



01 Beverly Hills Single Family

1110 BENEDICT CANYON DR	Lunch 11-2	NEW	
\$7,995,000	5+6 TRADITIONAL		
		INCREDIBLE TRADITIONAL IN PRIME BEVERLY HILLS!	
Gorgeous classic Traditional nestled behind a gated entry in sought after Beverly Hills. This John Woolf inspired home has elements of modern design, classic sophistication & old Hollywood charm. This striking 5bd, 5.5ba home offers enormous bdrms w/ natural light & windows overlooking the enchanting yard. Find yourself transported to a resort paradise w/ brick patios, outdoor dining, cabana, pool, mature landscaping, & spaces for entertaining. Relish in the charm of this elegant estate!			
MLS#16-128672			
Sally Forster Jones 3106917888		1110benedictcanyon.com	
JOHN AAROE GROUP			


02 Beverly Hills Post Office Single Family

9839 CARDIGAN PL	Open 11-2	NEW	
\$5,995,000	5+7 2sty-SOUTHERN COLONIAL		
		MAGNIFICENT MANSION	
Incredible home at the end of a cul de sac w/ 5 bedrms & 7 bathrms. Enormous foyer w/ grand, sweeping staircase. Gourmet center island chef's kitchen w/ palatial family rm combination. Beautiful living & dining rms w/ custom crown moldings & old world study. 2nd floor balcony w/ views of the resort-like pool & waterfalls. You would think you're in Hawaii. Car lover's dream as there is an incredible 6 car garage & 24 hour security. A home that dreams are truly made of.			
Marshall Peck 310.497.3279			
DOUGLAS ELLIMAN			

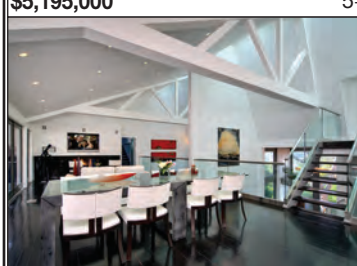
3096 DEEP CANYON DR	Open 11-2	NEW	
\$3,650,000	5+4.5 2sty-MEDITERRANEAN		
		MEDITERRANEAN HOUSE LOCATED IN THE HIGHLY DESIRABLE BHPO	
2-story home w/ open floor plan and high ceilings, 5,830 sqft of living space. Living and dining rooms lead to the den. Kitchen overlooks pool and shrub garden w/ one of the largest private yard lots in the area at 22,275 sqft. Upstairs 3 BR + Master with fireplace, enormous bathroom, and walk-in closet. Laundry and maid's room has direct access to the 2-car garage with storage. House needs TLC, but is priced for the potential home of your dreams.			
Joshua Halimi 310.902.2373			
NOURMAND&ASSOCIATES			

9971 WESTWANDA DR	Lunch 11-2	NEW	
\$999,000	2+2 2sty-SPANISH		
		CANYON HOUSE TUCKED AWAY RIGHT OFF OF BENEDICT CANYON	
Just 2 miles North of Sunset, this charming property offers a retreat from city noise while still being close to downtown Beverly Hills. Past the fountain courtyard entrance is a living room w/2 story high ceilings & fireplace. This 2+2 has an office/den, 2 car garage, hardwood floors, a master with a balcony on one side and a patio on the other. The kitchen has stainless steel appliances & granite counter tops. The back gardens lead uphill on a stone walkway.			
Mac Montgomery 310.429.7986		Lunch will be served.	
NOURMAND&ASSOCIATES			

13981 AUBREY RD	Open 11-2	red	
\$6,995,000	7350000 6+7 CONTEMPORARY		
		NEW PRICE- PLEASE RSVP	
Priced to Sell! Extraordinary estate on an expansive, private lot w/ vus. Impressive entry with sweeping stairway and soaring ceilings throughout, stunning architectural living room, formal dining w/butlers, two offices, great rm, chef's kitchen, yoga studio and guest suite.4 generous 2nd floor bedrooms include Master w/ deck, luxe bath, gym w/ sauna. Lower level w/ wine cellar, 3 car garage, elevator. Absolutely amazing value, dont wait. RSVP rina.wesely@gmail.com / txt 310-467-3889.			
MLS#16-117160			
Jane Gavens 310-497-5166		13981aubrey.aaroe.site	
JOHN AAROE GROUP			

1181 ANGELO DR	Open 11-2	rev	
\$16,900,000	7+9 MID-CENTURY		
		AT ONE WITH NATURE	
Originally designed in 1953 by famed mid-century modern architect, Gregory Ain, the Feldman House is reborn. This exquisite modern estate offers private serenity on just under an acre of wooded grounds up the street from the Beverly Hills Hotel. Expanded from the original, this sprawling 11,300 sq. ft. mostly single level home, shows great respect and integrity for the original architecture and the land upon which it sits.			
MLS#16-123586			
Jana Bezdek 3107094140		1181angelodrive.com	
TELES PROPERTIES			

2925 TRUDY DRIVE	Open 11-1	rev	
\$5,995,000	5+6 2sty-MODERN		
		SPECTACULAR REDONE GATED CELEBRITY STYLE HOME	
STUNNING & DRAMATIC TOTALLY REDONE MODERN. Large lushly landscaped DOUBLE LOT. Recently Remodeled in 2015 w/ the Finest of Materials. Extremely high ceilings, exquisite stone flrs.& magnificent bathrms are thru-out. Center island gourmet Kitchen opens to an al-fresco exterior patio w/ outdoor fireplace. Incred Floorplan as all of the spacious Bedrms have hwd flrs, ensuite bathrms & attached balconies/terraces. Double door Master ensuite w/ large walkin closet & extraordinary spa bathrm. MUST SEE			
MLS#16-105246			
Paul Czako 310-995-1963		A COMPLETELY PRIVATE & SECLUDED RETREAT	
GUSSMAN CZAKO ESTATE			

9653 OAK PASS RD	Open 11-2	rev	
\$5,195,000	5+6 CONTEMPORARY		
		BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE	
Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.			
MLS#16-984399			
Eric Lavey 424-233-0920		BBQ,Dshwshr,Fridg,Wshr	
THE AGENCY			

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

TUESDAY



homesnap PRO

The Power of The MLS™

Right in Your Hands


Now Available! A New Way to Run Your Business Away from Your Desk!

Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

03 Sunset Strip - Hollywood Hills West *Single Family*

1352 MILLER DR	Open	11-2	NEW
\$4,999,000	4+5	CONTEMPORARY	




ARCHITECTURAL HOME ABOVE THE SUNSET STRIP

An ultra modern tour de force of design and luxury in the epicenter of the Sunset Strip. This contemporary provides soaring walls for displaying art & glass-ceilinged hallways. Immense living room anchored by Fleetwood doors, white oak floors melds into a media room w/Carrera-topped bar. Epicurean kitchen offers state of the art appliances & opens to poolside breakfast room. Your very own SkyBar rooftop Lounge overlooking the Strip's neon lights city skyline.

MLS#16-127552
 Jason Oppenheim 310-990-6656
 THE OPPENHEIM GROUP

www.ogroup.com

9151 THRASHER AVE	Refresh.	11-2	NEW
\$4,995,000	3+2	1sty-CONTEMPORARY	



PRIME BIRD STREETS OPPORTUNITY

50 yard line on the Sunset Strip - Prime Bird Streets Potential. Sweeping views of the Westside, Ocean, Canyon with fabulous massive terrace. Potential for major expansion to be a showcase home or take it down and build new and build big! Easy to show - current house is a super-lux penthouse alternative - totally livable and all on the same level; high ceilings throughout with a huge and spectacular master suite, massive open living/dining/kitchen with walls of glass to the patio and views.

BRENT WATSON 3106009119
 COMPASS

1395 N DOHENY DR	Refresh.	11-2	NEW
\$4,495,000	3+3	1sty-TRADITIONAL	




KEY LOT. BIRD STREETS GATEWAY

A rare offering to own an architecturally significant Gerard Colcord home, or build your dream home on a key, street-to-street, 14,500+ sf lot in the Sunset Strip/Bird Streets area of West Hollywood: The 3 bed/3 bath main home with a separate "B & B" style, 1 bed/1 bath guest house, has colorful, "impressionist" gardens, pool, separate gym/art studio, and more. With the signature Colcord design, finishes and floor plan, re-imagined or ground-up, this is the buy-now opportunity to move on!

MICHAEL HIATT 3104814342
 SOTHEBY'S

Fireplace/Outdoor Fireplace

8555 RIDPATH DR	Refresh.	11-2	NEW
\$3,750,000	5+5	ARCHITECTURAL	



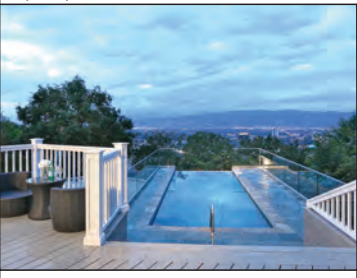
ONE OF A KIND IN LAUREL CANYON!

This one of a kind architectural embodies the natural beauty of Laurel Canyon while pushing the boundaries of design. With over 4260 square feet of new construction 5 bed, 5 ba, and 5 car parking built into the mountainside this is a must see. Enter into a hand made blue stone waterfall then upstairs to the soaring ceilings of an oversized living and dining room. As you enter the third floor your eyes will be drawn to the beautiful downtown city views that sparkle when the sun goes down.

MLS#16-127442
 William Passavia 3107523023
 DUKE PARTNERS PROPER

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

7825 TORREYSON DR	Open	11-2	NEW
\$3,495,000	3+4	SEE REMARKS	



SEE FULL PAGE AD!

Magnificent newly re-imagined Hamptons Farmhouse in the Hollywood Hills. Surrounded by mature redwood trees and oriented towards majestic, unobstructed views of the mountains and city. Features include vaulted and beamed ceilings, hardwood floors, security system and an abundance of windows and French doors which bring the outdoors in. Enjoy entertaining in the breathtaking backyard around the infinity pool overlooking the panoramic vistas beyond.

Parnes/Harris/Smith 424-400-5916
 THE AGENCY

3946 FREDONIA DR	Open	11-2	NEW
\$3,200,000	4+4.5	2sty-ARCHITECTURAL	



ARCHITECTURAL WITH INFINITY POOL & BREATHTAKING VIEWS!

Modern Architectural residence featuring 4BD/4½BA, 2 fireplaces, walls of glass w/expansive views, multiple outdoor entertaining decks, outdoor kitchen, heated infinity pool & spa, large fire pit overlooking the sports court. In-home theater w/stadium seating. Custom hand-picked wood flrs & quality finishes throughout. Gated, private, usable lot. Open floor plan, perfect for entertaining. A smart technology home ideal for the most discerning buyer looking for indoor-outdoor California lifestyle.

Laura Kellam 310.748.5344
 BERKSHIRE HATHAWAY

LauraKellamLA@gmail.com

1325 LONDONDERRY PL	Open	11-2	NEW
\$3,199,000	3+4	TRADITIONAL	



PRIME LOCATION!!

This Sunset Strip home, located on the prestigious Londonderry Pl is just minutes away from Sunset Plaza, shopping, nightlife, and some of the best restaurants Los Angeles has to offer. This light filled home offers an exceptional layout. Beautiful and private backyard with pool makes the home perfect for entertaining and allows one to experience the best of the indoor/outdoor lifestyle that Southern California has to offer.

