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TUESDAY, MAY 3, 2016

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



## BOWMONT DRIVE

Barbara Barry's Personal Residence  
BHPO | 5 BD | 5 BA | \$8,000,000 Furnished

Thomas Glabman

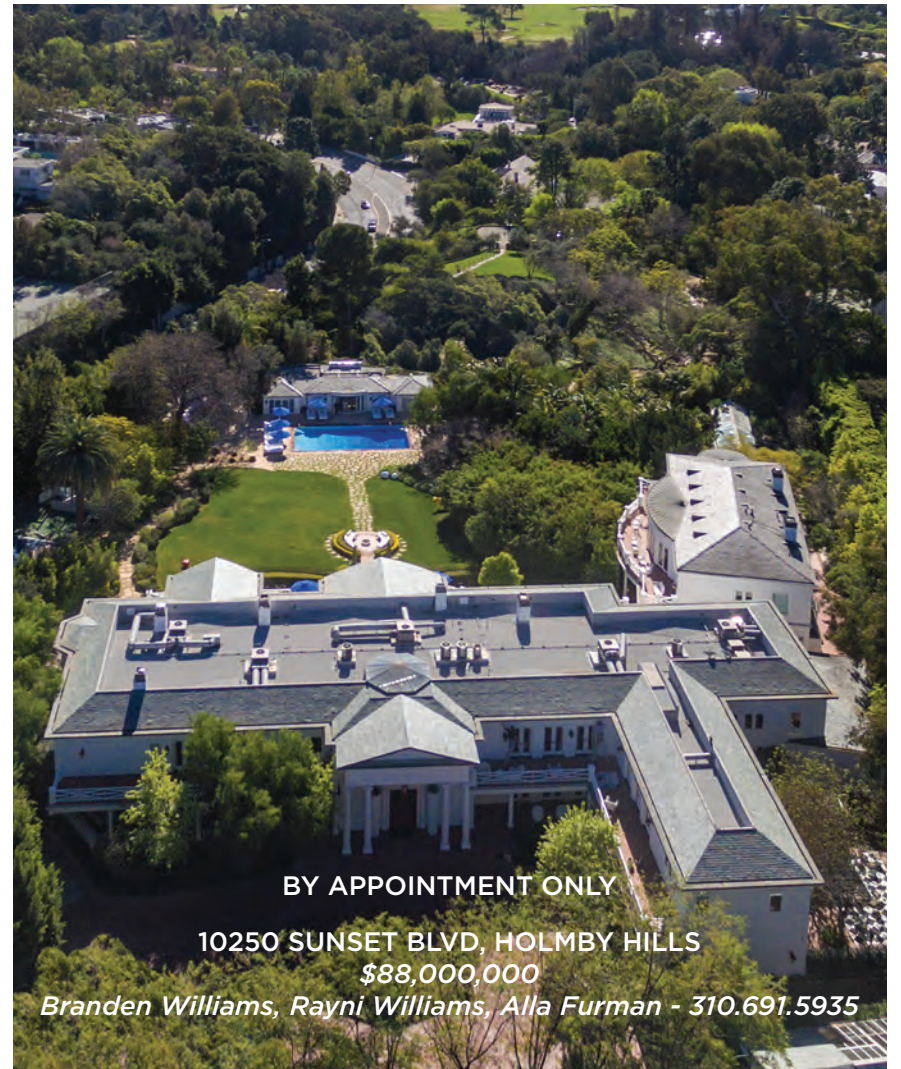
**HH** HILTON & HYLAND



Ernie Carswell

**TELES**  
PROPERTIES





BY APPOINTMENT ONLY

10250 SUNSET BLVD, HOLMBY HILLS

\$88,000,000

Branden Williams, Rayni Williams, Alla Furman - 310.691.5935

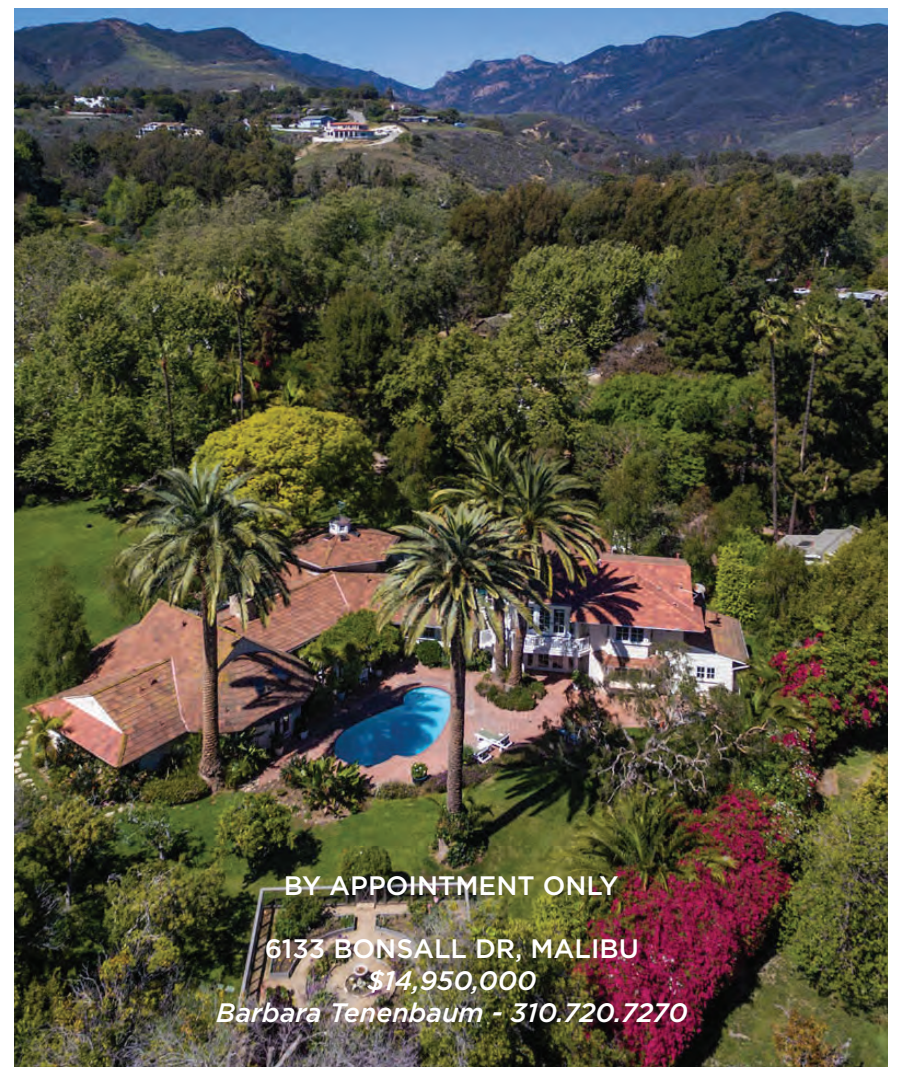


BY APPOINTMENT ONLY

301 COPA DE ORO RD, BEL-AIR

\$18,000,000

Linda May - 310.492.0735



BY APPOINTMENT ONLY

6133 BONSALE DR, MALIBU

\$14,950,000

Barbara Tenenbaum - 310.720.7270





**OPEN TUESDAY 11-2 | TWILIGHT 6-8PM**

**1012 N HILLCREST RD, BEVERLY HILLS**  
**\$24,999,000**  
*Drew Fenton - 310.858.5474*



*DEVELOPMENT OPPORTUNITY - RENDERING*  
*9694ANTELOPE.COM*

**OPEN TUESDAY 12-2**

**9694 ANTELOPE RD, BEVERLY HILLS**  
**\$22,900,000**  
*Dimitri Velis - 310.691.5923*



*864STRADELLA.COM*

**BY APPOINTMENT ONLY**

**864 STRADELLA RD, BEL-AIR**  
**\$48,500,000**  
*Branden Williams, Rayni Williams - 310.691.5935*

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**HILTONHYLAND.COM**

**250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311**





**BLUE SKY BUILDING SYSTEMS**

**THE GRAHAM RESIDENCE, 2011 – Yucca Valley, CA**

With little disruption to the natural environment during construction, Blue Sky Building Systems' sustainable Graham Residence is enhanced by the ten-acre rugged terrain on which it sits. Upon first sight, the right angles of the structure may appear to conflict with the rounded granite surfaces surrounding the house, but the rectilinear geometry of the structure is the perfect counterpoint to an otherwise undulating terrain of ancient rocks and desert landscape. Rather than demonstrating humankind's prowess to conquer nature by manipulating the environment to suit human needs, the Graham Residence changes the dialogue from conquering nature to being part of nature, while opening up a dialogue about sustainable and affordable architectural design. Residence includes 2 bedrooms, 1 bath and solar.

[architectureforsale.com](http://architectureforsale.com) \$674,000 / Stephen Skuris & Matthew Berkley



