE</b>	Lunch	11-2	<b>rev</b>
<b>\$949,995</b>	3+3	CONTEMPORARY	
<p><b>STUNNING, COMPLETELY REMODELED, GATED, TURNKEY CONTEMPORARY</b></p> <p>Located in desirable Valley Glen. Intelligently designed with privacy in mind featuring redwood and wrought iron surrounding fencing. Grand entrance welcomes you with an open floor plan and an abundance of natural light in every room. Mosaic glass tile compliments the kitchen design with stainless steel appliances, custom cabinets, quartz countertops and large island. 2 spacious master suites flank each end of the home.</p>			
		<p align="center">Blt-Ins,Dshwshr,Grbg Disp,Fridg</p>	
<p>MLS#18-344024 James Muske/John Muske CBRB/DOUGLAS ELLIMAN</p>		<p>310.281.3901</p>	

**BY APPOINTMENT**

**999 Out of Area**

Single Family

<b>4160 LA LADERA RD</b>			<b>red</b>
<b>\$16,495,000</b>	6+8	CONTEMP MED	
<p align="center"><b>SANTA BARBARA'S MOST UNIQUE LISTING</b></p> <p>Redefining Santa Barbara style, newly-built, 2.3 acre ocean-view estate takes queues from Moroccan extravagance + minimalist design. A dramatic foyer ushers you into a world of soothing sight lines &amp; seamless indoor/outdoor living. Pivoting iron &amp; glass doors link the great room w/the gardens &amp; vast ocean views. Stone floors coalesce w/plaster walls to create an ethereal pallet. A 1st flr master is ideal for 1 level living; take the elevator to the 2nd flr master for even larger ocean views.</p>			
		<p align="center">BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other</p>	
<p>MLS#17-269964 Riskin Partners VILLAGE PROPERTIES</p>		<p>805-565-8600</p>	

**SUNDAY OPEN HOUSES**


**03 Sunset Strip - Hollywood Hills West**

Single Family

<b>6746 WEDGEWOOD PL</b>	Refresh.	2-5	<b>NEW</b>
<b>\$2,095,500</b>	4+4	2sty-SPANISH	
<p align="center"><b>IMPECCABLY RESTORED SPANISH - MILLS ACT</b></p> <p>Impeccably restored historic Spanish home with gorgeous character under the Mills Act providing enormous property tax savings. Private, Zen home with trickling water fountain at entrance &amp; sparkling city lights views, is former home to Hollywood legend W.C. Fields. Home features two-zone central HVAC, large living room with high volume barrel ceilings, Brazilian walnut floors, 2 original stained leaded glass windows, roaring wood burning fireplace and original hand carved banister staircase.</p>			
		<p align="center">Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg</p>	
<p>MLS#18-347220 Randy A. Wright PACIFIC UNION INTERN</p>		<p>310-927-6818</p>	

WEDNESDAY, FRIDAY AND BY APPOINTMENT

SUNDAY



**Listing Search**

**Auto-Suggestions**

**SMS Text Sharing**



## MERIDITH BAER HOME



LUXURY HOME STAGING AND INTERIOR DESIGN

310.204.5353  
home@  
meridithbaer.com

461 Bellagio Terrace  
\$13,999,000

Staged by Meredith Baer Home for  
Sacha Radford, The Agency



# CELEBRATING

**KW Encino - Sherman Oaks**

# 10

## YEARS OF SUCCESS!

Thank you to our agent partners, leadership team and loyal clients for an amazing 10 Years. *The best is yet to come!*

**kw** ENCINO-SHERMAN OAKS  
 KELLERWILLIAMS®

**HARMA HARTOUNI**  
 Operating Principal  
 Encino-Sherman Oaks



AS SEEN IN THE  
WALL STREET JOURNAL

# Banks like simple loans. We like complex ones.

Self-employed • Real Estate Investors • Retirees • 1031 Exchange OK

No Tax Return Loans<sup>1</sup> • Foreign National Loans<sup>1</sup> • From \$500K to \$25M

Irrevocable Trust, Blind Trust, LLC, & Limited Partnership Vesting OK. Purchase or Refinance. Business Funds Allowed.