MLS#16-111376
 Danelle Lavin 310.748.2227
 HILTON & HYLAND

www.hiltonhyland.com

2861 SEATTLE DR	Open	11-2	NEW
\$2,995,000	4+4	CONTEMPORARY	




NEW LISTING! CUSTOM CONTEMPORARY HOLLYWOOD HILLS FORTRESS

Custom Contemporary Italianate Post-Modern fortress in Hollywood Hills. One-of-a-kind 4BD/4BA home located on a secluded cul-de-sac street. Features open living spaces w/ expansive vaulted ceilings, multiple sun drenched terraces, marble floors, massive master suite, lower level guest unit w/ full kitchen & living/bedroom space, wine cellar, intimate grassy backyard w/ sparkling pool/spa & centerpiece waterfall, all surrounded by trees and nature. Offers ultimate privacy, flexibility & style.

J. Altman & M. Abramov 310.819.3250
 DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

2389 HERCULES DR	Open	11-2	NEW
\$2,325,000	5+4	2sty-CONTEMPORARY	



MT. OLYMPUS GATED CONTEMP.

Beautiful 2 story Contemp. set back from street for privacy. Soaring 2 story entry features jet black granite floors. Sunken living room w/fireplace & French doors opening to sunny patio w/ view of city. Spacious kitchen has white lacquered cabinets. Family room w/ fireplace & custom built-in display cabinets. Dramatic Master suite w/circular bed. Black granite, spa tub in Mstr Bath. 3 add'l Bedroom's upstairs & Maid's down. Pool, hot tub and lovely lush landscaping.

MLS#16-127986
 Peter Whyte 310-777-6327
 COLDWELL BANKER

7705 CHANDELLE PL	Open	11-2	NEW
\$2,075,000	3+3	MID-CENTURY	



PRIVATE, GATED MID-CENTURY MODERN W/ POOL IN NICHOLS CANYON


This three bedroom, three bath 2,277 sq ft 1963 mid-century modern home is located on a serene cul-de-sac at the top of Nichols Canyon. Dramatic front courtyard leads to foyer and spacious 16' x 27' living room with vaulted ceilings, dining area, gourmet kitchen and media room. Master suite looks onto the pool/spa and boasts a walk-in closet and bath with dual sinks and over-sized shower. Two additional BRs, two additional baths, laundry area and a direct-access two-car garage complete plan.

Jamie Adner 323-819-2240
 KELLER WILLIAMS HH

Refrigerator, Dishwasher,Range/Oven, W/D

TUESDAY

8308 YUMA PL	Lunch 11-2	NEW
\$1,050,000	3+2 2sty-POST & BEAM	



LAUREL CANYON HIDEAWAY

Secluded "Chateau" located on a prvt rd on a cul de sac. Brilliant sunlight & canyon vistas surround the liv rm, dining, kit & 2 bdrms. Liv rm opens to a deck overlooking the treetops & canyon. Upstairs family room w/frpl;spacious master suite w/ bath & large walk in closet. The lower level with a separate entrance w/ lrge space for an art/music studio & large deck. For action, the Hollywood and Sunset scene is minutes away. Added bonus the acclaimed Wonderland elementary school.

Blanche D'Souza KELLER WILLIAMS RLTY	310 990 0087	Fridge, dishwasher, microwave, range
--	--------------	--------------------------------------

8780 HOLLYWOOD BLVD	Refresh. 11-2	rev
\$1,598,800	3+3 2sty-COUNTRY FRENCH	



WWW.8780HOLLYWOODBLVD.COM

California dreamin'...becomes your reality...in this lovely Chalet overlooking Sunset Plaza! A unique offering among multi million dollars homes, with some of the best views on the hill! A gated and private courtyard invites you into this two sty, Country French Charming! Three bedrooms on lower level, all rooms are facing the amazing view! Room to expand dwelling and/or add pool, gardens, etc... Showing for a back up offer!

Joyce Gottlieb BERKSHIRE HATHAWAY	310.283.8931	Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn
---	--------------	--

8759 WONDERLAND AVE	Open 11-2	NEW
\$945,000	2+2	



HOLLYWOOD HILLS 2/2 UPDATED HOME

Welcome to this wonderful charming home in the Hollywood Hills! Move-in ready with updated interior and exterior features. Two bedrooms/two bath with master located on the second floor, additional loft space for office/baby room! The backyard offers a large private patio to entertain friends and family. HW floors, vaulted ceilings and skylights along with two car covered carport. Top rated Wonderland Avenue Elementary down the street!

Ervis Topalli COLDWELL BANKER	310-435-1314
---	--------------

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

7135 HOLLYWOOD BLVD #506	Open 11-2	NEW
\$550,000	1+2	



Amazing high rise in the heart of Hollywood. This home features an open floor plan with views of Downtown LA, Hollywood Hills and the Observatory. Full service building amenities include valet, 24-hour doorman, pool, gym, rec. room and more. Close distance to the famous Runyon Canyon.

Marc Noah SOTHEBY'S	310-968-9212	Dshwshr,Hood Fan,Rng/Ovn,Fridg
-------------------------------	--------------	--------------------------------

1650 MARMONT AVE	Open 11-2	rev
\$6,950,000	6+5 ARCHITECTURAL	



EXTRAORDINARY ARCHITECTURAL ESTATE

At the end of a gated driveway in one of the most exclusive sections of the Hollywood Hills. Features incredible design, quality, style, & craftsmanship. Approx 4,800 sf set amidst complete privacy & overlooking beautiful city views. Soaring ceilings, walls for art, gracious indoor & outdoor living areas. Beautiful living room, gourmet kit opens to family/great room, bar, media room, gym, & state-of-the-art details. Luxe master suite, stunning gst rooms, pool + outdoor fireplace & rooftop deck.

Kurt Rappaport WEA	310-860-8889	Bit-Ins,Rng/Ovn,Fridg
------------------------------	--------------	-----------------------

03 Sunset Strip - Hollywood Hills West Income

1788 N ORANGE GROVE AVE	Open 11-2	rev
\$1,395,000		



Unique Sunset Strip opportunity. Duplex with two free-standing separate units on one lot. Stunning city views from nearly every room and surrounded by multi-million dollar homes. This rare property with great upside potential is an ideal candidate for owner/user or for a developer to take to the next level. Ideal location in the west Hollywood Hills with easy access to the best the city has to offer.

Rutstein Holcomb PARTNERS TRUST BH	310-500-3921
--	--------------

03 Sunset Strip - Hollywood Hills West Lease

1868 N DOHENY DR	Open 11-2	NEW
\$18,000	4+5 CONTEMPORARY	




PRIVATE HOME WITH SPECTACULAR VIEWS FOR LEASE

Spectacular city lights & Catalina Island Views. Modern house with walls of glass on almost 2 acres. Very private, up a long gated driveway w/private exit/entrance onto Sunset Plaza. Furnished as seen in the photos or unfurnished. Bright open floor plan. Multi-level decks with incredible city views. Fully equipped chef's kitchen w/Viking range, Sub-Zero fridge, 2 ovens, large island, granite counter tops & breakfast area. Pet considered. Call for availability and short term and summer rates.

Lisa Arden JOHN AAROE GROUP	310.913.9339	www.1868doheny.aaroe.site
---------------------------------------	--------------	---------------------------

2731 OUTPOST DR	Open 11-2	rev
\$3,149,000	2+3 MID-CENTURY	



PRIVATE MIDCENTURY LIVING IN THE HOLLYWOOD HILLS

The Kamanski House (1952) presents a secluded, architecturally significant retreat displaying the finest in Mid-Century post +beam California design. Accessed from a private road, the property is gated and set far back from the street for ultimate privacy. The large pool area offers prime entertaining space around a solar-heated pool/spa naturally surrounded by landscaped gardens with city light views in the distance.

Eric Lavey THE AGENCY	424-233-0920	BBQ,Bit-Ins,Dshwshr,Dryer,Grbg Disp
---------------------------------	--------------	-------------------------------------

1408 N GENESEE AVE	Refresh. 11-2	rev
\$2,099,000	3+3 2sty-SPANISH	



2-STORY SPAULDING SQUARE SPANISH COLONIAL REVIVAL

Early 1920's 2-story Spanish Colonial Revival with a saltwater pool and spa. Great floor plan with generous public rooms (living room with Batchelder fireplace, formal dining room,) sunny breakfast room off the up-dated kitchen and in the back a large family/media room. Upstairs 2 bedrooms plus sitting room and full bath, downstairs 1 bedroom and 1.75 baths. Family room opens to deck, spa, pool and yard. Located in historic Spaulding Square.


Bill Lustig JOHN AAROE GROUP	310.770.0283	please visit www.1408Genesee.com
--	--------------	----------------------------------



The Source Of Real Time Real Estate™

TUESDAY

7805 GRANITO DR	Open	11-2	593B4	NEW
\$13,975	3+4	CONTEMPORARY		



JETLINER DOWNTOWN TO OCEAN VIEWS

This private, single-story home sits alone atop its own promontory above Sunset Blvd. boasting the most spectacular jetliner views from downtown to the ocean. Near to cafes and restaurants, it is well-suited for entertaining and enjoyment with an open floor plan, a chefs kitchen and bar, Fleetwood doors and glass, and an enormous balcony and a large backyard all overlooking the city lights.

MLS#16-127542
Jason Oppenheim 3109906656
THE OPPENHEIM GROUP

www.ogroup.com

10526 ROCHESTER AVE	Open	11-2	NEW
\$3,995,000	5+6	TRADITIONAL	



GRAND, CLASSIC TRADITIONAL IN PRIME WESTWOOD LOCATION

This home is a very special, "one of a kind" home. Step into a volume entry with a spiral staircase and floor-to-ceiling paneled walls. Instantly, you will see the difference with crown molding and wainscoting throughout. Downstairs a welcoming living room and formal dining room with glass-front wine storage, a guest bedroom, an office, and powder room. Gorgeous kitchen with custom cabinetry and large spectacular family room with fireplace opens to a nice yard, patio, pool and bbq pavilion.

MLS#16-128868
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

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

04 Bel Air - Holmby Hills *Single Family*

2804 BOTTLEBRUSH DR	Open	11-2	NEW
\$1,749,000	4+3	MEDITERRANEAN	




GREAT FAMILY HOME IN BEL AIR RIDGE

This is the fantastic and rare family home with 4 bedrooms and a private pool in Bel Air Ridge that you have been waiting for! Pride of ownership abounds. It has an open floor plan with a fantastic chef's kitchen, equipped with a Viking refrigerator/freezer & Viking stove. Indoor/outdoor entertaining on one side & a light & bright family room on the other side. The family room opens up to the gorgeous backyard with a pool, spa & spectacular views of the surrounding, lush trees.

MLS#16-127356
Lisa Platt 310-777-6366
COLDWELL BANKER-BHN

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

10532 CLEARWOOD CT	Open	11-2	NEW
\$1,545,000	3+3	CONTEMPORARY	



PRESTIGIOUS BEL AIR RIDGE

"B" Plan townhouse in prestigious Bel Air Ridge that feels like a home with 3 bedrooms and 2 1/2 bathrooms. Spacious living room with fireplace and open dining room, Den, Hardwood floors, Deck with canyon views. Master suite with hi ceilings plus den/sitting room with fireplace & 2 additional bedrooms. Amenities include 24/7 security patrol, parks, 2 pools, 7 tennis courts with a ranked tennis pro, remodeled club, gym and Roscomare school.

MLS#16-129162
Barbara Tenenbaum 310.720.7270
HILTON & HYLAND

www.hiltonhyland.com

05 Westwood - Century City *Single Family*

868 BIRCHWOOD DR	Lunch	11-2	632D2	NEW
\$5,995,000	4+5	2sty-MEDITERRANEAN		



PRIME LITTLE HOLMBY MEDITERRANEAN ESTATE

Grand Little Holmby Mediterranean estate with golf course views. Built around central courtyard, this private home includes: majestic living room w/ cathedral ceilings; rich wood-paneled den; grand formal dining room; gourmet kitchen with sitting/breakfast area; and detached screening room. All 4 bedrooms are up including a master suite; Jack/Jill bedrooms, and 4th detached bedroom/ office. The spectacular yard features a swimmer's pool, spa, outdoor BBQ, fireplace & majestic hillside garden.

