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**INTERNATIONAL**

TUESDAY, MAY 30, 2017

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE



# Old World Glamour Meets Modern Day Luxury



**1410 DAVIES DRIVE | BEVERLY HILLS | \$10,990,000**

5 Beds | 6 Baths | 6,000 SQ. FT. | 3.47 Acre Lot | OPEN TUESDAY 11 - 2

Presented by Cindy Ambuehl | [Cindy@TheAgencyRE.com](mailto:Cindy@TheAgencyRE.com) | 424.321.4947



# HILTON & HYLAND



**1175 HILLCREST RD**  
BEVERLY HILLS  
\$100,000,000  
DREW FENTON 310.858.5474  
BY APPOINTMENT ONLY



**8516 HEDGES PL**  
SUNSET STRIP  
\$22,00,000  
PATRICK FOGARTY, TYRONE MCKILLEN  
310.779.9415  
BY APPOINTMENT ONLY



**830 N ORLANDO AVE**  
WEST HOLLYWOOD  
\$4,650,000  
BRETT LAWYER 310.858.5402  
OPEN TUESDAY 11-2





**2701 VIA ELEVADO**  
 PALOS VERDES  
 \$26,680,000  
 DAVID KONHEIM 310.803.9999  
 BY APPOINTMENT ONLY



**9135 HAZEN DR**  
 BEVERLY HILLS  
 \$16,495,000  
 BRANDEN WILLIAMS, RAYNI WILLIAMS  
 310.691.5935  
 BY APPOINTMENT ONLY



**10727 WILSHIRE #PH4**  
 WILSHIRE CORRIDO  
 \$20,000,000  
 JEFF HYLAND, RICK HILTON 310.278.3311  
 BY APPOINTMENT ONLY



HILTONHYLAND.COM



## Arthur & Alfred Heineman, Architects



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

MLS# 316008730IT

Contact Agent Stephen Skuris 323.791.7999

## Rudolph Schindler, Architect

In Escrow — Backup Offers Invited



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

MLS# 17-195234

Contact Agent Ilana Gafni 310.779.7497

## Leasing Opportunities:

### Casiano Estates Modern French Design



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

Contact Agent Crosby Doe 310.428.6755

### Rodney Walker Design



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

Contact Agent Christina Hildebrand 310.890.3313

**CROSBY DOE**  
**ASSOCIATES**

crosbydoe.com

CALBRE# 01844144

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

Beverly Hills  
Pasadena

310.275.2222  
626.793.6677



## Studio 0.10 Architects



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

MLS# 16-121932

Contact Agent Christina Hildebrand 310.890.3313

## Gilbert Stanley Underwood, Architect



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

MLS# 16-178868

Contact Agent Crosby Doe 310.428.6755

## Featured Lease:

Thom Mayne, Architect



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

Contact Agent Deborah Glusker 310.383.8021

Beverly Hills  
Pasadena

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626.793.6677

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**architectureforsale.com**<sup>™</sup>  
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in Southern California

CALBRE# 01844144

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Thom Mayne Images © Grant Mudford



PARTNERS  
*trust*

# Price Enhancement.

747 RADCLIFFE AVENUE  
PACIFIC PALISADES

*Offered at* \$3,995,000

OPEN HOUSE  
TUESDAY 11-2 PM

KAREN MISRAJE | ALEXANDER CUTLER

310.500.3909 | 310.500.3955



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Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CALBRE# 01869103 | Misraje CalBRE # 00592639 | Cutler CalBRE# 01977870.

EXCLUSIVE AFFILIATE OF







OPEN HOUSE  
TUESDAY 11-2 PM

1085 RAVOLI DRIVE | PACIFIC PALISADES  
*Offered at* \$3,995,000 | 4 BED | 3 BATH | 1085RAVOLI.COM

- Rim of the Riviera
- Views of the Polo Fields and Mountains
- One bedroom Guest House
- Completely Remodeled in 2011

LAURA BRAU

310.650.4156 | [laura.brau@thepartnerstrust.com](mailto:laura.brau@thepartnerstrust.com)



THEPARTNERSTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103 | Brau CalBRE# 01931500.