**2.990%**

---

**4.067% APR**

3/1 Adjustable Rate Mortgage  
to \$5,000,000 • 70% LTV  
1st Lien Loans

**3.750%**

---

**4.333% APR**

5/1 Adjustable Rate Mortgage  
to \$10,000,000 • 70% LTV  
1st Lien Loans

Sampling of rates as of May 23, 2018

## 310-859-0488

[www.insigniamortgage.com](http://www.insigniamortgage.com) 9595 Wilshire Blvd. #205, Beverly Hills, CA 90212

**CHRIS FURIE**

BRE 01004991 | NMLS 357449  
[chris@insigniamortgage.com](mailto:chris@insigniamortgage.com)



**insignia**  
MORTGAGE

**DAMON GERMANIDES**

BRE 01794261 | NMLS 317894  
[damon@insigniamortgage.com](mailto:damon@insigniamortgage.com)

©2018 Insignia Mortgage, Inc. (1) Not all applicants will qualify. Minimum FICO, reserve, and other requirements apply. Contact your loan officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APRs and programs are subject to change without notice. Loan values (LTV) are based on bank appraisal. Actual closing time will vary based on borrower qualifications and loan terms. Insignia Mortgage, Inc., is a real estate broker licensed by the CA Bureau of Real Estate, BRE #01969620, NMLS #1277691. (2) With an interest-only mortgage payment, you will not pay down the loan's principal balance during the interest-only period. Once the interest-only period ends, your payment will increase to pay back the principal and interest. Rates are subject to increase over the life of the loan. Contact your Insignia Mortgage, Inc. loan officer to determine what your payments might be once the interest-only period ends.



**DAN MILLSTONE**  
SR. LOAN OFFICER  
310.295.7476



**JONATHAN O'DONNELL**  
SR. LOAN OFFICER  
310.480.6863



**STEVE ECKHOFF**  
SR. LOAN OFFICER  
310.470.8080



**ERIC SINGER**  
SR. LOAN OFFICER  
310.721.6105



**BUDDY EPSTEIN**  
SR. LOAN OFFICER  
424.236.7860



**CHRISTIAN CRANDALL**  
SR. LOAN OFFICER  
424.236.7864 X3513

Our new Santa Monica team has a combination of over 100 years of experience in the mortgage industry. We are excited to welcome them as the newest members of our PERL Mortgage family.

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

**PERL**  
YOUR LENDER FOR LIFE

A+ RATING FROM BBB | TOP 100 LENDERS IN THE NATION (SCOTSMAN GUIDE) | RANKED #7 BEST PLACES TO WORK (CHICAGO TRIBUNE)  
TOP OVERALL VOLUME #62 NATIONALLY (MORTGAGE EXECUTIVE) | 23 YEARS IN BUSINESS | CUTTING EDGE TECHNOLOGY | INNOVATIVE MARKETING TEAM  
ACCESSIBLE LEADERSHIP | INDUSTRY LEADING COMPENSATION | BEST-IN-CLASS LOAN OFFICER SUPPORT



PERL Mortgage, Inc is an Illinois residential mortgage licensee (MB0004358) and equal housing lender. Licensed by the California Department of Business Oversight under the California Residential Mortgage Lending Act. NMLS #19186, California License # 4130865 - Licensed by the Department of Business Oversight under California Residential Mortgage Lending Act



# DEAL BREAKERS.

**Mark Cohen, Broker**  
BRE#: 1016103 - NMLS#: 37230  
markcohen@cohenfinancialgroup.com

**Seth Cohen, Broker**  
BRE#: 01935101 - NMLS#: 982573  
seth@cohenfinancialgroup.com

## We are the industry's top mortgage professionals getting more complex deals done than anyone else.

### Custom-Fit Solutions

A unique and personalized approach to every situation including **self-employed**, **high-net-worth**, and **foreign borrowers**.

### Relationship-Based Client Experience

The highest reputation in the industry with excellent rapport with Sellers' Agents.

### Quick Closures

Direct channel to banks' executives for quicker approvals and unmatched professional expertise to get deals done.