MLS#16-128330
J Bremner/L Young 310.622.7445
GIBSON INTL./BHHS

www.868Birchwood.com

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

10323 ALMAYO AVE, UNIT 202	Open	11-2	NEW
\$790,000	2+2		



SPACIOUS SINGLE LEVEL CONDO IN SOUGHT AFTER LOCATION

Single level condo in 6 unit building w/ 2 residences per floor. Highly desired location next to Rancho Park Golf Course, Fox Studios and Century City. Open floor plan w/ hardwood floors in living and dining room, 9' ceilings w/ crown molding, fireplace, balcony. Expansive windows w/ plantation shutters, built-in library w/cabinetry. Generous sized master bedroom suite w/ walk-in & linen closet, large vanity area, soaking tub & separate shower. Side-by-side washer/dryer. 2 parking w/ storage.

Lara Arslanian 626-590-1243
PODLEY PROPERTIES

1817 SELBY AVE, UNIT 102	Open	11-2	NEW
\$699,000	2+2	CONTEMPORARY	



GORGEOUS WESTWOOD CONDO

Enter To Your Contemporary Condo In A Recently Updated Building! Open Concept Layout Makes This Almost 1,500 Sqft Space Flow Nicely. Step Outside To Enjoy Fresh Air In Your Own BBQ Balcony. The Kitchen Has All New Stainless Appliances & Granite Countertops, Plus A Breakfast Nook Right Beside It. The Wet Bar & Sitting Area Makes A Great Entertaining Spot. The Master Bedrm w En-Suite Bath Has Double Sinks & The Guest Bedrm Has It's Own Private Balcony! Just 1 Block to Westwood Charter Elementary.

Jason Reitz 323-656-1800
ROCK REALTY GROUP

www.1817Selby.com

10450 WILSHIRE #9J	Open	11:30-1:30	red
\$1,099,000	1275000	3+2.5	



VIEWS! LARGE CORNER UNIT!

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

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

Bit-Ins,Dshwshr,Washer/Dryer,Other

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

Unobstructed City Views.Front facing 2 BR's + 2.5 bas + den. LR w/gas fireplace, H/W flrs, Hi-ceilings, recessed lighting + wet bar. Formal DR, Kitchen w/center Island + Bkfst area. Full service Bldg.

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

Questions? Need Assistance?
Contact our Help Desk Department!

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

help!!!

TUESDAY

06 Brentwood Single Family

12139 W SUNSET BLV	Open	11-2	NEW
\$4,995,000	5+7	2sty-SPANISH	




NEW CONSTRUCTION SPANISH CONTEMPORARY

New construction in Brentwood, Spanish home with contemporary interior. Open floor plan, 1st level: chef's kitchen, Thermador appliances, powder room, bonus room for office, living and dining, indoor-outdoor living area, backyard, outdoor bath, cabana area by pool and spa. Upper level: 3 en-suite beds, 4th room master-suite, dual walk-in-closets and balcony. Master bath: floating vanities, free standing tub, large shower and white marble floors. Gated entry for up to 5 cars, and security system.

Meir Kroll THE AGENCY RE	310-658-1288	BBQ, Firepit, Pool, Spa, Balcony, Gated
------------------------------------	--------------	---

13127 SHERRY LN	Open	11-2	rev
\$1,995,000	5+3	2sty-HACIENDA	




PRIVATE CANYON HACIENDA - SPARKLING POOL & LUSH CANYON VIEWS

Serene resort-like setting on approximately 1+ acre. Park-like grounds w/sweeping canyon views and complete privacy. Floor plan includes living room w/over-sized fireplace, formal dining w/brick fireplace & built-in buffet - overlooking pool & gardens. The center-island kitchen opens to a private patio and charming library den. Upstairs are 3 bedrooms, full bath, master ensuite including his/ hers walk in closets, fireplace, a large attached office/nursery. Ample Parking. Superb Value!

MLS#16-124650	J. Caplis / S.E.Douglas	3107482208	www.13127SherryLane.com
COLDWELL BANKER BW			

1347 BECKWITH AVE	Open	11-2	NEW
\$2,950,000	4+3	MID-CENTURY	



OPEN TUESDAY 11-2PM

Super charming 4 bedroom, 3 bath Mid-Century Brentwood Polofields home with a large pool. Large flat lot with great potential. Great layout to remodel, expand, or create an amazing home. One of Brentwood's hottest neighborhoods. 2817 sqft, 8,846 sqft lot.

Andrew Sacks COLDWELL BANKER - BW	310-926-9844	
---	--------------	--

06 Brentwood Condo / Co-op

11921 DOROTHY ST #101	Refresh.	11-2	NEW
\$1,339,000	3+3	MEDITERRANEAN	




AMAZING DESIGNER UNIT

This designer perfect unit boasts 3 bedrooms, 2 1/2 baths and excellent layout. Gorgeous kitchen lends itself to the sun-filled, great room with fireplace. Stunning maple hardwood floors. Huge master bedroom suite. Custom built-ins throughout. Striking colors and designer touches abound. Private, front balcony is perfect for morning coffee. Accessible, outdoor space, including a "jungle" of trees, runs the length of the unit. Unique home in a premier Brentwood building!

MLS#16-128576	Carrie Ann Rollings	310.650.3075	Blt-Ins,Dshwshr,Dryer,Grbg Disp,
GIBSON INTERNATIONAL			

761 LOCKEARN ST	Lunch	11-2	NEW
\$2,895,000	5+4	TRADITIONAL	



LUNCH SERVED!

Situated in the heart of Brentwood and located on a desirable cul-de-sac, the light filled living spaces are open and centered around a beautiful country style eat in cooks kitchen, all perfect for entertaining. Resort-like master suite w over-sized walk in closet, private balcony & peaceful bath are sure to impress. Secondary bedrooms & baths are all well located & appointed. Other features include hardwood floors, swimmers pool, wood-burning fireplace, pitch beamed ceilings and outdoor dining.

MLS#16-128010	Simon Beardmore	310-481-4345	Blt-Ins,Cent Vac,Dshwshr,Hood Fan
SOTHEY'S INT. RLTY			

11921 DOROTHY ST #201	Refresh.	11-2	NEW
\$1,279,000	3+3	MEDITERRANEAN	



TRANQUIL-LIGHT UNIT

Welcome home! This peaceful and open3 bedroom, 2.5 bath unit sits above with gorgeous trees surrounding front balcony. Features include a bright kitchen with beautiful, granite counter tops and stainless steel appliances. Inviting great room is highlighted with fireplace and bay window. Generously sized bedrooms and bathrooms perfectly flow in this tremendous layout. Two balconies, side by side laundry with ample storage!

MLS#16-128574	Carrie Ann Rollings	310.650.3075	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,
GIBSON INTERNATIONAL			

13000 SKY VALLEY RD	Open	11-2	NEW
\$1,531,000	3+2	1sty-CONTEMPORARY	

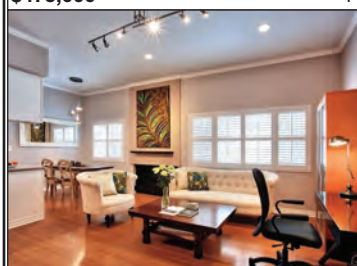


NEWLY RENOVATED CONTEMPORARY HOME

Beautiful canyon views quietly nestled on private drive. Open Floor plan, High ceilings, Skylights, Marble floors, & French doors throughout. Remodeled Kitchen w granite, custom cabinets. LR w custom windows, French doors & FP. Masterbed features FP, large closets, French doors to patio. New Master bath w granite, glass encased shower. Sprawling land & amazing back yard with views. Dog friendly fence w coyote rollers to keep doggies safe.

Keith Scaduto COLDWELL BANKER BHN	310-850-7992	www.13000skyvalley.com
---	--------------	------------------------

11639 CHENAULT ST #303	Open	11-2	NEW
\$475,000	1+1	CONTEMPORARY	




COOL CONDO IN A CUL-DE-SAC IN BRENTWOOD.

Remodeled 1bd,1ba. Spacious living area with room for office. Bamboo floors, plantation shutters and crown moldings throughout. Fireplace in living room. Open kitchen with granite countertops. Stainless steel appliances. Central heat and AC. Large bedroom with ample closet space. Beautifully redone bath with double sink and slate floors. One carport parking. Sunny community sundeck. Homeowners dues include water and earthquake insurance. Close to Brentwood's shops, restaurants & market.

MLS#16-126740	Gary Limjap	310.430.0818	Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Introm
COLDWELL BANKER SM			

449 N SKYEWIAY RD	Open	11-2	rev
\$2,450,000	2+1	ARCHITECTURAL	



FRANK LLOYD WRIGHT: THE STURGES RESIDENCE, 1939

Submit offers. The Sturges Residence, 1939 by Frank Lloyd Wright.This property is a masterpiece of American design, often compared to Wright's legendary Fallingwater. Designated LA Historic Cultural Monument #577, it is the only example of Wright's Usonian architecture in California. Sitting on a double lot, the structure is iconic, and consists of an open living room, 2 bedrooms, bathroom, kitchen, downstairs bonus space, a huge 21 foot deck to admire the ocean views, and a roof terrace.

MLS#16-971047	Sloane + Silver	310-809-4656	
SOTHEY'S BH			




Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.

TUESDAY

06 Brentwood *Lease*

4001 MANDEVILLE CANYON RD Open 11-2		NEW
\$7,000	3+2 1sty-TRADITIONAL	
		
<p>PRIVACY ON KNOLL BEHIND ROSE-ENTWINED LATTICE</p> <p>Custom design, custom décor. Charming living rm & formal dining rm w/fireplaces, rich hardwood floors, and French doors showcasing free form patio, fountain, and garden. Large Gourmet country kitchen w/double sinks, s/s appliances, limestone finishes, and French doors to garden. Intimate den/library/bedroom, guest suite w/full bath plus master ste w/sitting area, walk-ins, + full bath. Access from 2 car garage/gym/bonus to covered breezeway and into home. Quality appointments throughout.</p>		
<p>MLS#16-126628 Susan Stark/Joan Caplis 310.345.7450 GIBSON / CB BW MandevilleCanyonHomes.com</p>		

421 N ROBINWOOD DR Open 11-2		red
\$14,500	17000 5+6 CONTEMP MED	
		
<p>BIG REDUCTION ON WONDERFUL LEASE OPPERTUNITY!</p> <p>Newer architectural Mediterranean located in the heart of Brentwood on quiet Robinwood Drive. Great volume and natural light throughout. Living room and family room with banks of French doors both open to large flat back yard with black bottom pool. Spacious cooks kitchen with top of the line appliances. The Master bedroom is a retreat unto itself. Lovely views of the canyon and ocean beyond! Two car direct access garage with additional storage. Incredible lease opportunity available now.</p>		
<p>MLS#16-981271 Anne Leeds GIBSON INTERNATIONAL Bltins,Dshwshr,Dryer,HoodFan,Micro,Othr</p>		

07 West L.A. *Single Family*

2753 S BENTLEY AVE Open 11-2		NEW
\$899,000	3+3 TRADITIONAL	
<p>SPACIOUS AND RECENTLY REMODELED. THIS WEST LA CUL-DE-SAC HOME OFFERS 3BD/3BA, HARDWOOD FLOORS, KITCHEN WITH GRANITE COUNTER TOPS AND ISLAND, AND PLENTY OF BUILT-IN CABINETRY.</p>		
<p>MLS#16-128306 www.MichaelHaddad.com Michael Haddad 3104304842 RE/MAX ESTATE PROPER</p>		