**BACK UP OFFERS INVITED**

**CLASSIC PALM SPRINGS HACIENDA**

**EL MIRADOR NEIGHBORHOOD – Palm Springs, CA**

Paying homage to California's Spanish Colonial past, the courtyard entry, low-pitched red-tile roofs, extended eaves and covered outdoor patios of the Spanish hacienda all lend to a corporeal experience whereby Gaspar de Portolá's vision of Alta California can be found. As the antecedent to Cliff May's popular California ranch-style homes which would change the vernacular landscape of postwar Southern California for decades, the Spanish-revival haciendas designed and built during the interwar years embodied the relaxed lifestyles of the region. Keeping true to the romanticism of the period, this home has incorporated modern amenities into the design without compromising its integrity. Tall walls line the perimeter of the corner lot in the El Mirador neighborhood, providing privacy to the 3 bedroom, 2 1/2 bath home. Library/sunroom, pool, hot tub, mountain views, outdoor shower, garage and 3-car motor court.

[architectureforsale.com](http://architectureforsale.com) \$999,500 / Stephen Skuris & Matthew Berkley



**VAL POWELSON, A.I.A.**

**RANCHO MIRAGE REGISTER OF HISTORIC RESOURCES – Rancho Mirage**

Mid-century co-op unit in the Tamarisk Country Club area of Rancho Mirage. Designed by Val Powelson and built by Robert Marx, son of Gummo Marx. The complex, consisting of 20 units, is sited on over 2.5 acres and surrounds a large swimming pool and spa looking over to the mountains. Each unit has two master suites (two bedrooms and two baths). The dramatic angular open plan design, together with the large expanses of glass and soaring ceilings, create light and airy interiors spaces. The unit is being sold turnkey furnished. The complex is listed on the Rancho Mirage Register of Historic Resources.

[architectureforsale.com](http://architectureforsale.com) \$184,500 / Stephen Skuris



**RUSSELL JOHNSON, ARCHITECT**

**SYCAMORE HOUSE + SEPARATE GUEST HOUSE – San Gabriel Mountains**

Set creekside on almost 13 wooded acres in the Angeles National Forest, yet only 45 minutes from Hollywood, the Sycamore House is a close-in retreat from the city. Designed by Los Angeles architect Russell Johnson to be sustainable and be part of nature. An open plan and a wall of glass allow the outdoors to become part of the living space. The house is built of Rasta, an insulating concrete with recycled Styrofoam and steel, and was designed to supersede building code requirements for seismic safety. The building system also provides the benefits of low maintenance, energy conservation and a long life span. The house has 2 BRs, 2 BAs and a large outdoor deck with spa. Also on the property is a guesthouse, with 3 BRs, 2 BAs & a 2-car garage. The guesthouse was renovated in 2004. The property includes three lots, APNs 2581-009-014, 015 and 016. There are 2 homes on the lots. The main house has 1,852 square feet with 2 BRs & 2 baths. The guesthouse has 2,097 sq. ft. w/ 3 BRs & 3 BAs. The guest house is currently rented for \$2,600 per month.