### Transparency & Communication Throughout The Entire Process

Consistent execution on all loans with no surprises.

## \$10 Billion

LOANS FUNDED

## 18,000

LOANS CLOSED

## 30+

YEARS EXPERIENCE



**Sasan Abrams**  
sabrams@cohenfinancialgroup.com  
BRE 01959640 - NMLS 1194434  
Originator Specializing in Multi-Family & New Development

 **COHEN**  
financial group  
cohenfinancialgroup.com



**P 310.777.5401 F 310.777.5410**

\*By dollar volume in 2015, Scotsman Guide, April 2016.

©2016 Cohen Financial Group, a division of CS Financial, Inc. All rights reserved. Not all applicants will qualify. CS Financial, Inc. is a real estate broker licensed by the CA Bureau of Real Estate, lic# 01257559, NMLS# 31132. Equal housing lender.

# YOUR LOCAL LENDING TEAM.

- High-touch customer service
- Dedicated support team
- Jumbo pricing
- Variety of adjustable rate options
- 50 state lending authority
- Quick turn times and funding



**Dana Dukelow**

Senior Loan Originator  
NMLS# 252986

**Direct: 323.394.1909**

eFax: 866.261.6655

DDukelow@WintrustMortgage.com  
www.DanaDukelow.com



**Doug Burton**

Branch Manager  
NMLS# 251062

**Direct: 323.828.3684**

Fax: 310.943.2498

DBurton@WintrustMortgage.com  
www.BurtonLoans.com



**Eli Pindler**

Loan Originator  
NMLS# 260919

**Direct: 310.203.0309**

Fax: 630.594.8817

EPindler@WintrustMortgage.com  
www.EliPindler.com



**Garrison Benson**

Loan Originator  
NMLS# 1690228

**Direct: 323.499.5250**

Cell: 847.778.5998

GBenson@WintrustMortgage.com  
www.WintrustMortgage.com

**WINTRUST**  
MORTGAGE

6255 W. Sunset Blvd, Ste 950  
Hollywood, CA 90028







**We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!**

**Mary Bension**  
*Co-Owner & Escrow Manager*

**Mireya Roudenko**  
*Sr. Escrow Officer*

**Kilita Smith**  
*Sr. Escrow Officer*

**Michael Farfel**  
*Escrow Officer*

**Luz Lopez**  
*Escrow Officer*

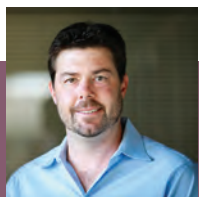
**Beth L. Pearce**  
*Co-Owner*

**MB ESCROW INC**

*The Independent Escrow Company with the Best Service in Town*

9454 Wilshire Boulevard Suite 901  
Beverly Hills, California 90212  
(310) 273-7106

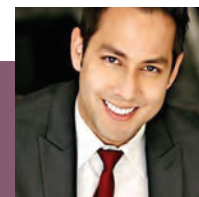
# WELCOME TO THE NEW CHARTWELLES CROW



**JASON ANNOTTI**

"As we all know, escrow officers can have a difficult time keeping "both sides" happy, yet that is exactly what they do. I hope to continue to work for many more years with Jason and his team." - Mark L.

[jannotti@chartwellescrow.com](mailto:jannotti@chartwellescrow.com)

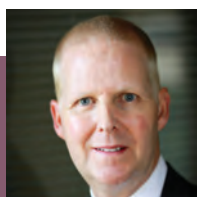


**NATE THOMAS**

"Nate Thomas, at the Sunset Strip office- and his team- are better than you could ever hope for! There is no task too small to get their immediate attention. Nate has a way of dealing with difficult situations and difficult personalities that is beyond expert." - Elayne C.

[nthomas@chartwellescrow.com](mailto:nthomas@chartwellescrow.com)

**ANTHONY LEONARD**



"Anthony and his team in the Beverly Hills office have been exceptional in every escrow we have had with Chartwell. Hard to believe?! Believe it! Anthony knows our expectations and exceeds it every time." - Nicole F.