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LEVERAGE  
GLOBAL PARTNERS



JOHN AAROE GROUP



MANHATTAN BEACH  
1769 First Street  
\$1,988,000  
Ken Shields  
310.270.5152



BRENTWOOD  
227 S. Woodburn Drive  
\$6,895,000  
Sally Forster Jones  
310.691.7888



NEW LISTING

OPEN TUESDAY 11-2  
ENCINO  
4517 Firmament Avenue  
\$4,399,000  
Kevin Driscoll  
818.398.0797



HAWAII  
Kainani Villas  
\$2,500,000  
Paul Stukin  
310.779.2595

aaroe.com

- BEVERLY HILLS
- TOLUCA LAKE
- BRENTWOOD
- PASADENA
- SUNSET STRIP
- DOWNTOWN LA
- BALDWIN HILLS
- STUDIO CITY
- SHERMAN OAKS



NEW LISTING

VENICE  
26 28th Street  
\$4,595,000

Jane Brill Gavens  
310.497.5166

NEW LISTING

OPEN TUESDAY 11-2  
MAR VISTA  
11755 Palms Boulevard  
\$1,269,000

Sinnia Wellington  
310.597.3485

NEW PRICE

HANCOCK PARK  
138 N. Wilton Place  
\$2,349,000

Jamie Watts  
310.871.2006

NEW LISTING

OPEN TUESDAY 11-1  
WEST HOLLYWOOD  
636 Huntley Drive  
\$2,575,000

Brian Mazurkiewicz  
310.386.9086

BEL-AIR  
1281 Stone Canyon Road  
\$13,300,000

Aaron Kirman  
424.249.7162

Ahmed Mirza  
323.365.9200





**2720 WOODHAVEN DRIVE, HOLLYWOOD HILLS**  
LISTED AT \$2,425,000

OPEN TUESDAY 11-2PM

Reduced! 1924 Hollywoodland original. Designed and built by Los Angeles architect A.B. Crist, this residence was once occupied by Carole Lombard and Clark Gable among other notable Hollywood families over the years. Same owner since 1982. Home consists of 12 rooms and several porches and patios on four floors. There are 4 bedrooms, 4 full baths, and 3 fireplaces, large airy kitchen, 3,700 Square feet, large double garage, full basement. Views.

OSCAR VARELA  
www.KW.com

310.980.1047  
oscar.varela@kw.com



**3648 SHANNON ROAD, LOS FELIZ**  
LISTED AT \$2,249,000

OPEN TUESDAY 11-2PM

The Hunter Residence, 1929. This exquisite example of Tudor architecture has been lovingly maintained over the years. Beautiful original details & recent upgrades to major systems. On the main level, a grand living room with adjoining lounge featuring original stained glass. Upper level features a large master suite & 3 family bedrooms. Beautiful grounds that occupy a street-to-street lot. Lower level has a family/media room, fireplace & guest bed.

DOROTHY CARTER

213.703.1001

MICHAEL ORLAND

310.429.9797

www.CARTERORLANDESTATES.com

dorothycarter@kw.com

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

OPEN TUESDAY 5/30 11-2PM & SUNDAY 6/4 1-4PM

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

JASON LOWERY

310.409.5374

www.JASONLOWERYGROUP.com jason@jasonlowerygroup.com





**3601 GRIFFITH PARK, LOS FELIZ**  
LISTED AT \$2,299,000

OPEN TUESDAY 11-2PM

Live in an art piece... Casa Pavoreal, Moroccan inspired Spanish, lush and walled with courtyard entry. Artisan created custom tilework murals throughout, plus much original character still intact. Updated kitchen with top appliances, 3 bd+3 bath, guest house with romantic terrace overlooking fantasy pool deck with sparkling pool and spa. Family room with French doors to guest house, fountains and firepit... A/C, gated parking.

CARTER + ORLAND  
www.CARTERORLANDESTATES.com

213.703.1001  
dorothycarter@kw.com



**8811 WONDERLAND AVE, LAUREL CANYON**  
LISTED AT \$1,749,000

OPEN TUESDAY 11-2PM

Brand New Renovation of a 3 bedroom PLUS flex room Country Modern in Laurel Canyon. Private + stylish home w/ an open floor plan. Elegant, bright kitchen flows seamlessly into the living area. The home features a beautiful private patio perfect for al fresco dining + a great bonus/flex room with practical barnyard doors. This could function as an office/den/4th bedroom. The large backyard offers plenty of room for a pool or garden. Easy to show by appointment!

EVE GOGOLA  
www.8811WONDERLAND.com

323.304.1564  
eve@evegogola.com

**2505 10TH AVENUE, MID LOS ANGELES**  
LISTED AT \$1,199,000

BY APPOINTMENT

Celebrity owned home with great curb appeal in The Avenues of West Adams. Stately Mediterranean 3 Bd, 3 Bath, French doors, den/library, hardwood floors and formal staircase with huge landing.. Old world charm with all updated systems. A paradise like back yard and a huge deck. Detached 2 car garage.

NICK MERCADO  
www.nickmercado.com

323.896.9955  
nick@nickmercado.com







**MALIBU | 26524 LATIGO SHORE DRIVE | 5BD/4.5BA | \$16,250,000 | web: 1300275**

Ocean views and floor to ceiling slider doors from every room leading to private decks. Master bedroom has large deck and double outdoor fireplaces, grill and kitchen area with dumbwaiter to the main kitchen below. Direct beach access to Latigo Shore Beach for amazing surfing and sunsets. Gated and complete alarm system with camera surveillance. Also for lease. One of the sandiest beaches in Malibu awaits..