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

12222 WILSHIRE #509 Open 11-2 631H5		NEW
\$799,000	2+2 CONTEMPORARY	
		
<p>BEAUTIFUL CORNER UNIT 2+2 WITH BALCONY!</p> <p>Cadiz floor plan with balcony and westward view. Fresh paint, new carpet, new kitchen appliances, laundry in unit. Amenities include swimming pool, fitness center and community room. Gated community garage with 2 side-by-side parking spaces and secure storage, 23 guest parking spaces and electric charge stations on site. Close to Brentwood supermarket,shops,restaurants and public transportation. Bagel shop, dry clean and dentist-optometrist in the same building. Doorman available Mon-Fri.</p>		
<p>MLS#16-128134 Jack Dunn 310-717-6356 JACK DUNN Just West of Bundy</p>		

2027 BELOIT AVE #105 Open 11-2		NEW
\$779,000	2+3 3sty-CONTEMP MED	
		
<p>GET FAMILIAR WITH THE WESTSIDE'S "LITTLE TOKYO".</p> <p>Experience a lifestyle of convenience. Around the corner from the Westside's "Japantown" on Sawtelle, is this bright townhome. Enjoy 3 levels of living space, along w/expansive views from a private roof deck. This townhome offers 2 bdrm suites, +loft, along w/a powder rm for guests. Fine materials like travertine, wood & granite are generously distributed throughout. Freeway-close & walking distance to W-LA's best restaurants, bars & markets in Little Osaka. It's city living without the commute!</p>		
<p>MLS#16-128162 Shamon Shamonki 310-713-4492 SOTHEBYS INTL REALTY A Happening West LA Townhome</p>		

09 Beverlywood Vicinity *Single Family*

2442 S BEVERLY DR Open 11-2		NEW
\$1,495,000	3+2	
		
<p>EXQUISITELY RENOVATED TRADITIONAL LOCATED IN BEVERLYWOOD HOA!</p> <p>This home boasts a bright, open floor plan and exceptional upgrades throughout. Featuring an elegant formal living room with classic fireplace; gorgeous gourmet kitchen with cesarstone counter-tops, stainless steel appliances which opens to the spacious sun-filled dining room; Master suite with luxurious en suite bath and spacious walk-in closet. The meticulously groomed outdoor living space features an expansive patio and spacious grassy yard with flower gardens. A perfect family home!</p>		
<p>Rory Posin/Kristian Bonk 310-839-8500 RE/MAX BEVERLY HILLS www.ResultsRealEstateGroup.com</p>		

8957 W 25TH ST Open 11-2		NEW
\$1,069,900	3+2 1sty-SPANISH	
		
<p>NEWLY RENOVATED SPANISH ESTATE ON RARE DOUBLE LOT</p> <p>3bed, 2bath, approx. 1,632 sf on rare double 7,502 sf lot: Designed by Jessica Sommer w Maverick Design. Enter through traditional Spanish courtyard & patio with ornamental iron work. Open floor plan, designer fixtures, high ceilings, Rustic Oak engineered hardwood. LivingRm w custom picture windows & FP. Kitchen w ceasarstone quartz counter tops, custom cabinets, new appliances. Master bedrm suite w large walk in closet & French doors to patio. Master bath w high end Italian Bianco Carrara Tile.</p>		
<p>MLS#16-128554 Keith Scaduto 3108507992 COLDWELL BANKER BHN www.8957west25thstreet.com</p>		

1907 S CORNING ST Open 11-2		NEW
\$995,000	3+2 SPANISH	
		
<p>3 BD/2 BA SPANISH GEM W/GUEST HOUSE</p> <p>Charming, updated 3 bedroom, 2 bathroom Spanish beauty w/ guest house in a convenient Beverlywood-adjacent location. Character details include hardwood floors, front bay window, arched doorways and wood-burning fireplace. Formal dining room leads to eat-in kitchen w/ stainless steel appliances including double sink and two dishwashers. Updated plumbing and solar powered electric, drought-tolerant front landscaping, separate laundry room, dual-pane windows, central heat and A/C. A rare find!</p>		
<p>Naomi Selick (213)280-9120 TELES PROPERTIES www.1907Corning.com</p>		

1522 S CREST DR Refresh. 11-2		red
\$2,495,000	2695000 6+6 2sty-CONTEMPORARY	
		
<p>HUGE \$200K ADJUSTMENT!</p> <p>Gorgeous new construction with designer details and finishes. Dramatic two-story entry tower of glass leads to open living and dining. Modern European kitchen with 2 dishwashers, 2 ovens and 2 sinks connects with the large family room, and both open to the deck and grass backyard. Luxurious master includes sitting area, fireplace and large deck overlooking the yard. Other features include: LED lighting, beautiful gray wood floors, custom tilework, smart system for lighting and security & more.</p>		
<p>MLS#16-124696 Emilia Eshraghi 3107017018 COLDWELL BANKER RESI Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro</p>		




Do RIGHT by Your Sellers
Put their Property in the MLS

Listings in the MLS Get More Exposure
More Offers & More Money

TUESDAY

10 West Hollywood Vicinity Single Family

824 N LA JOLLA AVE Open 11-2 \$3,295,000 5+5.5 2sty-ARCHITECTURAL	<div style="font-size: 2em; font-weight: bold; color: green;">NEW</div> <p>ARTISTIC ARCHITECTURAL EXPRESSION WWW.824LAJOLLA.COM</p> <p>Desired "West Hollywood Area". Nearly 4600 SF new innovative home features 5 BDRs + 5.5 designer baths, Italian Kit, suspended open-tread staircase & wood flanked ceiling detail. Exquisite designer finishes, reclaimed woods, Venetian plaster accents & refined attention to detail throughout. Wrap around wood deck, outdoor BBQ, zero edge pool, water features & pool side bar. Master suite with spa bath, deep soaking tub, amazing shower room, dual sinks, generous dual closets, & private balcony.</p>
	<p>MLS#16-128152 Omega Group-Todd Michaud 310.429.8191 KELLER WILLIAMS</p> <p style="text-align: right;">www.OmegaGroup.LA</p>

1046 OAKWOOD AVE Refresh. 11-2 \$1,335,000 3+2 CALIFORNIA BUNGALOW	<div style="font-size: 2em; font-weight: bold; color: red;">red</div> <p>SUNNY VENICE BUNGALOW REDUCED !</p> <p>GREAT NEW PRICE ! This happy Venice bungalow has tons of natural light, hi ceilings w/ exposed beams & wonderful ocean breezes. Open living & dining areas lead to a sunny kitchen & breakfast bar. The indoors flow outdoors to a spacious deck & patio - perfect for year-round dinner parties. Completing the picture: 3 comfortable bedrooms, a den/family room & small detached garage that would be ideal as a home office. Seconds away from the trendy shops & restaurants of Abbot Kinney & Rose. Hurry!</p>
	<p>MLS#16-978493 Jerry Jaffe 310-403-4925 TELES PROPERTIES</p>


11 Venice Condo / Co-op

8949 ROSEWOOD AVE Open 11-2 \$2,685,000 3+4 2sty-MODERN	<div style="font-size: 2em; font-weight: bold; color: red;">rev</div> <p>STUNNING NEW MODERN HOME</p> <p>Stunning new construction home that sets the standard in Modern elegance. Featuring 3 Bedrooms, 3.5 Baths, high ceilings, and a cabana, this designer home boasts all that the most-discerning buyer looks for. Also available for a 1 year minimum lease at \$13,000/month.</p>
	<p>MLS#16-111256 The Sunset Team 310.274.3900 KW HOLLYWOOD HILLS</p> <p style="text-align: right;">www.8949rosewood.com</p>

11 Venice Condo / Co-op

22 NAVY ST, UNIT 305 Open 11-2 \$995,000 2+1.75 2sty-CONTEMPORARY	<div style="font-size: 2em; font-weight: bold; color: green;">NEW</div> <p>UNOBSTRUCTED OCEAN/BEACH VIEWS- SEE FULL PAGE AD</p> <p>Beautiful top floor loft with a 2 story living room and the most amazing ocean and beach views that you will ever see for a condo at this price. Great contemporary design w/ 1bd, 1ba on the main level and another 1bd, 1ba in the large loft area with a big walk in closet. Washer/Dryer inside, open kitchen, fireplace, and ocean view balcony. This condo building located West of Pacific Ave and in the northern section of Venice near Santa Monica's border has a pool/spa heated year round.</p>
	<p>MLS#16-115574 KJ Marmon 310.749.4995 HILTON & HYLAND</p> <p style="text-align: right;">kjmarmon.com</p>

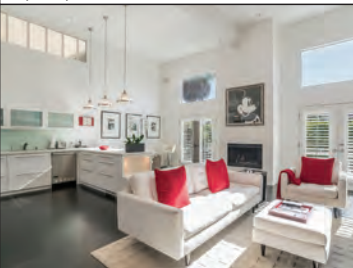
10 West Hollywood Vicinity Condo / Co-op

1275 HAVENHURST DR #14 Open 11-2 593A5 \$420,000 1+1 2sty-MID-CENTURY	<div style="font-size: 2em; font-weight: bold; color: green;">NEW</div> <p>MID-CENTURY 1-BEDROOM CONDO IN HEART OF WEHO!</p> <p>Mid-century architectural gem nestled in the heart of West Hollywood. Rare upper level, 1-bedroom, 1-bath with natural light, and beautiful views from the bedroom and bathroom. Restored kitchen cabinets, bath with separate shower and original tub. Courtyard-style common area with boutique kidney-shaped pool. Pet-friendly building on tree-lined Havenhurst Drive. Steps away from the famous Sunset Strip and popular Santa Monica Blvd. Enjoy this trendy Weho location at a price that won't last long.</p>
	<p>MLS#16-127862 Charles Heydt 917-498-2034 THE AGENCY</p> <p style="text-align: right;">www.theagencyre.com/agent/charlie-heydt</p>

11 Venice Lease

670 OXFORD AVE Open 12-2 \$9,275 4+3 3sty-MEDITERRANEAN	<div style="font-size: 2em; font-weight: bold; color: green;">NEW</div> <p>Three-level Luxurious Single Family Home with 4 bedrooms and three baths, plus an office and loft, bright open floor plan. Folding glass doors that lead out to amazing patio, perfect for entertaining.</p>
<p>MLS#16-115574 Alice Plato 424-280-7280</p>	<p>Bit-Ins,Dshwshr,Grbg Disp COLDWELL BANKER RESI</p>

11 Venice Single Family

431 CARROLL CANAL Lunch 11-2 \$2,898,000 2+3 ARCHITECTURAL	<div style="font-size: 2em; font-weight: bold; color: green;">NEW</div> <p>MODERN STYLISH VENICE CANAL HOME</p> <p>BUYER backed out due to finances... their loss is your gain! Modern & tranquil atmosphere in this Remodeled Venice Canal Home. Featuring 2 beds and a hidden loft as well as 2.5 baths. The main level has a wonderful open floor plan w/vaulted ceilings, dining area, gourmet kitchen. The second bedroom has high ceilings, private patio, walk-in closet w/ hidden loft. The master retreat encompasses the entire top level w/ private study, master suite, private patio & sitting area.</p>
	<p>MLS#16-977383 Rebecca Saenz 310-774-0094 RE/MAX ESTATE PROPER</p> <p style="text-align: right;">Blt-Ins,Clng Fan,Dshwshr,Dryer,Frzr,Othr</p>

12 Marina Del Rey Condo / Co-op

13326 BEACH AVE #103 Open 11-2 \$815,000 0+2 ARCHITECTURAL	<div style="font-size: 2em; font-weight: bold; color: red;">red</div> <p>The Lofts on Beach Avenue are located in the Del Rey Loft District. You will travel minutes to Marina Del Rey, Venice Beach and Abbot Kinney. The lofts are located within the Silicon Beach footprint. The building is distinctively Architectural. The features of the loft include floor to ceiling windows in the light bright sun filled first floor front unit. There are wood floors downstairs. The Kitchen has Italian cabinets, Viking Range,Viking dishwasher Bosch Fridge and center island.</p>
	<p>MLS#16-110882 Chris Mentzell 310-995-6407 RODEO REALTY - BEVER</p> <p style="text-align: right;">Move In Ready Beach Loft</p>

310 WASHINGTON BLVD #603 Open 11-2
\$1,585,000 3+3 3sty-CONTEMPORARY

	<div style="font-size: 2em; font-weight: bold; color: red;">rev</div> <p>SENSATIONAL & UPGRADED WATERFRONT TOWNHOUSE</p> <p>West facing waterfront townhouse w/beautifully upgraded finishes at Silicon Beach. 1st floor features flexible 3rd bedroom space w/upgraded tile. Rich dark wood stairway leads to living room w/fireplace. Beautiful kitchen w/top of the line appliances, granite counters. Spacious master bedroom w/2 closets. Master bath w/spa tub & separate frameless shower, dual sinks. 2nd bedroom w/large walk in closet, full tub/shower, dual sinks, granite counters. Private 2 car, sxs garage w/storage. Turn-key!</p>
<p>MLS#16-122604 Peter & Ty Bergman 310-821-2900 BERGMAN/GIBSON INTL</p>	<p style="text-align: right;">310washington603.com</p>


Questions? Need Assistance?
 Contact our Help Desk Department!