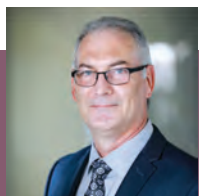
[aleonard@chartwellescrow.com](mailto:aleonard@chartwellescrow.com)



**ANDREA LERCARI**

"Selling your home is a trying experience. Working with Chartwell Escrow and their escrow officer Andrea Lercari made the process painless. Andrea is knowledgeable, efficient and best of all she was always reachable and kept us up to date on the whole process." - Stephen K.

[alercari@chartwellescrow.com](mailto:alercari@chartwellescrow.com)



**PETER JETT**

"Peter Jett at Chartwell is hands down the most professional, knowledgeable and detail oriented escrow officer I have ever worked with." - Randi L.

[pjett@chartwellescrow.com](mailto:pjett@chartwellescrow.com)

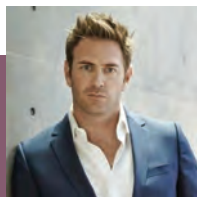


**ELIZABETH MASTERMAN**

"Elizabeth Masterman is also fantastic and provides superior customer service that is unrivaled in the business. You have an escrow need, look no further. Ask for Elizabeth and she will take care of you!" - Scott W.

[emasterman@chartwellescrow.com](mailto:emasterman@chartwellescrow.com)

**CHRISTIAN DEMPSEY**



"I have been selling residential Real Estate for 13 years and stumbled upon their sales manager, Christian, and decided to give him and his company a shot. It was the best decision I ever made for all of my clients!" - Steve M.

[cdempsey@chartwellescrow.com](mailto:cdempsey@chartwellescrow.com)

**NEW SITE. NEW STYLE.**  
**WWW.CHARTWELLES CROW.COM**



[info@chartwellescrow.com](mailto:info@chartwellescrow.com)

**BEVERLY HILLS**  
310.246.1272

**PASADENA**  
626.204.0650

**SHERMAN OAKS**  
818.995.2580

**SUNSET**  
310.358.0887

Strong independent escrow company licensed by the state Department of Business Oversight

guaranteed **Rate**®



# Flex Power

A GUARANTEED RATE JUMBO LOAN PROGRAM

## 10% down payment options on loans up to \$3 million

- Interest only mortgage options up to \$3M with 15% down
- Non-warrantable condo options up to \$2M with 20% down
- 2-unit property options up to \$2M with 20% down
- No private mortgage insurance (PMI)

### Do your clients qualify?

Minimum FICO score  
requirements vary

As little as six months of  
reserves required



**Contact us today to learn more about Flex Power.**

### Joe Parisi

(818) 280-4057

Joe.Parisi@rate.com

NMLS ID: 255572; CA - CA-DOC255572 - 413 0699

### Joey Parisi

O: (747) 242-2481

C: (818) 687-6046

Joey.Parisi@rate.com

NMLS# 399398, CA - CA-DBO399398 - 413 0699

### Jonathan Kim

O: (747) 242-2485

C: (818) 805-4238

Jon.Kim@rate.com

NMLS ID: 1509487; CA - CA-DBO1509487 - 413 0699

 EQUAL HOUSING LENDER 23622 Calabasas Road, Suites 230 & 33, Calabasas, CA 91302

NMLS ID #2611 (Nationwide Mortgage Licensing System [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)) • CA - Licensed by the Department of Business Oversight, Division of Corporations under the California Residential Mortgage Lending Act Lic #4130699

\*30-year fixed rate or 7/1 ARM loan products only. 43% debt-to-income (DTI) required. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact Guaranteed Rate for current rates and visit [www.guaranteedrate.com/restrictions](http://www.guaranteedrate.com/restrictions) for more information.



# Glen Oaks Escrow Acquires Nettie Becker Escrow

Two of Southern California's most respected, independent escrow companies join forces!



**Jo Rossley**  
ESCROW OFFICER



**Patrice Dupre**  
ESCROW OFFICER



**Kilita Smith**  
ESCROW OFFICER



**Alison Fass**  
BUSINESS DEVELOPMENT

“We couldn’t be more excited about this. Nettie Becker is an amazing woman. She has run a great company in the Los Angeles area since 1979 and served the community through her extensive knowledge and genuine care for those she’s done business with.”