SHEN SCHULZ

Shen.Schulz@sothebyshomes.com | 310.980.8809



# THE ART OF LIVING

SOTHEBYSHOMES.COM



**PASADENA | 430 MADELINE DRIVE**

7 BD/6.5BA | \$10,500,000 | web: 0027629

Josephine Tong 310.808.8808



**BHPO | 1263 DELRESTO DRIVE**

5BD/5.5BA | \$6,195,000 | web: 0355830

James Rucker 310.266.8322



**BEL-AIR | 121 GROVERTON PLACE**

5BD/7BA | \$6,000,000 | web: 0308872

Sharona Alperin 310.345.9425



**MALIBU | 5825 PHILIP AVE**

5BD/4.5BA | \$4,749,000 | web: 1300267

Mary Ellen Sherry 310.383.6683



**HOLLYWOOD HILLS | 8028 HIGHLAND TRAIL**

2BD/2.5BA | \$1,395,000 | web: 0027736

Richard Klug 310.991.1333



**SHERMAN OAKS | 4641 VAN NOORD AVENUE**

3BD/3BA | \$1,295,000 | web: 0344139

Elizabeth Walton 310.463.2211

GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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# The Place For Discerning Taste.



**3567 Serra Rd · Malibu**  
Sandra Miller  
4 bed · 3.5 bath · 4,149 sf · 27,943 sf lot

**\$5,499,000**  
310.616.6213



**120 Outrigger Mall · Marina Del Rey**  
Chelsea Montgomery-Duban | Dominic Wächter  
5 bed · 5.5 bath · 5,034 sf

**\$4,250,000**  
424.521.0402



**321 N Birch Rd #703 · Fort Lauderdale, FL**  
Chad Mehle  
3 bed · 4 bath · 3,429 sf

**\$2,910,368**  
323.899.106



**1919 4th St #A · Santa Monica**  
Sandra Miller  
3 bed · 2.5 bath · 2,111 sf · 6,533 sf lot

**\$2,200,000**  
310.616.6213



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CHARITY





**13001 Pacific Coast Highway · Malibu** **\$3,200,000**  
 Marsha Schoen | Nevin Schreiner  
 10.5 acre lot  
 323.823.9186



**3025 Hollycrest Dr · Los Angeles** **\$1,995,000**  
 Chelsea Montgomery-Duban | Dominic Wächter  
 8 beds · 2 studios · 5 bathrooms · 3,992 sf · 7,524 sf lot · 6 units in total  
 310.433.8009



**135 N Harper Ave · Los Angeles** **\$1,895,000**  
 Rosalie Klein | Justin Greenberg  
 6 bed · 4 bath · 4 unit income property  
 323.935.8680



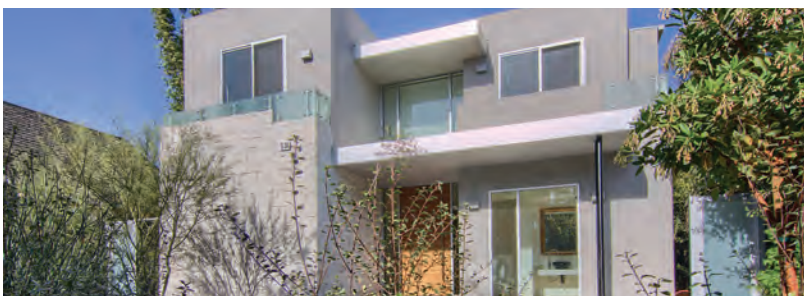
**4215 Glencoe Ave #112 · Marina Del Rey** **\$1,299,000**  
 Renee Pietrangelo | Chad Mehle  
 2 bed · 2 bath · 1,640 sf  
 323.899.1066



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



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



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



**1239 9th St #1 · Santa Monica** **\$17,000/mo**  
 Raymond Dominguez  
 3 bed · 4 bath · 1,777 sf  
 310.595.6549



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 SantaMonica.EVUSA.com  
 310.460.2525

**BEVERLY HILLS**  
 BeverlyHills.EVUSA.com  
 310.777.7510

**LOS ANGELES**  
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 323.937.5101

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# 661 Stone Canyon Road | Bel Air