[architectureforsale.com](http://architectureforsale.com) \$1,350,000 / Stephen Skuris & Crosby Doe





**NEW PRICE**

**LAVI DANIEL, ARTIST & RENEE BERTRAND, BEDHEAD**

**2 ARTIST'S OASIS IN THE CITY – Cheviot Hills**

Two artists have created their own Shangri-la on a quiet corner of Cheviot Hills. One enters immediately into a world of aesthetic exuberance and passion, where all of the sight lines are carefully considered for their sense of enchantment and beauty. A remodeled California Spanish revival home with a step-down living room with high ceilings, arched windows, original fireplace and stenciling on the beams. The master suite has a bathroom with Malibu tiles. Every room has windows over-looking the exotic Australian garden. Stone patios and pathways surround the house, leading to an artist studio with 14-foot high ceilings and skylights.

[architectureforsale.com/address/1111](http://architectureforsale.com/address/1111) \$1,975,000 / D. Glusker & C. Doe



**NEW PRICE**

**SPF:a ARCHITECTS, ZOLTAN PALI, F.A.I.A.**

**THE CAVERHILL RESIDENCE, 2008 – Beverly Hills 90210**

Above Beverly Hills on a wide private street, this meticulously designed steel framed residence by Zoltan Pali F. A. I. A is without peer. Carefully sited on 7/10s of an acre atop a lush, flat, grassy knoll, spectacular views of the San Gabriel Mountains, Griffith Observatory, Downtown Los Angeles, Long Beach, the Getty, Santa Monica, and the Pacific Ocean impart a top of the world feeling. Bamboo cabinetry, matt stone counters, unique imported fixtures, full automation, air floor HVAC, Fleetwood window systems, hand applied micro finish floors, double baths and closets in the master bedroom are just a few of the amenities.

[CaverhillResidence.com](http://CaverhillResidence.com) \$6,900,000 / Crosby Doe

**architectureforsale.com™**

**CROSBY DOE  
ASSOCIATES  
310.275.2222**



**ELMER GREY, F.A.I.A.**

**THE CLIFFORD BARNES ESTATE, 1912 – Pasadena**

Oak Ridge, also known as the Clifford Barnes Estate, was designed in 1912 by Elmer Grey, F.A.I.A. This park-like private 1.6 acre estate property showcases Grey's talent as an exceptional architect of the first quarter of the twentieth century. Oak Ridge is located in Pasadena's edenic San Rafael Hills, and is sited at the end of a gated long private drive. Here, Grey brings an open breezy modernity to the plan, masterfully combining Eastern Shingle Style and Craftsman elements suitable for a grand two story family residence set within a California garden. As Pasadena's Victorian-era landscape transitioned into a new, modern world, Grey's application of low-pitched, gabled roof and dormers, heavy use of wood rafters, wood-shake siding, and pebble dash stucco exteriors provide a perfect counterpoint against the architectural formality of the late-nineteenth century. Generous common rooms open to multiple outdoor loggias which meld seamlessly with the garden. The residence displays fine fixtures, Grueby tile fireplaces, and fine woodworking throughout, and includes: 6 BRs, 5 BAs, eat-in kitchen, detached artist's studio, 3 car garage, finished basement/entertainment room, wine room, and a long lap pool. Recently approved Mills Act Contract affords significant tax savings.

[architectureforsale.com](http://architectureforsale.com) \$5,499,000 / Crosby Doe & Matthew Berkley



**ROBERT FINKELHOR, ARCHITECT**

**G.W. PRICE RESIDENCE, 1926 – Los Angeles / Above the Sunset Strip**

Impeccably restored Spanish Revival Estate sited in the hills just above the Sunset Strip affords panoramic city views from Griffith Observatory to downtown and to the ocean. Built in 1926 and designed by architect Robert Finkelhor, who designed houses for Bob Hope, Harpo Marx & Barbara Stanwyck, among other celebrities. This estate combines period architectural details with modern day amenities and infrastructure. It features a two-story turret entry, period wrought-iron work, dramatic light-fixtures and stained glass. The spacious step down living room features high ceilings, the original tile fireplace, arched windows, and french doors. The master, with a step down sitting room/office, includes a marble master bath with steam shower and spa tub. There are 3 additional bedrooms and baths, including a guest suite w/bath, a pool room w/bath and doors with carved molding accentuate the house. Enjoy entertaining from the upper & lower terraces, from the salt water pool and spa, as well as from the sprawling aromatic terraced gardens.

[8440haroldway.com](http://8440haroldway.com) \$5,950,000 / Henry Blackham 626-825-2919 & Crosby Doe



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G Gibson  
INTERNATIONAL

# Quintessential California Modern.

748 AMALFI DRIVE  
PACIFIC PALISADES

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OPEN HOUSE  
TUESDAY 11-2 PM

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Evans III CalBRE# 00997121

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# PARTNERS *trust*



**31885 CIRCLE DRIVE, LAGUNA BEACH**  
KEVIN DEES | \$8,995,000 | 310.500.3015



**562 STASSI LANE, SANTA MONICA**  
SOMMERS / LANGEN (CO-LIST) | \$5,995,000 | 310.418.0343



**20580 BETTON WAY, TOPANGA**  
DAVID KELMENSEN | \$3,499,000 | 310.500.1430



**2542 BENEDICT CANYON DRIVE, BEVERLY HILLS**  
RICK TORRES | \$2,988,000 | 310.849.7998





# JOHN AAROE GROUP



OPEN TUESDAY 11-2  
& FRIDAY 11-2

ENCINO  
4849 Encino Avenue  
\$8,995,000

Jacob Dadon  
818.264.8780



OPEN THURSDAY 11-3

MALIBU  
27724 Pacific Coast Hwy  
\$30,000,000

Donovan Healey  
310.903.1876



NEW LISTING

MAR VISTA  
3231 Malcolm Avenue  
\$1,365,000

Lisa Arden  
310.913.9339



OPEN TUESDAY 11-2

SUNSET SQUARE  
1521 N. Sierra Bonita Ave  
\$1,629,000

Bill & Lynn Lustig  
310.770.0283

Wendy Kneedler  
213.361.3503

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

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





NEW LISTING

BRENTWOOD  
1022 S. Bundy Drive  
\$1,500,000  
Susan Irving  
310.429.2390



NEW LISTING

SANTA MONICA  
2010 Pier Avenue  
\$1,949,000  
Rachelle Rosten  
310.710.5151



SHERMAN OAKS  
4146 Ventura Canyon Ave  
\$1,749,000  
Courville & Fung  
310.622.0312