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

TUESDAY

13 Palms - Mar Vista *Single Family*

4060 EAST BLVD	Open 11-2	672C4	NEW
\$3,395,000	5+5	2sty-ARCHITECTURAL	



A RESERVED SPACE

Couple the architecture with rich timeless craftsmanship, state-of-the-art modernism and you'll find a home made in heaven. With a host of gracious offerings living up to the hype, find top-notch appliances, custom cabinetry, double islands, black bottom salt-water pool with automated cover, fire-pit and lots of tech-savvy niceties. To top it off, detached office/rec-room with ½ bath and deck to take it all in. So... why limit yourself to ordinary, when there's extraordinary?

MLS#16-128728
Laurie Woolner 310 699 0980
POWER BROKERS INTERN

Blt-Ins,Dshwshr,Dryer,

12613 EVERGLADE ST	Open 11-2		NEW
\$2,395,000	5+5	2sty-TRADITIONAL	



ABSOLUTELY GORGEOUS MAR VISTA HILL TRADITIONAL HOME!

Stunningly beautiful traditional family home set on an exquisitely landscaped in premier Mar Vista Hill! 3,600 SF of intimate spaces featuring 5 beds, 4.5 ba's, & a lovely FDR. Chef's kitchen & breakfast area, expansive family room w/ FP & French doors leading out to the sensational backyard. Panamanian rosewood floors, a skylight & glorious picture windows flood the home w/sunshine & ocean breezes. Elegant master w/pitched ceiling, FP, luxurious master bath & a balcony overlooking the backyard

MLS#16-126412
Nili Hudson 310.622.7422
GIBSON INTERNATIONAL

www.12613Everglade.com

3430 HALDERMAN ST	Open 11-2		NEW
\$1,759,000	4+3	TRADITIONAL	




MAR VISTA HILL TRADITIONAL

Extensively remodeled home w/quality materials & impeccable taste. Open floor plan w/gourmet kitchen, granite counters & light-filled greatrooms, wood flrs & travertine tile throughout. On the main level, 3 brs share hallway bath w/ porcelain tile & a light-filled powder bathroom. Upstairs is a private master br suite w/walk-in closet, spa-like bath. French doors allow access to private backyard & lg deck. Thoughtful design, meticulous detail & designer finishes complete this exceptional property

MLS#16-129118
Karen Juarez (310)701-4164
DEASY PENNER & PARTN

12313 NAVY ST	Open 11-2		NEW
\$1,495,000	4+2	TRADITIONAL	




PRIME MAR VISTA HILL LOCATION

This lovingly maintained one of a kind home has views to the ocean. Build a second story to take full advantage of the views. This home has 3 bedrooms, a huge family room with a fireplace, and an office which can potentially be a fourth bedroom. The backyard is sprawling and has so much to offer, including a variety of fruit trees, a vegetable garden, enclosed terrace and total privacy. Large kitchen and laundry room. Come see the possibilities!

MLS#16-128760
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Wshr

3621 GLOBE AVE	Open 11-2		NEW
\$899,000	3+2	TRADITIONAL	



OPEN TUESDAY AND SUNDAY


Beautiful, spacious 3 bedroom home in Mar Vista. Home features new flooring in most rooms, new roof in 2014 and updated copper plumbing in 2013. Relax in the back bonus room offering sliding doors to the tranquil backyard - room can be used as a den, office, family room or easily made into a 4th bedroom. The treelined landscaping across the street adds to the pride of ownership in the area. Lot provides ample room to expand the house. Endless opportunities to customize this home !

MLS#16-113304
Brian Selem 310-442-1644
COLDWELL BANKER

A MUST SEE!

14 Santa Monica *Single Family*

2300 CALIFORNIA AVE	Open 11-2		NEW
\$2,399,000	3+2	2sty-TRADITIONAL	



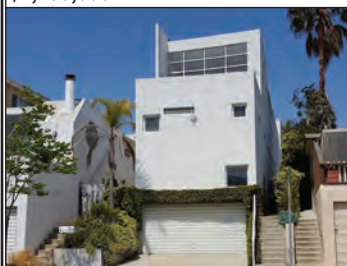
FAMILY HOME + PERMITTED GUEST HOUSE

Prime location, close to Franklin Elementary, Brentwood Country Mart, Douglas Park and nearby shopping. First floor: living with fireplace, dining, kitchen, service, den, office, and bath. Upstairs: two family bedrooms, large bath, master w/fireplace and balcony. Permitted guest house (former garage). Parcel 5,303 sq. ft., Interior 2,090 sq. ft., guest house 684 sq. ft., all per appraiser.

Bret Parsons 310.497.5832
COLDWELL BANKER BH

www.2300California.com

2418 BEVERLEY AVE	Lunch 2-5		NEW
\$1,499,000	0+0	2sty-ARCHITECTURAL	




OCEAN & MOUNTAIN VIEWS FROM ARCHITECTURAL HOME

Views for days from this contemporary architectural home in the Ocean Park neighborhood. This open and airy home features over 3,000 sq ft of living, soaring ceiling heights, tons of floor-to-ceiling windows, 3 en-suite bedrooms, two separate living areas, and 6 car parking. Walk or bike to Main St, the beach, Sm Pier, SM Mall, restaurants, shopping and much more entertainment. Street to Street lot with access from either Beverley or 6th. Not to be missed!

Suzy Frank 3103148300
AKRE

14 Santa Monica *Condo / Co-op*

858 19TH STREET	Open 11-2		NEW
\$1,895,000	3+3.5	3sty-MODERN	



EXTENSIVELY REMODELED DESIGNER TOWNHOUSE

Beautiful, designer front townhouse. Extensively remodeled. Apx 2,352 sq ft, 3bd+3.5ba. Looks & feels like a single family hme w/high ceil, skylights & bamboo hardwd. 2-story living rm w/floor-to-ceiling windows, fireplace & wet bar w/wine fridge. Open dining rm leads to private patio! Cook's kitchen w/Viking range & stainless steel appliances. Sophisticated master w/vaulted ceiling, balconies & walk-in closet. Great rooftop deck. Laundry rm, priv 2-car garage w/storage. Franklin District.

MLS#16-128994
Brett Silver 310-458-4024
PARTNERS TRUST SM

Built-ins

943 14TH ST, UNIT 104	Open 11-2		NEW
\$1,599,000	2+2	2sty-ARCHITECTURAL	



STUNNING TWO STY PENTHOUSE W/ AMAZING LARGE PRIVATE SUNDECK!

BEAUTIFUL TWO LEVEL CONDOMINIUM IN AN IDEAL LOCATION. THIS PENTHOUSE UNIT FEATURES HIGH CEILINGS, RECESSED LIGHTING AND HARDWOOD FLOORS. 2 BDRMS, 2 BATHS, UPDATED GOURMET KITCHEN THAT OPENS TO DINING, LIVING AND FAMILY ROOM/OFFICE OVERLOOKING LOVELY HEATED POOL/SPA. LOTS OF NATURAL LIGHT & TREE TOP VIEWS. SPACIOUS MASTER SUITE W/HIGH CEILINGS, WALK IN CLOSET, STUNNING MASTER BATH AND LARGE PRIVATE SUNDECK COMPLETE THIS SPECIAL HOME! ONE CAR PRIVATE GARAGE W/STORAGE. CLOSE TO DINING & SHOPPING!

Melanie Sommers 310-418-0343
PARTNERS TRUST

Dshwshr,washer,dryer,range/oven,fridge

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY


817 17TH ST #1	Open	11-2	631E7	NEW
\$1,498,000	2+2.5	2sty-MEDITERRANEAN		
	NEW SANTA MONICA TOWNHOUSE! OPEN TUESDAY 11AM - 2PM			
If you lived in this lovely west facing front TH designed by Jay Charles, you would enjoy all the Montana Ave amenities & feel the cooling ocean breezes. Gracious living room w/ FP, opens to a private patio through French drs. A dining room off the spacious kitchen, opens to another private patio. The master ste. has ample closets & bath, with sep tub/shower. High ceilings, wood flrs on the first floor, light & bright. Freshly painted, new carpet. Direct entry two car garage. Franklin SD.				
MLS#16-128450		Refrigerator, Stove, Dishwasher		
Melissa Alt TELES PROPERTIES		424-202-3232		

833 17TH ST #6	Open	11-2	631/E7	rev
\$1,995,000	3+3	CONTEMPORARY		
	LARGE CONTEMPORARY TOWNHOME WITH OCEAN VIEWS			
Probate Sale. Contemporary 3bd + 3ba townhome w/ open living room, dining area, high ceilings, hardwood floors & fireplace. Newer kitchen w/ Viking/Miele appliances & opens to large patio. A loft/den w/balcony & built-ins overlooks living room. Master bedroom w/ fireplace, private balcony & walk in closet. Laundry area, ample storage & 2 car private garage. Rooftop deck w/ ocean views, Franklin School District and close to Montana.				
MLS#16-111516		www.833seventeenth6.com		
Mary Beth Woods COLDWELL BANKER		310-463-1599		

14 Santa Monica Income

435 PIER AVE	Open	11-2	NEW
\$2,285,000	1sty-CRAFTSMAN		
	BRIGHT AND BREEZY BEACH BUNGALOW WITH 2 GUEST COTTAGES.		
Ocean Park Compound with spacious beach bungalow to front and 2 vintage guest cottages to the rear. Main house has charming sun porch entry. Living room has vaulted wood ceilings with exposed beams and fireplace. Kitchen and master also have vaulted ceilings. 2 large walk in closets. Both guest cottages have lots of period detailing and #B has it's own private yard. Large 2 car garage and storage room. Perfect for owner user or work from home office. Leave your car at home, stroll to Main and Beach			
MLS#16-126042		Blt-Ins, Dshwshr	
Peter Mullins PETER D MULLINS		310 600 6976	