**\$23,950,000**

Over a Flat Acre  
Remodeled Colonial Estate

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**Stan Richman**

310.779.9601  
stan.richman@compass.com

**By Appointment Only**









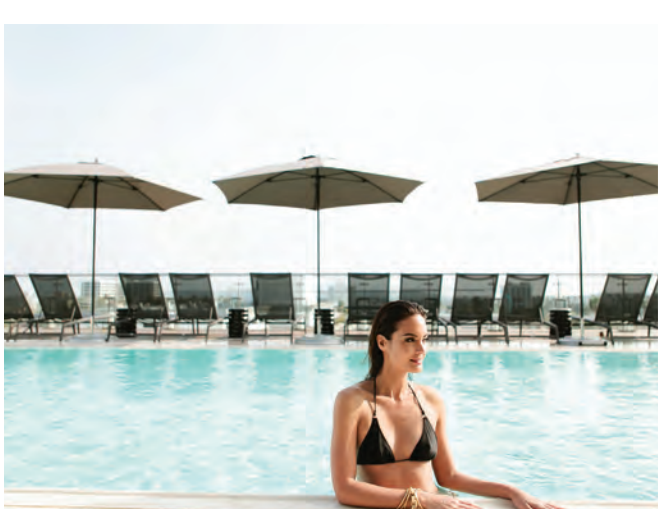
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*Leases starting at \$5,500/mo.*

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One & two bedroom apartments with private balconies  
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# WESTSIDE ESTATE AGENCY



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

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

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



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

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

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



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

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

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



## EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. [weahomes.com/listing/121-udine-way](https://weahomes.com/listing/121-udine-way)

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



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

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

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



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

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

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

WEAHOMES.COM

## WESTSIDE ESTATE AGENCY



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



**Sotheby's**  
INTERNATIONAL REALTY

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WEST HOLLYWOOD ADJACENT

**OPEN TUESDAY 11-2**

**648CRESCENTHEIGHTS.COM**

4 BEDROOMS | 3 BATHS | 2,300+ SQ.FT. | 6,500+ SQ.FT. LOT

Offered at \$2,198,000

Miami meets Los Angeles in this gated Balinese inspired Contemporary surrounded by privacy hedges with lots of curb appeal.

SHARONA ALPERIN | 310.888.3708  
sharona.alperin@sothebyshomes.com | mysharona.com

IVAN MARCHETTI | 310.467.1542  
ivan.marchetti@sothebyshomes.com









221 SOUTH BUNDY DRIVE, BRENTWOOD  
 OPEN TUESDAY 11-2PM | \$3,195,000



SFJ GROUP

JOIN US FOR LUNCH! NEW BRENTWOOD TRADITIONAL  
 This striking, newly completed, 5 bedroom, 4.5 bathroom  
 Traditional with contemporary elements has been exquisitely  
 rebuilt and reimagined from the ground up. [221bundy.com](http://221bundy.com)

SALLY FORSTER JONES  
 310.691.7888

SALLYFORSTERJONES.COM | JOHN AAROE GROUP | AAROE INTERNATIONAL LUXURY PROPERTIES

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547 16TH STREET, SANTA MONICA  
OPEN TUESDAY 11-2PM | \$5,395,000



SFJ GROUP

JOIN US FOR LUNCH! NEW SANTA MONICA TRADITIONAL  
This striking, newly completed, 5 bedroom, 5.5 bathroom traditional has been exquisitely remodeled and reimagined from the ground up. Sleek Modern touches are complimented by warm tones and a welcoming aesthetic. [54716thstreet.com](http://54716thstreet.com)

SALLY FORSTER JONES  
310.691.7888

SALLYFORSTERJONES.COM | JOHN AAROE GROUP | AAROE INTERNATIONAL LUXURY PROPERTIES

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# DESIGNER BUILT CUSTOM 2-STY CONTEMPORARY + 2 BED GUEST HOUSE



JOHN AROE GROUP



636 Huntley Drive | West Hollywood | \$2,575,000

Two amazing private homes on large lot in prime West Hollywood design district. Sensationally designed modern 2-sty, 2+2 East Coast style Cape Cod exterior w/stylish loft-like interior. The open floor plan includes a European chef's kit w/custom cabinetry, Carerra Marble counter tops, & separate laundry room. Sleek bookshelves, a wall of French doors and a concrete fireplace highlight the living area. Exposed beamed ceilings, French doors & windows, superb quality finishes, central sound system, built-ins & a clear Lucite staircase cap off the wonderful design. A charming two bedroom classic cottage in rear with period details, exposed beamed ceilings, dark wood floors and redone bath has its own private bricked in front courtyard and backyard + garage. It is perfect owner/uses home with a live/work environment or home-office/studio and rental. Great with future development potential (check with city of West Hollywood -possible 3 unit site). Rear house currently rented at \$2700/mo. [636Huntley.com](http://636Huntley.com)



**BRIAN MAZURKIEWICZ**  
Realtor®  
310.386.9086 direct  
[brianm@aroe.com](mailto:brianm@aroe.com)  
[Westside-Lifestyle.com](http://Westside-Lifestyle.com)





OPEN TUESDAY 11-2PM

432 NORTH OAKHURST DRIVE #206  
BEVERLY HILLS | \$2,595,000

[432oakhurst206.aaroe.site](http://432oakhurst206.aaroe.site)