NEW LISTING

WEST HOLLYWOOD  
1245 N. Ogden Drive  
\$1,250,000  
Regan Mears  
323.608.7343



OPEN TUESDAY 11-2

PACIFIC PALISADES  
1718 San Remo Drive  
\$12,500,000  
Aaron Kirman  
424.249.7162





**1204 CHICKORY LANE, BRENTWOOD**  
LISTED AT \$5,895,000

OPEN TUESDAY 11-2PM

Best development site in Brentwood! Unobstructed panoramic jetliner views from Downtown LA to Ocean Queens Necklace. Preliminary plans for apx. 10,750 sq ft Contemporary home. Approximately 16,000 sq ft pad on 0.72 acres on a private promontory. Build the home of your dreams! Come view this incredible property today.

GIDEON N. KAPLAN  
vimeo.com/164194071

310.525.0015  
gideon@kw.com



**1835 OUTPOST DRIVE, HOLLYWOOD HILLS**  
LISTED AT \$3,500,000

BY APPOINTMENT

This Outpost Estates Spanish Colonial Revival Villa built in 1928 by Charles E. Toberman, is an entertainer's paradise on a spacious flat lot! Renovated yet the Golden Age of Hollywood charm and romance endures in every room! From the 15 ft wood beamed living room ceiling to the new sumptuous master suite retreat with tree-top views and double sided fireplace, this Villa has it all! Walled / Gated / Private / Great Location / 4240sf/5 Beds/7 Baths.

LYNNE PIRTLE  
www.PIRTLEPROPERTIES.com

310.418.2898  
lp@pirtleproperties.com

**2880 MOTOR AVENUE, CHEVIOT HILLS**  
LISTED AT \$2,695,000

OPEN TUESDAY 11-2PM

Stunning, traditional home located on a huge lot in prime Cheviot Hills neighborhood. This charming and spacious 4 bedroom and 3.5 bathroom home features a lovely family room and den/office. Spacious open floor plan, soaring ceilings and abundant windows flooding the home with natural light.

BELLET-GRAKAL  
BelleGrakal.com

310.770.1124  
realestateguy247@yahoo.com





**3540 S. BARRINGTON AVE, MAR VISTA**  
LISTED AT \$2,295,000

OPEN TUESDAY 11-2PM

American Craftsman inspired home with simplicity of form and use of local natural materials. Standing seam copper roof, custom wood with iron latticework front door and stone fountain at the exterior, sets the expectation for the high quality and craftsmanship found inside. Paneled formal living room that has a copper surround fireplace and a great room. Renovated kitchen with copper detail in sink and hood. Open floor plan with great entertaining space inside and out. Salt-water pool/spa.

SHERRI NOEL  
www.THENOELTEAM.net

310.994.8721  
sherri@sherrinoel.com



**327 N. GOWER, LARCHMONT/HANCOCK PARK**  
LISTED AT \$1,499,000

OPEN TUESDAY 11-2PM

Beautifully remodeled California Craftsman - 4 bdrms and 4 baths. Master bedroom and guest bedroom both ensuite with private baths on the main floor. Master Bdrm has French doors to backyard and walk in closet. Living room with fireplace, dining room, and kitchen with breakfast bar. 2 additional bedrooms and a 4th bathroom upstairs on second floor - French doors from kitchen to cozy backyard with fire table for outdoor dining and entertaining.

TIM MEINELSCHMIDT  
http://www.listingbooster.com/virtual-tour/home/22775075  
TRmeinelschmidt@kw.com

213.841.1317



**1717 N. DILLON, SILVER LAKE**  
LISTED AT \$1,099,000

BY APPOINTMENT

Fall in love with this 3+2 Traditional home located in a much-desired location. LR with fireplace. DR. Home office. Magical yard w/large patio + room for a pool! Views of the yard, city & hills. Charming front patio w/hot tub or a perfect spot for dining al fresco! AC & heat. Easy to love & enjoy as-is or remodel to make this your forever home sweet home. Close proximity to Sunset Junction, the reservoir & a great location for people working downtown.

GEORGE & EILEEN MORENO  
www.GEORGEANDEILEEN.com moreno@georgeandeileen.com

323.668.7600





# Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY, MAY 3<sup>rd</sup> 11 - 2  
OPEN SUNDAY, MAY 8<sup>th</sup> 2 - 5



BEVERLY GLEN | 2483Angelo.com | **\$1,150,000**

Live the resort-style dream on this single level, self-contained, 2,087± sq.ft., 3-bedroom, 2-bath home on a large lot adjacent to parks, pools, seven tennis courts, club house, fitness center, and 24/7 security patrol. web: 0027409

Beverly Hills Brokerage  
**Jory Burton 310.766.5679**



# THE ART OF LIVING



**MALIBU** | Magical Whitewater Views  
4BD/4BA | web: 1300174 | \$7,995,000  
Malibu - Point Dume Brokerage  
Marcus Beck 310.456.9405



**BEL AIR** | Charming Bel Air Spanish  
4BD/3.5BA | web: 0027448 | \$2,695,000  
Beverly Hills Brokerage  
Lori Berris 310.880.3061



**LOS FELIZ** | Updated Bronson Canyon Park  
3BD/2BA | web: 0355594 | \$1,295,000  
Brentwood Brokerage  
Tab Howard 310.346.3500



**WEST HOLLYWOOD** | 1033 Carol Drive, Unit 303  
2BD/2BA | web: 0308663 | \$989,000  
Sunset Strip Brokerage  
Aaron Montelongo 310.600.0288

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648 Milwood Ave • Venice  
Offered at \$3,700,000



**Private unveiling of the Milwood Compound project**  
**Tuesday May 3rd, 5 pm - 7pm**

Meet and greet with EHRlich ARCHITECTS and artist Johannes Girardoni

and experience the exclusive presentation of the project while enjoying Hors D'Oeuvres and Cocktails.