**Scott Akerley** CEO OF GLEN OAKS ESCROW



Glen Oaks Escrow Beverly Hills is located at:

184-B N. Canon Dr.  
Beverly Hills, CA 90210  
310.550.3330  
glenoakesescrow.com



FRANK SYMONS, EVP/COO, WESTERN REGION

---

# WELCOMES



## MICHAEL WILLIAMSON

Senior Vice President & Brokerage Manager | Pasadena

They say you are known by the company you keep. Some of the world's most successful luxury real estate agents keep company with us. We are proud to welcome Michael Williamson as the Senior Vice President and Brokerage Manager of our Pasadena Brokerage. Michael brings an incredible depth of knowledge to our company, due to his extensive and unparalleled 35 years of experience.

We are delighted to welcome Michael to our team.

**Michael Higer**

July 13, 1938 - May 23, 2018



It is with great sorrow and regret that we mourn the passing of our longtime general manager, Michael Higer.

May he rest in peace.

[WEAHOMES.COM](http://WEAHOMES.COM)

**WESTSIDE ESTATE AGENCY**



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

# AARON KIRMAN

PARTNERS

---

Welcome Kirby Gillon & Bryce Lowe



We are pleased to welcome  
**Kirby Gillon & Bryce Lowe**  
to Aaron Kirman Partners

---

Kirby can be reached at:  
310.729.9977 | [kirby@aaronkirman.com](mailto:kirby@aaronkirman.com)

Bryce can be reached at:  
310.597.1691 | [bryce@aaronkirman.com](mailto:bryce@aaronkirman.com)

PACIFIC  
UNION  
INTERNATIONAL

# AARON KIRMAN

PARTNERS

---

Welcome **Weston Littlefield**



We are pleased to welcome  
**Weston Littlefield**  
to Aaron Kirman Partners

---

Weston can be reached at:  
949.230.4515 | [weston@aaronkirman.com](mailto:weston@aaronkirman.com)

PACIFIC  
UNION  
INTERNATIONAL




# Follow Sam Batayneh's "This Week in Mortgage" vlog!

Top 200 (#113) Mortgage Originators in America 2016\*

**Find Sam on his social media sites (vlog available on all sites):**

 Sam Batayneh @ Guaranteed Rate, Inc.