JOHN AAROE GROUP



**JACOB DADON**  
Director, Aaroe Estates

818.264.8780 call or text  
[jacobdadon@aaroe.com](mailto:jacobdadon@aaroe.com)  
[aaroe.com/jacobdadon](http://aaroe.com/jacobdadon)





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Avanti Sales Gallery

23500 Park Sorrento, Unit D23 Calabasas, CA 91302

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\*\$50,000 to \$100,000 Broker Participation only available for select residences that close by August 30, 2017 based on tiered broker participation program. Contact a Neighborhood Sales Manager to learn more. NWHM's Broker Fee will be paid only if (a) the Broker accompanies the client(s) upon their first visit to a neighborhood, preview event or information seminar (b) at such first visit the Broker and client execute and deliver all Broker Fee agreements, documents and materials required by NWHM ("Coop Documents") and (c) Broker and client comply with all Coop Documents all broker cooperation terms and conditions which may be found on the NWHM website. All terms and conditions regarding the Broker Fee are subject to change or cancellation without notice. View full BrokerPolicy at <https://nwhm.com/broker-policy>.

All information subject to change. Models do not reflect ethnic preferences and housing is open to all without regard to race, color, religion, sex, familial status, handicap or national origin. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual New Home communities. Hardscape, landscape, upgraded features and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. All imagery is representational and does not depict specific building, views or future architectural, community or amenity details. TNHC Realty and Construction Inc. BRE #01870227. May 2017.





# VIEW

## FEATURED *Properties*

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

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







**ARCADIA | \$12,900,000**  
7br/12ba Majestic Neo-Tudor Revival in Arcadia's coveted Upper Rancho area.  
**ASH RIZK (626) 393-5695**



**BURBANK | \$1,690,000**  
Beautiful 1950's remodeled cottage style home 5 bd/4 ba, 3,598 sqft apx, Cul-de-sac  
**AIDA SARKISSIAN (818) 618-8082**



**CALABASAS | \$5,990,000**  
Gated Hidden Hills West Meticulously rebuilt & renovated. Over 9,000SF w/7 beds, 10 baths  
**ERICA FIELDS & TIFFANY COHEN (818) 822-8835**



**DOWNTOWN LOS ANGELES | \$1,495,000**  
Stunning 2+3 town home in the heart of South Park. Blocks from Staples Center and LA Live.  
**KERRY MARSICO (213) 700-6515**



**HOLLYWOOD BEACH | \$2,300,000**  
Stylishly renovated oceanfront home with incredible ocean views. 3+2.5 at Hollywood Beach!  
**ARIEL & KAREN (805) 824-2004**



**MALIBU | \$1,197,000**  
Ocean and Sunset View Land. Close, very, to Pt Dume Plaza. www.Heathercliff.com  
**MERIL MAY (310) 924-9955**



**MARINA DEL REY | \$5,950,000**  
Silicon Beach Trophy estate offering quintessential coastal living. www.4619roma.com  
**PAUL FERRA & MELISSA OLIVER (310) 455-1717**



**MONTECITO | \$11,995,000**  
One of the last and finest sites in Montecito offering scenery of Cold Springs Creek  
**MCGUIRE | WESTLOTORN & CHRIS PALME (805) 565-8816**



**OLD AGOURA | \$1,099,000**  
1 story recently constructed. Open floor plan leads to outdoor entertaining. CDS location  
**NONA GREEN (805) 495-1048**



**PACIFIC PALISADES | \$1,369,000**  
3 bdrm end-unit done to perfection. Luxurious & inspiring. www.1561michaellane.com  
**NICOLAS BEAUVY (310) 573-7473**



**PALOS VERDES ESTATES | \$1,749,000**  
3 BD/3 BA custom designed home in PVE. Features bonus room with 570SF of unfinished space.  
**LES FISHMAN & VIRGINIA BUTLER (310) 849-1779**



**PASADENA | \$2,280,000**  
3385 Trevan Road, Situated half way over hill side of Easton Canyon Golf Course community.  
**VICKY CHENG (626) 685-5208**



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

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

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

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





**PASADENA | \$1,450,000**

Charming Spanish character home w/ 3 bd, 2 ba. Close to park. GORGEOUS!

**SUE LAMB (626) 862-0221**



**PLAYA DEL REY | \$1,995,000**

Luxurious 4bd/3.5ba custom built, Tuscan-style, ocean view hilltop home. www.7908w81st.com

**ALICE PLATO (310) 704-4188**



**PLAYA VISTA | \$1,376,500**

Comfortable & elegant 3BR 2.5BA west-facing townhouse w/ great curb appeal.