For more information and venue address details for the event, please RSVP to [Melanie.Tielmann@EVUSA.com](mailto:Melanie.Tielmann@EVUSA.com)



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Santa Monica

Sandra Miller  
310.616.6213

[Sandra.Miller@EVUSA.com](mailto:Sandra.Miller@EVUSA.com)  
[SantaMonica.EVUSA.com](http://SantaMonica.EVUSA.com)





**9501 Gloaming Dr · Beverly Hills** **\$18,995,000**  
 Tina Eavers, Aaron Kirman | JAG 310.266.0947  
 8 bed · 8 bath · 6,377 sf · 335,977 sf lot



**2121 La Mesa Drive · Santa Monica** **\$17,800,000**  
 Sandra Miller 310.616.6213  
 5 bed · 7 bath · 9,288 sf · 22,881 sf lot



**801 N Sierra Dr · Beverly Hills** **\$12,995,000**  
 Tina Eavers | Aaron Kirman JAG 310.266.0947  
 7 bed · 8.5 bath · 8,294 sf · 24,925 sf lot



**225 22nd St · Santa Monica** **\$6,500,000**  
 Sandra Miller 310.616.6213  
 5 bed · 8 bath · 6,740 sf



**2905 Strongs Dr · Venice** **\$3,575,000**  
 Michele Blackmon 310.906.5896  
 4 bed · 4 bath · 2,570 sf · 2,893 sf lot



**8071 Oakwood Ave · Beverly Grove** **\$3,890,000**  
 Rosalie Klein 323.935.8680  
 4 bed · 4.5 bath



**753 N Orange Dr · Los Angeles** **\$2,799,000**  
 Ariel Westberg, Chad Mehle 818.3883002  
 5 bed · 6 bath · 4,000 sf · 7,425 sf lot



**3069 Valevista Trail · Los Angeles** **\$1,745,000**  
 Yawar Charlie | Karen Sanchez 323.547.8900  
 3 bed · 3 bath · 2,605 sf · 27,000 sf lot



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Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544





Guesthouse + Private Beach, Malibu  
**31026 Broad Beach Road**  
2 BEDS | 2.5 BATHS | \$9,995,000

Scott Tamkin  
Melinda Tamkin  
310.493.4141



By Appointment Only, West Hollywood  
**1401 Queens Way**  
3 BEDS | 5 BATHS | 7,995,000 OR 40K/MONTH FURNISHED

Gia Catsy  
310.824.3550



Open Tuesday 11-2PM, Brentwood  
**125 North Bundy Drive**  
5 BEDS | 5.5 BATHS | \$3,795,000

Scott Tamkin  
Melinda Tamkin  
310.493.4141



Explosive City Views from Every Room, West Hollywood  
**8680 Franklin Avenue**  
3 BEDS | 3 BATHS | \$3,200,000

Gia Catsy  
310.824.3550

**The future of real estate has arrived in Los Angeles.**





Spectacular 2-Story Penthouse, Santa Monica

**1040 4th Street, #402**

2 BEDS | 3 BATHS | \$2,575,000

Lisa Peier  
310.804.2485



Silicon Beach Architectural Home, Mar Vista

**11851 Atlantic Avenue**

4 BEDS | 4.5 BATHS | \$2,295,000

Scott Tamkin  
Melinda Tamkin  
310.493.4141



Open Sunday 2-5PM, Stunning Views! Prime Studio City

**3714 Berry Drive**

3 BEDS | 2 BATHS | \$1,595,000

Jaime Cuevas  
310.593.3200



Carpenter School District, Hollywood Hills

**2811 Laurel Canyon Place**

2 BEDS | 2.5 BATHS | \$1,199,000

Tori Horowitz  
323.203.0965

**COMPASS**





# 8500

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#### FEATURES

One & two bedroom apartments with private balconies  
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Rooftop Pool & Fire Pit • 5-Star Concierge  
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LIFE • STYLE • CARUSO





THE OPPENHEIM GROUP  
REAL ESTATE

## A PRIVATE ESTATE WITH PANORAMIC CITY VIEWS

Boasting views from the Hollywood sign to the Ocean, this perfectly crafted contemporary offers the pinnacle of aesthetic refinement. A private oasis, this five bedroom estate has every accoutrement and luxurious master suite tames even the most discerning buyer as city views pierce through glass walls, and a tremendous private deck, indoor/outdoor bathroom, bountiful closet space, and a push-button fireplace exude style and sophistication.



HOLLYWOOD HILLS  
7104 MACAPA DR.

\$5,295,000 | 5<sup>BED</sup> 6<sup>BTH</sup> 4,109<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2PM

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jason@ogroup.com | 310.990.6656

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SILVER TRIANGLE | STUDIO CITY



**12142 HOLLYGLEN PLACE | \$2,899,000**

The Best home in the Best area of Studio City in the coveted Silver Triangle. This carefully thought out East Coast Traditional 5 Bed | 6 Bath gem is the perfect home that incorporates a home office, fully-equipped theatre w/ 3D projector, gym, wine room, and dedicated laundry room. On the main level, the Living room w/ fireplace opens to spacious Formal Dining area with stunning coffered ceilings. Leading into Chef's Kitchen w/ Calcutta marble counters, custom cabinets, farm sink, large center island, & Viking Professional Grade appliances. The family room w/ fireplace is framed by built-in bookcases, built-in surround sound speakers, & French doors. A spacious master suite w/ fireplace, vaulted ceiling, walk-in custom closet, and a marble bath that is a personal de-stressing spa featuring frameless glass shower & freestanding tub. Other amenities include fully automated NEST system, video surveillance, iPod dock, oak floors, and wainscoting. Topped off with a private salt water lap pool & covered patio, this perfect home is ideal when friends and family come over. WebID 579306

**SEBASTIAN WOLSKI 818.554.2199 [sebastianw@nestseekers.com](mailto:sebastianw@nestseekers.com)**

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**Nest Seekers**  
INTERNATIONAL