14 Santa Monica Lease

124 IDAHO AVE, UNIT 602	Open	11-2	NEW
\$12,500	3+3	CONTEMPORARY	
	SANTA MONICA PENTHOUSE WITH STUNNING VIEWS		
Gorgeous three bedroom penthouse condo just 1/2 block from Ocean Ave., featuring stunning ocean, beach and mountain views, open floor plan, chic dining area, wrap around patio, limestone flooring, fireplace, bar, granite counter tops, washer/dryer in unit, separate service entry and 2 side by side parking spaces. Building amenities include full service gym, banquet room, soaking pool, hot tub and sauna. Live moments from the beach, shopping, restaurants and cafes. Enjoy the best of Santa Monica!			
MLS#16-121320		Dshwshr, Grbg Disp	
Elizabeth Williams GIBSON INTERNATIONAL		310-383-8184	


15 Pacific Palisades Single Family

16661 CHARMEL LN	Open	11-2	NEW
\$3,899,000	4+4	2sty-TRADITIONAL	
	GORGEOUS TRADITIONAL OCEAN VIEW ESTATE		
Overlooking the Pacific Ocean lies this remodeled 3,363 sq. ft. traditional home with 4 bed, 4 bath, large office and guest suite on a spacious 1/3 acre lot. The living room looks out to Queen's Necklace views. Nice hardwood floors throughout. The kitchen has new stainless steel built-in appliances, custom cabinets & breakfast nook. Upstairs the master suite has stunning ocean views, & two bed with a Jack and Jill bath. The 15,817 sq. ft. backyard has a pool, spa, built in bbq & open patio.			
MLS#16-128434		Dshwshr, Dryer, Grbg Disp, Micro, Rng/Ovn	
Anthony Marguleas AMALFI ESTATES		310-663-1446	

1837 CHASTAIN	Open	11-2	NEW
\$3,695,000	4+5	MEDITERRANEAN	
	STUNNING ESTATE WITH UNOBSTRUCTED OCEAN AND MOUNTAIN VIEWS		
Prestigious pacific palisades highlands summit. Private and gated, Mediterranean influence, exquisite finishes throughout. Perfectly maintained and groomed. 15 minutes. from beaches, schools and hiking trails. No roofs below just beautiful nature. Custom built in 1995. Elegant living-room with fireplace, high ceiling, recessed lighting formal dining-room and outdoor patio with fountain projection movie theater viking gourmet kitchen with marble top center island.			
MLS#16-127538		www.hiltonhyland.com	
R Iglesias, H Deeds HILTON & HYLAND		310.699.3435	

838 N LAS CASAS AVE	Open	11-2	630H5	NEW
\$1,975,000	3+2.5	2sty-CONTEMPORARY		
	DRAMATIC CONTEMPORARY			
This dramatic contemporary is located north of Sunset Boulevard in a peaceful woody setting. The property features 3 bedrooms, 2.5 bathrooms, a very spacious living room and an open dining area. There is also an office. There are bamboo floors and 2 fireplaces. It's very light and bright. There are 2 enormous decks each measuring approximately 9 feet by 36 feet. You can't beat the location, as it's a short distance to Marquez Elementary School and the shops and restaurant on Marquez Ave.				
MLS#16-129066		www.838lascasas.com		
Aberle/Convey COLDWELL BANKER-PAC.		310.230.2452		

1445 CUESTA LINDA	Lunch	11-2	rev
\$3,150,000	5+6	CONTEMP MED	
	MUST SEE IN THIS PRICE RANGE! LUNCH!		
The perfect package! 5 bedrooms (4 in house + 1 in guesthouse on lot of over half acre). Sweeping canyon views + partial ocean view from yard and third bedroom. Grand sense of privacy. Beautifully maintained with comfortable floorplan - 3 bedroom suites up. Kitchen open to breakfast area & family room. Easy indoor/outdoor flow with pool & spa + other flat yard. Pretty patios & irrigated veggie garden. Superb cul-de-sac location.			
MLS#16-121320		Dshwshr, Grbg Disp	
Joan Sather SOTHEYB'S INT REALTY		310-740-0302	

611 N MARQUETTE ST	Open	11-2	rev
\$2,289,000	4+3	2sty-CONTEMPORARY	
	MARQUETTE HAS A NEW LOOK AND PRICE!!!!		
Completely remodeled contemporary, 4 Br, 3 Ba, approx. 2,200 sq. ft. on a private tree lined cul-de-sac canyon setting. Separate master suite w/walk-in closet and private patios overlooking the canyon. New amenities include French oak floors throughout, chef's kitchen with Viking appliances, new roof, new electrical, new HVAC, custom surround sound, wrap-around lpe deck with outdoor BBQ, 2-car garage, baths with beautifully finished marble and designer faucets. Truly a turn-key home.			
MLS#16-112728		BBQ, Blt-Ins, Dshwshr, Grbg Disp, Micro	
Holly Davis COLDWELL BANKER-PAC.		310.230.7377	

REMINDER

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

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

TUESDAY

15 Pacific Palisades *Condo / Co-op*


17351 W SUNSET BLVD. #2B	Open	11-2	rev
\$1,595,000	2+2	1sty-ARCHITECTURAL	

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

MLS#16-125946	Bit-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other
Kimberley Pfeiffer	310-383-3664 COLDWELL BANKER RESI

15 Pacific Palisades *Lease*

1057 GLENHAVEN DR	Open	11-2	630H4	NEW
\$13,500	4+4.5	1sty-CONTEMPORARY		




MARQUEZ KNOLLS BEAUTIFULLY UPDATED VIEW HOME

This mid-century contemporary is absolutely immaculate. It features 4 bedrms, and 4.5 bathrms, which includes 2 master bedrooms, and 2 additional bedrooms en suite. There is a large open dining area, and a spacious family room off the updated kitchen. There's a large laundry room. The views are terrific, with ocean, coastline, city, and mountain. The house sits on a knoll so you have lots of privacy, and the property is beautifully landscaped. The large backyard is sensational for entertaining.

MLS#16-129032	
Aberle/Convey	310.230.2452
COLDWELL BANKER-PAC.	www.1057glenhaven.com

1225 LACHMAN LN	Open	11-2	NEW
\$9,600	3+2	1sty-CONTEMPORARY	



NEW UPGRADES. COASTAL VIEWS. MOVE-IN NOW!

Lachman Contemporary home with breathtaking ocean and coastline views is ready to move-in June 1. Light and bright, this home has an open floor plan, generous size rooms, including a living room with fireplace, formal dining room, family room, open kitchen and pool with a picturesque rock waterfall. Distinguished Palisades Charter schools. New upgrades throughout. This is your perfect urban retreat and coastal living above it all.

MLS#16-113544	
MICHAEL HIATT	3104814342
SOTHEBY'S	Security System/SS Appliances/Pool

18 Hancock Park-Wilshire *Single Family*

1000 S HUDSON AVE	Refresh.	11-2	NEW
\$1,190,000	4+3	TRADITIONAL	



OPPORTUNITY KNOCKS IN LONGWOOD HIGHLANDS! POOL!!

Bring your designer mindset, and get in the neighborhood at this price point! 2,392 sq. ft + 4 Bedrooms + Office + Pool + Enclosed for privacy + Large Lot (over 9000 sq. ft). Home features barreled cove ceilings in living room, Central AC and Heat, hardwood floors, & large master suite with bathroom and walk-in closet Located in a great neighborhood known as Longwood Highlands, where many homes are being remodeled and the street are residential and tree-lined. Near Miracle Mile & Larchmont!!

Jerry & Rachel Hsieh	424.242.8856
KELLER WILLIAMS - LF	www.JerryandRachel.com

590 N CAHUENGA	Refresh.	11-2	red
\$1,880,000	4+3	2sty-SPANISH	




GREAT NEW PRICE!

Elegant Spanish with 4 bedrooms and 2.5 baths nestled on a tree lined street. Light and bright two-story living room boasts large arched windows and vaulted ceilings. Unique floor plan with grotto like backyard offers a great sense of privacy. An entertainer's paradise in close proximity to Larchmont Village, the Los Angeles Tennis Club & Wilshire Country Club. 3rd Street Elementary.

MLS#16-109076	
Loveland Carr Properties	323-460-7606
COLDWELL BANKER HP	590Cahuenga.com

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

531 N ROSSMORE AVE, UNIT 404	Open	11-2	NEW
\$823,500	2+2	5sty-POST MODERN	



A LITTLE PIECE OF NEW YORK IN LOS ANGELES

Douglas Stockley	424-354-9804
EXP REALTY	

645 WILCOX AVE #2A	Open	11-2	rev
\$1,150,000	2+3	1sty-CONTEMPORARY	



WELCOME HOME!

Sited at the 13th hole of the Wilshire Country Club, this beautifully updated and meticulously maintained condominium is one of only three units to boast two bedrooms PLUS a den and the largest square footage in Hancock Park Terrace. Generous south facing living and dining rooms have expansive golf course views. Two large ensuite bedrooms are accessed by a private entry. Hancock Park Terrace offers a lushly landscaped, guarded community with pool & spa.

MLS#16-120892	
Hutchison/ Bartenetti	(310) 562-5907
COLDWELL BANKER HPN	Bit-Ins,Dshwshr,Hood Fan,Rng/Ovn

19 Beverly Center-Miracle Mile *Single Family*

6135 BARROWS DR	Open	11-2	NEW
\$1,675,000	3+4	SPANISH	



STUNNING SPANISH MILLS ACT HOME IN CARTHAY CIRCLE

This character-rich home offers architectural beauty with tasteful updates. A gated courtyard enters to living room with vaulted wood beamed ceiling and fireplace. A center-island kitchen offers stainless steel appliances and French doors leading to a rear patio and beautifully landscaped entertaining area, complete with a bocce ball court and finished garage. All three bedrooms are ensuite including the luxurious master suite, with walk-in closet, bath with double sinks, shower and spa tub.

Allison Schwarz	310-433-0056
COMPASS	www.6135Barrows.com

1184 HAUSER	Lunch	11-2	NEW
\$899,900	2+1	1sty-SPANISH	



ELEGANT & UPDATED WILSHIRE VISTA SPANISH-COME ENJOY LUNCH!


Two bedroom, One bathroom Spanish w/old world charm. Enclosed, private front yard w/lush landscaping. Spacious, bright & airy living room w/high barrel ceilings & adjacent formal dining room. Hardwood flooring & Saltillo tile throughout. Kitchen w/breakfast nook & enclosed service area. Master w/ample closet space & a charming second bedroom w/a walk in hall closet. Backyard tiled patio w/romantic pergola & built in BBQ. Gated entry to the 2 car detached garage. Ready to move in & entertain!

MLS#16-126684	
Alissa Solomon	323-821-5705
BROOKE NICHOLSON	BBQ,Dshwshr,Grbg Disp,Rng/Ovn

Why Advertise? Large Distribution Area

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

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



NEW MODERN HOME

Home nestled in the heart of LA. Open floor plan, plentiful skylights, balconies and sliding doors. Luxurious pool, jacuzzi, fire pit and deck, creating a Zen aroma in backyard. Cacti and pebble hard scape

MLS#16-975635
Mimi Arbib Iss 818-294-4668
RODEO REALTY

Cbl, Dshwshr, Frzr, Grbg Disp, Hood Fan, etc.

612 N FULLER AVE	Open	11-2	rev
\$2,980,000	5+5.5	2sty-CONTEMP MED	



STUNNING CONTEMPORARY MEDITERRANEAN WWW.612FULLER.COM

Spectacular Tuscan inspired NEW construction in prime Miracle Mile features nearly 4700 sq ft, 5 bedrooms, 5.5 baths, PLUS nearly 400 sq ft of outdoor living spaces. Volume ceilings, bright open plan, gorgeous paneled doors, stunning hardwood and stone floors. Custom cook's kitchen w/ dual sinks & dual dishwashers. Spacious family room opens to huge outdoor patio area, outdoor kitchen, heated pool & spa. Exquisite master suite w/ spa like bath. FOUR additional spacious upstairs bedroom suites.