**WINNIE LICHT & JULIE WALKER (310) 600-3996**



**REDONDO BEACH | \$1,299,000**

3BD/2BA | 1550 sf | 6800 sf. Lot | Hardwood Floors & Move-in Ready | Ocean View Potential

**TARA BUCCI (310) 890-7167**



**SANTA MONICA | \$2,329,000**

1035 25th St | 1930s Spanish. 3 BR/1.75 BA, hardwood floors, 2 car garage. N. of Wilshire.

**TODD MITCHELL (310) 899-3521**



**SANTA MONICA | \$1,188,000**

851 11th St #101 | Single-level 3BR/2BA condo with open living area and wrap-around patio.

**GARY LIMJAP (310) 458-0091**



**SHERMAN OAKS | \$2,777,000**

Gated Mediterranean, 5+6 estate in prime Sherman Oaks neighborhood. Pool, spa, Guest House

**ERIC DOMEYER (818) 426-0944**



**SHERMAN OAKS | \$1,795,000**

Lovely Cape Cod home 4BR/5BA+bonus rm formal DR filled w/charm Lrg windows+high ceilings

**KAREN SILVER & NIKKI JOEL (310) 871-4208**



**SILVER LAKE | \$2,075,000**

Exquisite hillside Silverlake Spanish Villa, 5 bdrm/3.5 bath. Restored & well maintained.

**LISA HUTCHINS (323) 460-7626**



**TOPANGA | \$4,200,000**

Remarkable views from the ocean to the valley and only 15 minutes from Calabasas & Malibu.

**JOYCE REY & ARLENE RUTENBERG (310) 345-3331**



**WEST HOLLYWOOD | \$1,159,000**

Open Sun 2-5pm. 934 Hilldale-Norma Triangle - Nu List! Front TH 2+2.5+off+grt.rm+priv gar.

**MICHELE HALL (310) 850-1357**



**WINDSOR SQUARE | \$8,695,000**

333 S Windsor Bl. 6+9 Windsor Square Estate w/guest cottage, Lg pool & landscaped grounds.

**RON HOLLIMAN (310) 777-6216**

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Sunset Strip (310) 278-9470

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

COLDWELLBANKERHOMES.COM



RESIDENTIAL BROKERAGE



## THE MILLENNIALS OF SILICON BEACH

by Bret Parsons



www.CalArchitect.com



Weldon Brewster Photography www.moley.com



www.topbrewer.com

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

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

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: DOUG BURDGE



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

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

ARCHITECT: GUS DUFFY



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

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

ARCHITECT: SAMIR HANNOUCHE



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

Laura Marie (213) 840-5353

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

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DIRECTOR, ARCHITECTURAL DIVISION





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\$5,750,000

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PRIME SUNSET STRIP  
OPEN TUESDAY 11:00 TO 2:00PM



1317 CORDELL PLACE, SUNSET STRIP

SOPHISTICATED AND INVITING IN EVERY ASPECT, THIS LOWER DOHENY TRADITIONAL CAPTURES GLAMOUR AND STYLE OF OLD HOLLYWOOD WITH ALL THE CONVENIENCES AND TECHNOLOGY OF MODERN LIVING. LOCATED ON QUIET CUL-DE-SAC, FULLY RENOVATED, EXTRAORDINARY DESIGN AND ATTENTION TO DETAIL - PERFECT FOR INDOOR/OUTDOOR ENTERTAINING. DRAMATIC LIVING ROOM WITH BEAMED CEILING OVERLOOKS STUNNING POOL/SPA, CITY VIEWS, AND OPENS TO PATIO WITH FIREPLACE. STATE-OF-THE-ART KITCHEN, FORMAL DINING ROOM AND SEPARATE WOOD-PANELED MEDIA ROOM/OFFICE. LIGHTING, WHOLE-HOUSE SOUND, SECURITY AND MORE ARE FULLY AUTOMATED WITH CONTROL4 TECHNOLOGY. CHARMING AND RUSTIC WRITER'S COTTAGE WITH CITY VIEWS, STONE FLOORS AND FIREPLACE, AND LARGE BRICK PATIO. TROPHY PROPERTY FOR THE MOST DISCERNING BUYER!