BEVERLY HILLS | NEW YORK | HAMPTONS | MIAMI | LONDON



# NEST SEEKERS BEVERLY HILLS FEATURED PROPERTIES



**311 N HOBART BLVD | \$865,000**

If you want perfection in craftsmanship and integrity in construction, this home IS IT! Remodeled for the homeowner with no expenses spared from new energy efficient roof down to earthquake bolting & bracing. Refined clean architectural touches, with expansive designer grace. 12 foot HIGH ceiling accents open concept living & dining rooms, perfect for entertaining, which lead into the ultimate kitchen with American made shaker cabinets/pantry/laundry room fully loaded with ALL appliances: stainless glass vent hood, 5 gas burners, convection range, double Kohler sinks with Hansgrohe faucet, dishwasher, refrigerator, & pantry. Fully re-landscaped with a gorgeous outdoor environment; backyard deck and newly re-designed garage. Central A/C and heat, new sold hardwood floors, tankless water heater, window seat/charming reading nook, plus high ceilings in master bedroom. Perfect renovation for perfectionist homeowner seeking ultimate in efficiency, comfort, & workmanship. Ideal, charming set up, ready to move in!

**SAM REAL 323.533.1277 SamR@nestseekers.com**

**ANDREW VARGAS 714.371.3692 andrewv@nestseekers.com**

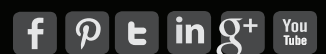
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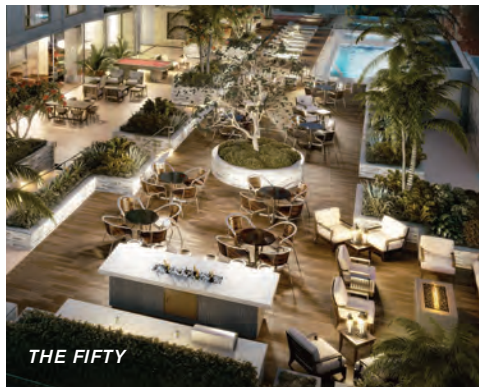


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## THE PARK BEL AIR BEL AIR | \$75,000,000

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**Kurt Rappaport**

(310) 860-8889 | CalBRE# 01036061

**Stephen Shapiro**

(310) 860-8888 | CalBRE# 01257836

**Fred J. Bernstein**

(310) 300-0599 | CalBRE# 01476689



## ONCE IN A GENERATION WORLD-CLASS ESTATE BRENTWOOD | \$55,000,000

Pvt 10-acre compound with city, ocean, & mtn views. Main residence: dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry library, prof. screening rm, paneled library, a luxe master ste & more. Pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 gst houses, & rolling lawns. [1911westridgeroad.com](https://1911westridgeroad.com)

**Fred J. Bernstein** (310) 300-0599 | CalBRE# 01476689



## OPEN TUESDAY, MAY 3RD • 11-2PM: 522 N. HILLCREST ROAD BEVERLY HILLS | \$5,350,000

First time on the market in 40+ years. The perfect home to move in or remodel & update. This 5 bed, 5 bath features a classic floor plan with spacious living room & dining room with high ceilings, crown moldings, & French doors leading to rear patios. Includes a gated driveway, detached 3 car garage, a heated pool, & more. [weahomes.com/listing/522-n-hillcrest-road](https://weahomes.com/listing/522-n-hillcrest-road)

**Chris DeStefano** (310) 435-9668 | CalBRE# 01753584



## SUNSET MODERN MASTERPIECE SUNSET STRIP | \$4,495,000

Built new in 2010, this gated 4431 sf home has 3 beds, 5 baths, home theater, recreation room, wine cellar, infinity edge pool w/spa + wading pool that overlooks the city & ocean. Outside area boast firepits & built-in BBQ. [weahomes.com/listing/9274-sierra-mar-dr](https://weahomes.com/listing/9274-sierra-mar-dr)

**James Nasser** (310) 351-9450 | CalBRE# 01476689

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



## OPEN TUESDAY, MAY 3RD • 11-2PM: 6001 GRACIOSA DRIVE HOLLYWOOD HILLS | \$2,395,000

A beautiful Spanish 2-story home. Private and gated. 3 bedrooms, 4 bathrooms. Spectacular pool with a spa. Views of the city and ocean. Perfect for entertaining. Done, done, and done. [6001graciosa.com](https://6001graciosa.com)

**James Nasser** (310) 351-9450 | CalBRE# 01476689

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





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All dimensions and square footage references are approximate and subject to field variations and should not be considered exact measurements. Actual unit, including but not limited to the layout, fixtures and amenities shown may differ materially from those shown herein. All information contained herein is subject to change without notice.





# VIEW



## FEATURED *Properties*

BEL AIR | \$9,495,000  
Represented by GINGER GLASS (310) 927-9307

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**ARCADIA | \$3,880,000**  
 Majestic Ranch style hm in Santa Anita Oaks/4BR/4BA/  
 over 4,000SF/nearly 24,000SF flat lot.  
**ASH RIZK (626) 393-5695**



**BELL CANYON | \$1,899,000**  
 37MarlboroLane.com Secluded Est8 w/breathtaking  
 views! 4+4.5 gorgeous pebbletech pool, spa  
**KATHERINE STARK (818) 590-8847**



**BEVERLY HILLS | \$2,550,000**  
 OPEN SUNDAY 5/3, 11PM-2PM. 273 S Swall Drive.  
 4bd+2.5ba. www.HomeForSaleInBeverlyHills.com  
**CHRISTOPHE CHOO (310) 777-6342**



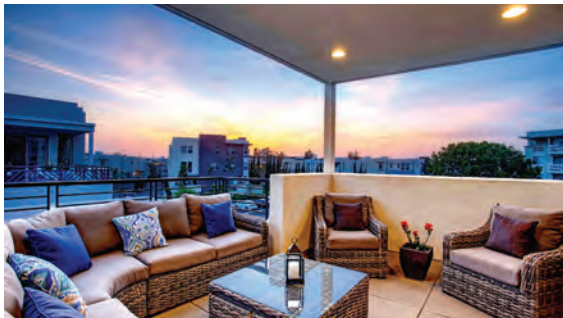
**BRENTWOOD | \$3,895,000**  
 985 Amherst Ave – 5BR/5.5BA New Construction in  
 Brentwood w/open floor plan & large yard.  
**RON WYNN (310) 963-9944**