MLS#16-126356
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS

www.OmegaGroup.LA

19 Beverly Center-Miracle Mile Condo / Co-op

5826 OLYMPIC #202	Open	11-2	NEW
\$839,000	3+2	CONTEMPORARY	



NEW CONSTRUCTION, CONTEMPORARY UNITS IN MIRACLE MILE

Exceptional Brand New Construction Building Offering 12 Stunning Contemporary Units In One of LA's Most Central & Ideal Locations, The Famous Miracle Mile Minutes To Everything! Discover Our Meticulously Designed Luxury 3 Bedrooms & 2 Bathroom Units. Featuring Italian Design Kitchens, Spacious Bathrooms, Modern Fireplaces, High-End Quality Finishes, Built-In Closets, Outdoor Terraces, & Amazing City Views, Laundry Hook Ups In Unit, & Low HOA Fees. Unit Sizes Range From 1,442 SF-1,644 SF.

MLS#16-126700
ST.JAMES + CANTER +ALBANESE
BERKSHIRE HATHAWAY

WWW.5826OLYMPIC.COM

155 S SWALL DR, UNIT 101	Open	11-2	NEW
\$5,000	2+2	1sty-TRADITIONAL	



BEVERLY HILLS ADJACENT CONDO!

Enter the double wooden doors to this beautifully appointed & recently renovated condominium unit with over 2,000 square feet of living space. This 2 bedroom/2 bathroom home boasts dark hardwood floors, crown moldings, and plantation shutters throughout. Features include a large eat-in kitchen with stainless steel appliances, laundry room, wet bar, formal dining room, and huge living room with balcony and fireplace.

Rochelle M/Justin F 310-948-5553
NOURMAND & ASSOCIATE

A Must See!

20 Hollywood Condo / Co-op

6038 CARLTON WAY, UNIT 305	Open	11-2	NEW
\$399,000	1+1.5	1sty-CONTEMP MED	



BEAUTIFULLY APPOINTED RESIDENCE AT CARLTON PLAZA!


Rarely available 1+1.5 bath w/open concept layout. Cook's kitchen w/SS appliances & granite counters. Large bedroom w/custom closets & marble bath. Bring the outdoors in! The custom balcony awning allows you to enjoy the outdoor space anytime day or night. Great natural light, recessed lighting, 9ft high smooth ceilings, HW floors, FP, balcony, W/D, additional storage room & 2 car pkg! Bldg features community roof deck w/views, BBQ & guest parking. Low HOA dues! High Walk Score!

Sara Deskins 3104679927
COLDWELL BANKER

Refrigerator, Stove, Washer/Dryer

21 Silver Lake - Echo Park Single Family

1414 N BENTON WAY	Open	11-2	594D6	NEW
\$1,525,000	4+3	2sty-TRADITIONAL		



SILVERLAKE TRADITIONAL

REFINED & REINVENTED HAMPTON'S STYLE FARMHOUSE POSITIONED ON AN ELEVATED SITE WITH DISTANT VIEWS. CLASSIC MOLDINGS, WOOD FLOORS, FRENCH DOORS, 4 BEDROOMS, 2.5 BATHS, RICHLY DETAILED LIBRARY & FAMILY KITCHEN. VERY PRIVATE YARD WITH DINING TERRACE, LAWN AND THOUGHTFUL GARDENS.

MLS#16-128648
Timothy Enright 310-652-6600
THE ENRIGHT COMPANY

www.TheEnrightCompany.com

22 Los Feliz Single Family

2656 ABERDEEN AVE	Open	11-2	NEW
\$6,545,000	6+7	2sty-TUDOR	



INCREDIBLE ABERDEEN CELEBRITY MANSE ON 2 PARCELS

Captivating & elegant English Norman estate in its purest architectural form at the very top of historic celebrity Aberdeen Ave. Brilliant original details, magnificent living and dining rooms. Private & expansive pool area. Elegant public rooms w/indoor-outdoor flow, this former celebrity manse offers the ultimate in privacy. 2 parcels totaling 33,000 ft in the most coveted Los Feliz location. A long winding drive w/porte cochere. Pool sited amongst the verdant landscape offers majestic views.

MLS#16-127556
Konstantine & Charlie 323.252.9451
SOTHEBY'S LOS FELIZ

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

4237 LOS NIETOS DR	Open	11-2	NEW
\$1,895,000	4+3.5	2sty-MODERN	



BROKERS OPEN! NEW MODERN LISTING IN LOS FELIZ

Perched on a hillside in prime Los Feliz sits this renovated, modern home. Open floor plan, walls of glass, & multiple outdoor seating areas create the quintessential indoor-outdoor California lifestyle. Enjoy city views from the kitchen breakfast nook or dine Al Fresco in the tropical garden. The Gourmet kitchen is perfect for entertaining. Luxurious master suite. Large flat backyard. Street to street lot. Call this modern oasis your home in Los Feliz!

Bryant | Reichling 323-395-9084
SOTHEBY'S

www.4237LosNietos.com

THE MLS .COM Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.

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

3986 CLAYTON AVE	Open	11-2	NEW
\$1,695,000	3+2	MID-CENTURY	




AVANT GARDE MID-CENTURY ARCHITECTURE

Incredible views from nearly every room, exposed beams, unlike any other home in LA, original hardwood floors throughout, chefs kitchen. Top tier appliances & systems. Enchanting outdoor spaces w wood-burning fireplace, built-in BBQ, & flagstone patios that lead up to an additional 200 sqft glass office that is a writer or artists dream. The studio sits behind the home with hand crafted steel doors & truly magical unobstructed views of the city lights, hawks flying by, and Griffith Observatory.

J.Babajian/K.Olson 310-623-8800
RODEO REALTY - BH

www.3986claytonavenue.com

31 Playa Del Rey	Condo / Co-op		
8128 MANITOBA ST #105	Refresh.	11-2	NEW
\$639,000	2+3	CONTEMPORARY	



RARELY AVAILABLE END TOWNHOME IN PLAYA DEL REY

Beautiful rarely available 2 story 2bed, 2.5bath end unit TH w/ one common wall in Sea Gate Village. A private walk-up entrance leads to the 1st flr w/ high ceilings, recessed lighting, & an open floor plan. Large tiled kitchen has nicely updated cabinetry + plenty of counter space. 2nd flr includes 2 bedrooms w/ en-suite baths, laundry rm, + small office. Sea Gate Village is in a park like setting w/ ponds, creeks, & beautifully landscaped grounds complete with 2 pools, spas, and tennis courts.

MLS#16-128344
James Owens 518-275-9865
COLDWELL BANKER SM

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

4342 CEDARHURST CIR	Refresh.	11-2	rev
\$3,450,000	4+4.5	2sty-SPANISH	




CASA CEDARHURST - SPANISH COLONIAL REVIVAL W/ SWEEPING VIEWS

Perched atop a knoll, with birds-eye views to downtown, hills and city. Architectural integrity at its finest. Touting eye-catching wood beams, balconies, archways, gorgeous stained glass windows and fireplaces. Close proximity to Los Feliz Village and Griffith Park Trails. Scenic views from master suite and wrap around balcony. Original Art Deco tiled bathrooms. Custom period style kitchen & butlers pantry. Expansive driveway and 4 garages. Lush gardens, waterfall ponds and courtyard!

MLS#16-111664
Cesar Sanchez 323-356-6618
COLDWELL BANKER

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

42 Downtown L.A.	Condo / Co-op		
420 S SAN PEDRO ST, UNIT 518	Refresh.	11-2	NEW
\$459,000	1+1		



LITTLE TOKYO LOFT SPACE


Tokyo Town at your footsteps. Let's grab some sushi & dessert then head home TO...our Tokyo Loft. 1 bed+1bath with lots of light & amazing views from huge original windows, dramatic high ceilings, kitchen with granite counters, stainless appliances (all included), & a huge closet with ample storage space. There is a washer/ dryer inside the unit that will also be included in sale. 2 Parking spots, a fitness center, swimming pool, spa, dog area (pet friendly building), & 24 hour security.

Dante Tantiado (310) 387-2571
NELSON SHELTON

Wshr/Dryr, Stove, DishWshr, Microwave

29 Westchester Single Family

7826 AGNEW AVE	Open	11-2	red
\$1,850,000	4+5	CONTEMPORARY	



KENTWOOD'S BEST!

This four bedroom striking remodel has it all. The light-filled space make this a home that is as warm and comfortable, as it is sleek and impressive. Custom kitchen with quartz counter tops & Thermador appliances, new bathrooms, master bedroom with walk-in closet, master bath with freestyle tub and Grohe fixtures are all part of the high living lifestyle interior. The new deck and backyard fire pit work in harmony to create the ultimate indoor/outdoor Southern California experience.

MLS#16-120486
Simon Beardmore 310-481-4345
SOTHEY'S INT. RLTY.

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

53 Woodland Hills Single Family

4444 CANOGA AVE	Lunch	1-2	NEW
\$1,249,000	4+3.5	2sty-MODERN	



EXQUISITELY RENOVATED 2 STORY CONTEMPORARY HOME


This renovated contemp home located south of the blvd offers an abundance of sophistication&style. A welcoming resort-like tropical garden w large salt water pool&Spa. 4BR/3.5BA Open flr plan home w smooth concrete flrs, Gourmet kitchen boasts Caesarstone & Marbel counters, custom cabinets & SS appliances 2nd flr Bedrms are ample in size with hrdwd flrs, the bathrms offer designer cabinetry & decorative flourishes. Excellent schools, only 5 mnts drive to the Village mall & 20 mnts to the beach!

Or Brodsky 310-623-2319
COLDWELL BANKER-BHN

www.4444Canoga.com

30 Hollywood Hills East Single Family

2867 BELDEN DR	Open	11-2	NEW
\$2,499,000	3+2	ARCHITECTURAL	



STUNNING MID-CENTURY MODERN "GLASS HOUSE" BY ED NILES AIA

STUNNING MID-CENTURY MODERN "GLASS HOUSE" BY ED NILES AIA, RECENTLY RENOVATED 3 Bed + 2 Bath. THIS WAS ED NILES FIRST PROJECT & WAS COMPLETED IN 1966. THE HOME HAS AN OPEN & FLEXIBLE FLOOR PLAN W/ A SMART NEW KITCHEN & MASTER BATHROOM OFFERING STATE OF THE ART APPLIANCES & LIGHTING. THIS VERY SPECIAL PROPERTY FEATURES FLOOR TO CEILING WINDOWS THAT SURROUND THE HOME W/ AMAZING CANYON AND CITY LIGHTS VIEWS FROM EVERY WINDOW. THIS AWESOME CLASSIC ARCHITECTURAL HOUSE IS NOT TO BE MISSED!

MLS#16-129028
www.2867BeldenDrive.com (310)430-2304
TELES PROPERTIES

Keven McConnell / Tim White

60 Tarzana Single Family

5327 DONNA AVE	Open	11-2	NEW
\$1,695,000	5+4	2sty-TRADITIONAL	



BEAUTIFUL HOME ON LARGE LOT ON COVETED DONNA AVE

Beautiful home on quiet large corner lot with long inviting cir driveway & landscaped courtyard. Located on the coveted Donna Ave, south of the blvd. This features 5 bdrms & 4 ba w/ lg master overlooking lush yard w/ tennis court, and lg pool. Spacious game/family/media room w/ French drs that opens to pool & yard area. The formal dining rm flows to cooks kitchen w/ stainless app, granite counters, island & sep eating area. This private & warm feeling home is updated and ideal for entertaining.