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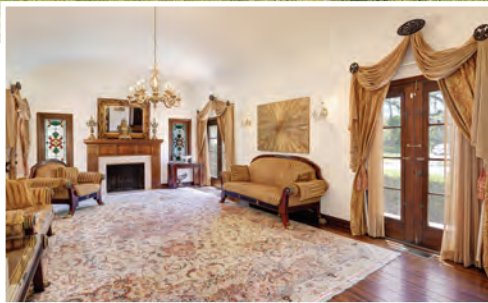


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# Charming and Immaculate 1 Story Traditional



## 516 North Palm Drive • Beverly Hills

- Lovely updated home with curb appeal
- 4 Bedrooms (3 + convertible family room)
- Separate outdoor bonus room and bath
- Sunlit rooms with wood floors and high ceilings
- Grand high coved-ceiling living room
- Spacious dining room
- Newer gourmet kitchen
- Fabulous entertainers' yard w/deck, pool/spa, patios
- Proximate to all preferred Westside amenities



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# IT'S TIME FOR ELLIMAN



Bel Air  
**11531 ORUM ROAD | \$5,750,000**

6 Bedrooms, 7 Bathrooms & Pool  
Web# 17219832  
Juliette Hohnen 323.422.7147



Bel Air  
**1166 LINDA FLORA DRIVE | \$2,495,000**

2 Bedrooms, 3 Bathrooms  
Web# 17226626  
Juliette Hohnen 323.422.7147



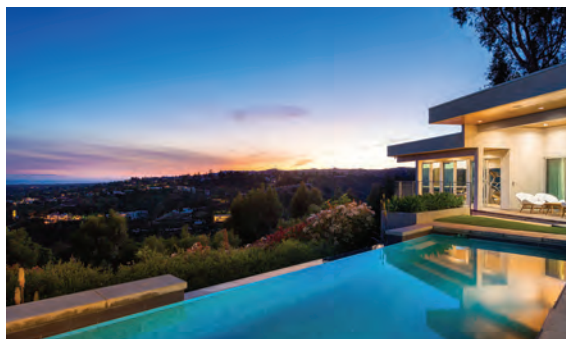
Bel Air | Lease  
**11525 ORUM ROAD | \$24,990 PER MONTH**