**GLENDALE | \$1,349,000**  
 Great City Views | Easy access to DTLA & Studios | 320  
 Brockmont Dr | OPEN Sat May 7, 2-4  
**MARGI SIMPKINS (818) 800-8604**



**GOLETA | \$5,500,000**  
 Serene California Ranch overlooking Santa Barbara's  
 coastal plain & Pacific ocean.  
**MAURIE MCGUIRE | SCOTT WESTLOTORN (805) 403-8816**



**HAWTHORNE | \$1,295,000**  
 4BD/2.5BA | Elite Upgrades Galore and Intelligent  
 Technology  
**JOHN CAPELLARO (310) 463-4100**



**LA CAÑADA FLINTRIDGE | \$4,995,000**  
 5 BD | 5.5 BA full guest house, pool/spa, & outdoor  
 kitchen | www.4343commonwealth.com  
**JANICE T. MCGLASHAN (818) 949-5230**



**LOS ANGELES | \$2,695,000**  
 Architectural Modern is both Industrial and chic,  
 designed for the display of art.  
**MATT FONDA (818) 216-1545**



**LOS ANGELES | \$2,395,000**  
 733 N. June St | Breathtaking 4BR+4.5BA designer  
 modern mid-century + pool.  
**IMAN ESHAGHYAN (310) 600-8209**



**MALIBU | \$3,975,000**  
 Panoramic ocean view from this 3,200 sq.ft. traditional  
 home w/ 4 bed/3 bath, pool & gate.  
**BILL MOSS (310) 293-5503**



**MALIBU | \$3,750,000**  
 Stunning ocean vws from this majestic ranch w/ GH,  
 vegetable, flower and cactus gardens.  
**SUSAN MONUS (310) 589-2477**



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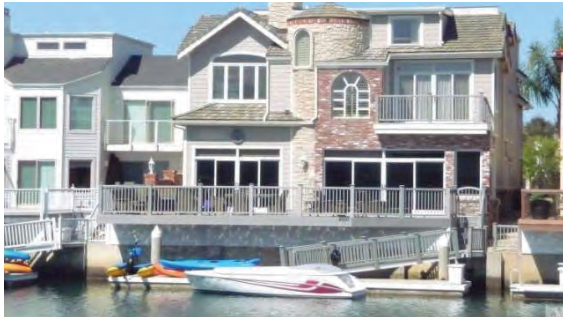
Arcadia (626) 445-5500  
 Beverly Hills North (310) 777-6200  
 Beverly Hills South (310) 273-3113  
 Brentwood (310) 820-6651

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**





**OXNARD | \$2,099,000**  
 Large Mandalay Bay 3+4 entertainer's home w/ 50 ft. dock with huge water views.  
**SHELDON BERGER (805) 312-7653**



**PACIFIC PALISADES | \$5,495,000**  
 2 Separate Lots with Spectacular Ocean Views, close to village! 333 N. Mount Holyoke Ave.  
**MARLENE ST. PETER (626) 252-4370**



**PACIFIC PALISADES | \$2,799,000**  
 Secluded Cape Cod retreat in woody surroundings offers ultimate serenity. 4 bed + 4 bath  
**AMY HOLLINGSWORTH (310) 230-2483**



**PACIFIC PALISADES | \$879,000**  
 Must See - remodeled townhome with open 1st floor layout & private master on 2nd floor.  
**BRIAN SELEM (310) 442-1644**



**REDONDO BEACH | \$1,350,000**  
 2BD/2BA | 180° views from Malibu to Palos Verdes | Oceanfront End Unit on the Esplanade  
**JAMIE WARYCK (310) 944-1945**



**SANTA BARBARA | \$4,200,000**  
 Panoramic views hilltop 4/4.5 estate in Hope Ranch, Santa Barbara. Privately accessed beach  
**LINDA LORENZEN-HUGHES (805) 886-1842**



**SANTA MONICA | \$1,495,000**  
 2211 Hill St - Charming 2BR, 1BA Main House + Studio in Sunset Park.  
**STEVE SAWAII (310) 899-3584**



**SHERMAN OAKS | \$1,649,000**  
 Newer Traditional 5+5.5 with views. Ideal home studio or theater space.  
**BARRY DANTAGNAN (818) 426-8677**



**SIERRA MADRE | \$895,000**  
 A street of picturesque homes. Well maintained Mid-Century Ranch. Open flowing floor plan.  
**JUDY RUBIN (626) 688-3208**



**THOUSAND OAKS | \$1,149,000**  
 Custom home w/guest hse, privacy & views. 4+3, hi-ceilings, atrium, owned solar, P/S & RV.  
**SHELLEY COLE (805) 495-1048**



**VENICE | \$1,450,000**  
 Reduced! Venice Beach lifestyle. Chic 4 bd twnhm w/ 2-car garage blocks from Abbot Kinney.  
**JEFFREY FRITZ & LAURA BUFFONE (310) 754-8148**



**VENTURA | \$1,599,000**  
 Pierpont Beach with Ocean Views. Largest home, 2times lot size. 4+3+3 car garage. Zoned R2  
**MICHAEL DELGADO (805) 985-4444**

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  
 Venice (424) 280-7400  
 Ventura (805) 648-5051

Westchester (424) 702-3000  
 Westlake Village (805) 495-1048  
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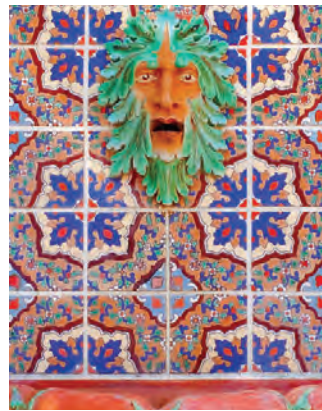