 Sam Batayneh

 @SamBatayneh

 Sam.Batayneh

 Sam Batayneh

## My team



**Heather Christensen**

Sales Assistant

**(424) 325-0072**

heather.christensen@rate.com



**Dawn Huml**

Sales Assistant

**(424) 325-0083**

dawn.huml@rate.com



**Tyler von der Lieth**

Sales Assistant

**(424) 325-0071**

tyler.vonderlieth@rate.com



**Lori Nugen**

Sales Assistant

**(310) 806-4619**

lori.nugen@rate.com

12121 Wilshire Blvd, Ste 350, Los Angeles, CA 90025

**Visit [rate.com/SamB](http://rate.com/SamB) to get started today!**

## Sam Batayneh

SVP of Mortgage Lending

O: (310) 806-4621

C: (310) 770-5539

SamB@rate.com

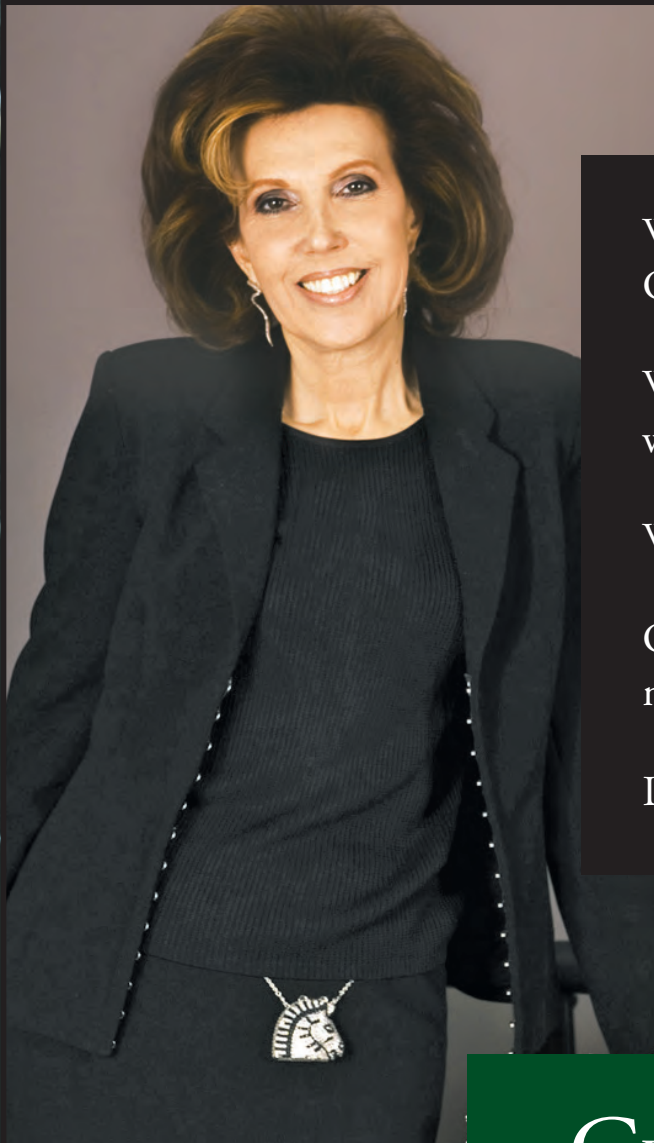
PRESIDENT'S  CLUB

 EQUAL HOUSING LENDER Sam Batayneh NMLS ID: 332474, CA - CA-DOC332474 - 413 0699 • NMLS ID #2611  
(Nationwide Mortgage Licensing System [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)) • CA - Licensed by the Department of Business Oversight, Division of Corporations under the California Residential Mortgage Lending Act Lic #4130699

\*Source: Sam Batayneh ranked 113 in Mortgage Executive Magazine's 2016 Top 200 Mortgage Originators in America list



# NO LOAN IS TOO COMPLEX.



With creative loan ideas and tools that work, Gloria and her team will get your deal done.

We're experts for self-employed borrowers with multiple entities.

We offer a wide range of loan products.

Gloria has over 35 years of success and closed more than 1 Billion Dollars in funded loans.

Let us run your "What If" scenarios.

**CEN TEK**  
CAPITAL GROUP  
*Mortgage Bankers & Brokers*

## ■ SELF-EMPLOYED

ONLY 1 YEAR TAX RETURNS FOR QUALIFYING  
OR  
BANK STATEMENTS FOR QUALIFYING

## ■ COMMERCIAL FINANCING

ALL TYPES AND PRICE POINTS INCLUDING SBA

## ■ FINANCING FOR MILLENNIALS

DOWN PAYMENT GIFT OR NON-OCCUPANT  
CO-BORROWER FOR QUALIFYING PURPOSES

## ■ VERY AGGRESSIVE LOAN TO VALUE PROGRAMS

EXPERTS WITH PRIVATE MONEY

**GLORIA SHULMAN**  
**310.275.3202**  
Legendary Lending Expertise

---

# Major Price Reduction



---

## 1263 Delresto Drive Coffee Bar • Tues 11-2

This 5 Bed / 5.5 Bath Classic European boasts an illustrious history of being the former home of an iconic musician in Lower Beverly Hills Post Office area. Gated and move-in condition, now priced to sell! Sumptuous master suite with dual walk-in closets & lush views. Features spacious library/office, den & additional master suite downstairs w/ fireplace.

**Reduced to \$5,495,000 • [www.delrestoestate.com](http://www.delrestoestate.com)**

---

### MYRA NOURMAND

Direct: 310.888.3333  
Office: 310.274.4000

dre#:00983509  
mynourmand@nourmand.com  
www.myranourmand.com

### JILL EPSTEIN

Direct: 310.779.9513  
Office: 310.888.3355

dre#:00472171  
jill@jillepsteinre.com  
www.jillepsteinrealestate.com