6 Bedrooms, 8 Bathrooms & Pool  
Web# 17230690  
Juliette Hohnen 323.422.7147



Beverly Grove | New Listing  
**325 S LA JOLLA AVENUE | \$1,875,000**

3 Units, 7 Bedrooms, 5 Bathrooms, Income Property  
Web# 17233666  
Juliette Hohnen 323.422.7147



Beverly Hills  
**1547 TOWER GROVE DRIVE | \$12,500,000**

4 Bedrooms, 5 Bathrooms, Pool & Views  
Web# 17221768  
Juliette Hohnen 323.422.7147



Brentwood  
**200 N LAYTON DRIVE | \$6,875,000**

6 Bedrooms, 7 Bathrooms & Pool  
Web# 17232436  
Tracy Tutor Maltas 310.595.3889



Brentwood | New Listing  
**12221 DOROTHY STREET | \$3,795,000**

3 Bedrooms, 3 Bathrooms  
Web# 17232548  
Josh Altman 310.819.3250  
Matthew Altman 323.791.9398



Century City  
**1 W CENTURY DRIVE #28A | \$11,500,000**

3 Bedrooms, 5 Bathrooms, 24hr Concierge & Views  
Web# 17226412  
Michelle Oliver 310.500.6111



Hollywood | New Listing  
**6520 FOUNTAIN AVENUE | \$1,038,000**

2 Bedrooms, 3 Bathrooms  
Web# 17233692  
Craig White 310.415.8666  
Robyn Morris 310.923.3037





Malibu Beach

**26799 SEA VISTA DRIVE | \$9,275,000**

5 Bedrooms, 5 Bathrooms, Pool & Guest House

**Web# 17223064**

**Gina Dickerson 310.744.5584**



Malibu Beach

**27159 SEA VISTA DRIVE | \$3,950,000**

4 Bedrooms, 4 Bathrooms

**Web# 17192288**

**Gina Dickerson 310.744.5584**



Sunset Strip | New Listing

**1416 BLUEBIRD AVENUE | \$7,999,000**

5 Bedrooms, 6 Bathrooms, Guest House & Pool

**Web# 17231214**

**Jeeb O'Reilly 310.980.5304**

**Tori Barnao 323.633.1878**

**Stefani Stolper 310.403.9331**



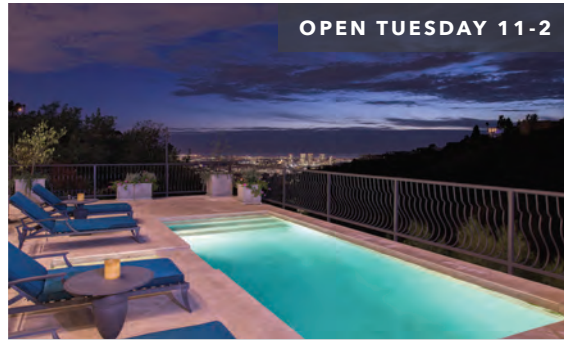
Sunset Strip

**9368 FLICKER WAY | \$5,795,000**

3 Bedrooms, 5 Bathrooms

**Web# 17195092**

**Tracy Tutor Maltas 310.595.3889**



Sunset Strip | Price Improvement

**1901 SUNSET PLAZA DRIVE | \$5,599,000**

5 Bedrooms, 6 Bathrooms

**Web# 17190448**

**Josh Altman 310.819.3250**

**Matthew Altman 323.791.9398**



Venice

**16 PALOMA AVENUE | \$5,495,000**

3 Bedrooms, 2 Bathrooms

**Web# 17226504**

**Josh & Matthew Altman 310.819.3250**

**Juliette Hohnen 323.422.7147**



Venice

**741 MILWOOD AVENUE | \$2,500,000**

2 Bedrooms, 2 Bathrooms, Development Opportunity

**Web# 17221772**

**Juliette Hohnen 323.422.7147**



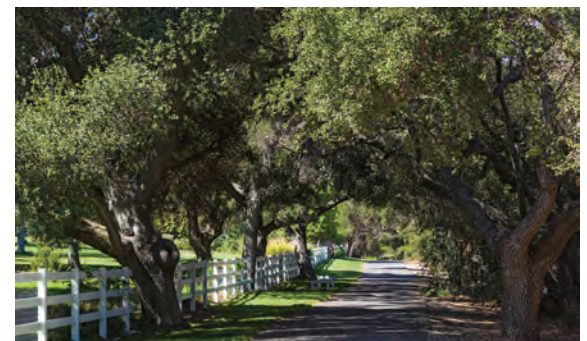
Venice | Lease

**910 NOWITA PLACE | \$10,000 PER MONTH**

3 Bedrooms, 2 Bathrooms

**Web# 17230640**

**Juliette Hohnen 323.422.7147**



Westlake Village

**1464 HIDDEN VALLEY ROAD | \$20,000,000**

9 Bedrooms, 11 Bathrooms, & 60+ Acres

**Web# 217003520**

**Josh Altman 310.819.3250**

**Matthew Altman 323.791.9398**



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



OPEN TUESDAY 11-2



## 325 S LA JOLLA AVENUE | BEVERLY GROVE

### \$1,875,000 | NEW LISTING

Classic Spanish Triplex in prime Beverly Grove neighborhood. Main building consists of two spacious 3 bedroom/2 bath townhouse-style units and one 1 bedroom/1 bathroom unit over the garage. Each unit has central AC/heat, dishwasher, fridge, oven/range, washer/dryer, plus classic period details like hardwood floors, original tile, and crown molding. One unit to be delivered vacant, perfect for owner-user. Amazing location, close to the Grove, Beverly Center and trendy shopping/dining on 3rd St. [325SLaJolla.com](http://325SLaJolla.com) Web# 17233666



#### JULIETTE HOHNEN

Office: 310.819.1992  
Cell: 323.422.7147  
[Juliette.Hohnen@elliman.com](mailto:Juliette.Hohnen@elliman.com)  
CalBRE# 01772623



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



OPEN TUESDAY 11-2



**1778 N Orange Grove Ave, Hillywd Hills West \$1,795,000**  
Masterfully crafted & remodeled classic 1926 Hollywood Hills Spanish 3BD/3.5BA Villa w/ city views just above the Sunset Strip.

OPEN TUESDAY 11-2



**8584 Wonderland Avenue, Prime Laurel Canyon \$1,195,000**  
Rare, one-of-a-kind Mid-Century Modern architectural remodeled turn-key home that literally transcends the ordinary "box."

PANORAMIC VIEWS



**2170 Century Park East #502, Century City \$849,000**  
Stunningly remodeled 2BD/2BA corner unit with sweeping panoramic views in a highly-sought after full service building.

LUXURY LEASE



**447 N. Doheny Dr #401, Beverly Hills \$20,000/mo**  
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**2 BROKER'S OPEN HOUSES, MAY 30, TUES 11-2**

**BERKSHIRE HATHAWAY | California Properties HomeServices**



# BERKSHIRE HATHAWAY | California Properties

## HomeServices



\$6,600,000 | 730 Lilac Dr, Montecito | 5BD/4½BA  
**Nancy Kogevinas | 805.450.6233**



\$6,000,000 | 17520 Revello Drive, Pacific Palisades | 5BD/5BA  
**Dan Urbach | 310.230.3757**



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



**OPEN TUES 11-2**

\$1,999,000 | 535 Ocean Ave #1A, Santa Monica | 2BD/2BA  
**Chris Hicks | 310.980.7980**



**OPEN TUES 11-2**

\$1,699,000 | 2812 Pelham Pl, Beachwood Cyn | 3BD/2BA  
**Debby Cannon | 310.777.2806**



\$1,695,000 | 3619 Cananea Drive, Encino | 5BD/3½BA  
**Cameron/Spitz | 818.380.2151/818.817.4284**



**OPEN SUN 2-5**

\$949,000 | 6713 Blucher Ave, Van Nuys | 4BD/3BA  
**Matt Epstein | 818.789.7408**



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