MLS#16-115180
Nicole Howard 310-617-7257
GIBSON INTERNATIONAL


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



The Source Of Real Time Real Estate™


TUESDAY

62 Encino Single Family


4841 ALONZO AVE	Open	11-2	561B3	NEW
\$994,000	5+3	ARCHITECTURAL		
WONDERFUL 5 BED HOME S OF VENTURA BLVD				
Spectacular opportunity to build your dream home on S of Ventura Encino flats 5 bed home. First time on market in 33 years. formal living rm with FP. Remodeled kitchen with granite countertops, stainless steel appliances and breakfast area. Laundry room. Two beds with walk ins upstairs. Private backyard with room for pool, brick patio. 2 car garage with driveway. Step down family room with wood paneling and french doors. Very close to shopping, schools, places of worship and restaurants				
				
MLS#16-128476 Robert Glinert 310-908-1700 KELLER WILLIAMS BEVE		Blt-Ins,Dshwshr		

14101 CHANDLER BLVD	Open	12-2	rev
\$1,750,000	5+6	TRADITIONAL	
\$10,000 BONUS TO SUCCESSFUL SELLING AGENT!			
Entry is bright and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC.			
			
MLS#16-108364 James Muske 310.281.3901 COLDWELL BANKER RESI		Dshwshr,Hood Fan,Rng/Ovn,Fridg	


72 Sherman Oaks Single Family

3440 VISTA HAVEN RD	Open	1-2	561	NEW
\$2,295,000	4+3.5	1sty-MID-CENTURY		
MID CENTURY MODERN WITH VIEWS NEAR MULHOLLAND DRIVE				
Landmark corner property and first time on the market. One level Mid Century Modern with over 3500 sq. ft. of living space. Walls of glass look out to beautiful city light and mountain views. 4+3.5, large family room, den, formal dining room. Large 23,000+ sq. ft. lot with room for a pool. Prime location and neighborhood with sidewalks and easy access to Mulholland Drive and the Westside. Private setting in the Roscomare School district.				
				
Barry Dantagnan (818) 426-8677 COLDWELL BANKER				

74 Toluca Lake Single Family

11135 HORTENSE ST	Open	11-2	NEW
\$899,000	3+2	1sty-SOUTHWESTERN	
TOULCA LAKE STUNNER!! MOVE IN READY!!			
Magical Spanish Hacienda style on corner lot. 3 bedroom 2 bathroom, Move In ready..dark hardwood floors, double car garage, front and back patio and yard. Showings to be May 31st 11 to 2 Friday June 27th 11 to 2 Sunday June 29th 2 to 5.			
			
Pamela Rich 310 666 7424 HILTON & HYLAND			

93 Eagle Rock Single Family

2106 YOSEMITE DR	Refresh.	11-2	NEW
\$629,000	2+1	SPANISH	
AWESOME SPANISH STYLE NEEDING SOME TLC!			
Awesome Spanish style needing some TLC! This place will not disappoint. Located walking distance to Colorado Blvd and Eagle Rock Blvd.			
			
Jimmy Bayan JOHN AAROE GROUP		None	

3398 COY DR Lunch 11-2 562-B7

\$1,165,000	3+2.5	1sty-MID-CENTURY	NEW
MID-CENTURY MODERN IN THE HILLS OF SHERMAN OAKS			
Beautifully decorated mid-century modern with unique architectural features. This single level home boasts polished concrete floors, walls of glass and fireplace in the spacious living room and formal dining room. Vaulted ceiling in the kitchen and cozy breakfast nook. Sliding glass doors open to a covered patio, perfect to create the indoor/outdoor California lifestyle with an entertainer's pool and peaceful mountain views. Newly landscaped with drought-resistant plants and vegetable garden.			
			
Mary DeLoach 323-333-5200 WISH SOTHEBYS' INTL.		www.3398Coy.com	

94 Glassell Park Single Family

3406 THE PASEO	Refresh.	11-2	rev
\$1,299,000	3+3	2sty-CONTEMPORARY	
CONTEMPORARY AND SOPHISTICATED: OPEN TUESDAY 11-2PM & 6-8PM			
This gorgeous new construction property located in Glassell Park contains an open floor plan with 10 ft ceilings throughout. Walk in to a spacious living room, a convertible den for office/study, and designer kitchen coupled with a center island and Viking appliances. Enter the master bedroom that contains a fireplace, walk-in closet, and large open pocket doors to welcome the balcony and expansive views. Lounge on rooftop deck with unobstructed panoramic views. Truly an entertainer's property.			
			
RC Thornton 310-210-5315 COMPASS		Atc Fan	

4159 GREENBUSH AVE Refresh. 1-2

\$3,195,000	5+6	TRADITIONAL	rev
FURNISHED 2013 SOUTH OF THE BLVD SHERMAN OAKS			
RARE OPPORTUNITY TO LITERALLY TURN-KEY AND LIVE IN LUXURY: 2013 Smart House Furnished and appointed by the design team at Madison Avenue Ralph Lauren, incl. crystal chandeliers, lighting, window treatments and FURNISHINGS. (Also available unfurnished.)			
			
Andrea Korchek 818-371-0933 WISH SOTHEBY'S INTL		BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other	

REMINDER

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

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



TUESDAY

1284 Highland Park *Single Family*

<p>1400 N AVENUE 57 Refresh. 11-2 \$699,000 3+1.5 1sty-MID-CENTURY</p>	<p>NEW</p>
<p>ON A CLEAR DAY...</p>	
<p>Perched upon the hillside with 180 degree views surrounding you, from Downtown, Century City, Palos Verdes and everything in between...on one of the most special nooks of Highland Park..Wood Floors. New HVAC. New-ish copper plumbing. See listing for more details...and very importantly...Parking instructions!! Thank you!</p>	
<p>DEIRDRE SALOMONE 323.788.1674 KELLER WILLIAMS LF</p>	

THURSDAY OPEN HOUSES

11 Venice *Condo / Co-op*

<p>18 N VENICE #C Refresh. 11:30-1:30 \$1,749,000 1899000 2+2</p>	<p>red</p>
<p>MAJOR PRICE REDUCTION-MOTIVATED SELLER - RARE OCEAN VIEW OPP</p>	
<p>MAJOR PRICE DROP. Motivated Seller. Spectacular OCEAN VIEW, steps from Venice Beach and local hot spots. Unit C is a corner top floor 2 bedroom 1.75 bath condo. Included in price is a separate 360 sf commercial store front with 96 sf storage room down the hall. Commercial phone system. Sole access to a 2400 sf roof top with amazing ocean & mountain views, with plans for a green roof. See private remarks for items not included.</p>	
<p>MLS#16-971697 Ruth Seroussi 310.663.2510 THE NEWHOUSE GROUP Blt-Ins,Dshwshr,Dryer,Grbg Disp,PhoneSys</p>	

BY APPOINTMENT

03 Sunset Strip - Hollywood Hills West *Lease*

<p>1600 QUEENS RD \$4,900 2+2 TRADITIONAL</p>	<p>NEW</p>
<p>BY APPOINTMENT</p>	
<p>Fully furnished 2 bed/2 bath + office Hollywood Hills home. Hardwood floors, beamed ceilings, newly remodeled master bath, fireplace and 4 patios. Fully equipped kitchen with Viking stove leads to an outdoor dining patio with temp control. 1 car garage. Close to studios, freeways and Sunset, yet peaceful and tranquil with beautiful night views of the City from the upper decks. Perfect alternative to a hotel and great value for short term. Available for short term lease now to 10/31. A must see!</p>	
<p>MLS#16-118998 Maryanne Singer KELLER WILLIAMS LARC BBQ,Cbl,Dshwshr,Dryer,Frzr,Other</p>	

09 Beverlywood Vicinity *Lease*

<p>1304 ROXBURY DR #303 \$7,500 3+3 MODERN</p>	<p>NEW</p>
<p>BY APPOINTMENT</p>	
<p>The Roxbury Modern #303 is an extraordinary 3 bedroom penthouse featuring gourmet stainless steel kitchen with Italian cabinetry, granite & stone finishes & Electrolux S/S appliances, custom tiled bathrooms, hardwood flooring, gas fireplace, high ceilings, inside laundry area, dual paned windows, French doors, outdoor balcony & plenty of closet space. Landscaped rooftop lounge with views, BBQ, elevator access & tandem parking for 2 cars. Walking distance to Beverly Hills' Roxbury Park.</p>	
<p>MLS#16-122008 Rutenberg/Rey 310-345-3331 COLDWELL BANKER - BW Dshwshr,Dryer,Grbg Disp,Micro,Wshr</p>	

THURSDAY AND BY APPOINTMENT

SATURDAY AND SUNDAY

SATURDAY OPEN HOUSES

94 Glassell Park *Single Family*

<p>3819 BRILLIANT DR Open 2-5 \$1,195,000 4+4 3sty-OTHER</p>	<p>NEW</p>
<p>HILLS OF GLASSELL PARK</p>	
<p>4BR/3.5BA, High ceilings,Natural light,Complete privacy,4 decks,guest bath at entry,step down to living room,kitchen,dining, and library with floor-to-ceiling shelves. Upstairs,Master with ensuite and private deck,2 BR and bath. spiral staircase from the Library leads you to office,media room,and 1BR with 3rd bath and separate entry. Bamboo and slate floors, fireplace,new roof, new HVAC, Nest system, plumbing and electrical updates. Exterior features a stream winding down the property to a pond.</p>	
<p>MLS#16-128180 Karen Numme 3238042008 THE COLLECTIVE CIngFan,Dshwshr,Grbg Disp,Rng/Ovn,Fridg,</p>	

SUNDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West *Single Family*

<p>7346 PACIFIC VIEW DR Open 2-5 \$1,995,000 4+5 ARCHITECTURAL</p>	<p>rev</p>
<p>HUGE REDUCTION! An exciting blend of contemporary finishes with soaring ceilings and open floor plan make this the finest architectural home in this price range. \$11,500 Lease. Seller Financing avail.</p>	
<p>MLS#16-978825 Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg Andrew Yalcin 323-793-7405 COLDWELL BANKER RESI</p>	

<p>7346 PACIFIC VIEW DR Open 2-5 \$1,995,000 4+5 ARCHITECTURAL</p>	<p>rev</p>
<p>\$150K REDUCTION!! An exciting blend of contemporary state of the art finishes with soaring ceilings and open floor plan make this one of the finest architectural homes in this price range. FantasticGuest suite on the first floor. Spacious and updated above Outpost Estates off of world famous Mulholland Dr. with picturesque views of the Hollywood Sign. Fireplaces in X-large Master and living room. High ceilings, large yard w/fountains, great for entertaining. \$11,500 Lease. Seller Financing avail</p>	
<p>MLS#16-978825 Andrew Yalcin 323-793-7405 COLDWELL BANKER RESI Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg</p>	

60 Tarzana *Single Family*

<p>19916 TURNBERRY DR Open 1-4 \$1,349,000 4+4 2sty-TRADITIONAL</p>	<p>NEW</p>
<p>SECLUSION IN TARZANA HILLS!</p>	
<p>Great 2 story family home w/ 3 beds and 2 baths upstairs and 1 bed with full bath on the first level could be great for guests, teens or a maid. Gourmet chefs dream kitchen w granite island counter, top of the line SS appl and b area,leads to an outdoor barbecue space, cozy family room. True master retreat with w around balcony, walk in closet and fireplace, master bath w double sinks, spa tub & shower. Minutes from Tarzana Village walk.</p>	
<p>MLS#16-125410 Kate Nalbandova 310-666-8380 COLDWELL BANKER RESI Blt-Ins</p>	



**The Power of The MLS™
 Right in Your Hands**

Now Available! A New Way to Run Your Business Away from Your Desk!
 Stay Connected with Your Colleagues and Clients While You're on the Go!