# A&D ARCHITECTURE & DESIGN

## MALIBU'S DAZZLING ADAMSON HOUSE

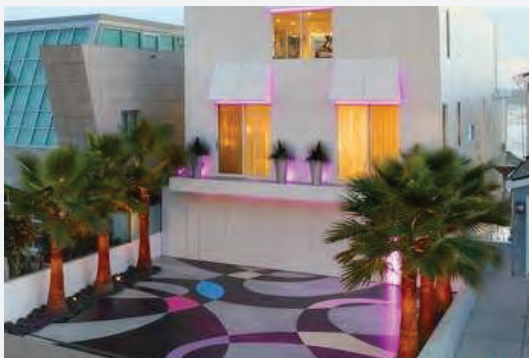
by Bret Parsons

A romanticized architectural heritage was created from 1910 through the '30s which gave rise to our region's most exotic and ornate architectural style: Spanish Colonial Revival. Adamson House, designed by Stiles O. Clements in 1929, is a stellar example. Built as a beach residence for Rhoda Rindge and her husband, Merritt Adamson, founders of Adohr Farms (Rhoda spelled backward), the couple also ran The Malibu Potteries Tile Company (dad Frederick Rindge owned 17,000 acres, most of today's Malibu, which further helped the cause). Once termed the "Taj Mahal of Tile," Adamson House boasts countless displays of unique craftsmanship including hand-carved doors, hand-painted frescoes, molded ceilings, distinctive cast ironwork and lead-framed bottle glass windows. The epitome of the tile design occurs in the hallway—tiled trompe l'oeil Persian rugs, complete with fringe. The quality of the house is reflected in the tiles both inside and out. For example, to support a heavy, multi-tile roof, the structure was built with steel, an engineering marvel for residences at the time. After Rhoda died in the late 1960s, the property was left to the State of California. It was almost bulldozed for a parking lot but fortunately the hastily formed Malibu Historic Society took the state to court and won a reprieve. Adamson House was added to the National Register of Historic Places in 1977, designated as a California Historical Landmark in 1985, and is open to the public. [www.AdamsonHouse.org](http://www.AdamsonHouse.org)



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: RICHARD LANDRY



MALIBU | \$11,995,000  
Newly remodeled Richard Landry architectural home.

Christopher Cortazzo (310) 589-2472

ARCHITECT: REGINALD JOHNSON



PASADENA | \$5,900,000  
Hacienda estate just under 1 acre. Hunt. Lib. area.  
2 Gst Hse. [www.1517Lombardy.com](http://www.1517Lombardy.com)

Robin Stever (626) 695-2846

ARCHITECT: BILL MACK



BEVERLY HILLS | \$3,699,000  
A private aerie in a magnificent canyon setting, this gated midcentury modern residence.

Stacy Gottula (323) 610-7191



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# SUNSET PARK DEVELOPMENT OPPORTUNITY



OPEN TUES 11-2pm



## 2622 25th Street, Santa Monica

First time on the market in 40+ years: a vintage Santa Monica bungalow, situated on a nearly 7,000 sq.ft. corner lot, waiting for major restoration or tear down for owner-user or builder looking to maximize the potential offered by this Sunset Park location. Formal living room with fireplace, modest dining room, kitchen, 3 bedrooms and 1 bathroom. Also includes large rear family room/sunroom added without permit many years ago and detached garage. Some vintage details remain. Lot is situated adjacent to alley so the garage access is via alley, obviating need for long driveway and apron that truncates the back yard of so many homes in the area. Located in a highly sought after neighborhood where new construction is selling for \$3+MM. Only a few blocks to Grant Elementary School, Clover Park and Ocean Park Blvd Shopping District. Consider this property a first step into this area, an opportunity to build your dream home, or a slam-dunk spec build.

\$1,299,000 | [2622TwentyFifth.com](http://2622TwentyFifth.com)

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[1442spaulding.com](http://1442spaulding.com)



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Presenting The Master Suite

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# QUALITYAGENTS



\$14,995,000 | 24200 Hidden Ridge Rd, Hddn Hls | 6BD/9BA  
**Marc & Rory Shevin | 818.251.2456/818.251.2476**



\$5,275,000 | 336 Via de la Paz, Pacific Palisades | 5BD/4½BA | [www.336ViaDeLaPaz.com](http://www.336ViaDeLaPaz.com)  
**Elisabeth Halsted | 310.820.9340**



\$3,495,000 | 863 Galloway St, Pacific Palisades | 5BD/5½BA  
**Marco Rufo | 310.230.3765**



\$2,995,000 | 4948 Vanalden Ave, Tarzana | 4BD/4BA  
**Maurice Kozak | 818.612.0204**



**OPEN TUES 11-2**  
\$2,950,000 | 3431 Amesbury Rd, Los Feliz | 5BD/5½BA  
**Michael Tunick | 323.646.3893**



\$2,495,000 | 1523% N Doheny Drive, Sunset Strip | 4BD/3BA  
**Helbling/Perry | 310.849.2485/323.397.6948**



**OPEN SUN 1-5**  
\$1,049,000 | 4208 W Franklin Ave, Burbank | 3BD/2½BA  
**Jesse Hlubik | 310.890.6928**

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Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura



# EXTRAORDINARY RESULTS



\$2,700,000 | 2628 Larmar Road, Hollywood Hills | 6BD/4BA  
**Alessandra Castrogiovanni | 310.529.2929**



\$3,495,000 | 1520 San Leandro Ln, Montecito | 4BD/3½BA  
**Team Scarborough | 805.331.1465**



\$2,500,000 | 1510 N Tigertail Rd, Brentwood | 2BD/2BA  
**Kim Halverson | 310.737.8173**



**OPEN TUES 11-2**

\$1,749,000 | 463 Denslow Ave, Westwood | 3BD/2½BA  
**Larry Young | 310.777.2879**



\$1,145,000 | 18777 Maplewood Ln, Northridge | 5BD/4½BA  
**Oren Barazani | 818.933.2400**



**OPEN TUES 11-2**

\$525,000 | 1234 Franklin St #B, Santa Monica | 1BD/1BA  
**Barbara Marcus | 310.466.5676**



\$2,398,000 | 4319 Gentry Avenue, Studio City | 4BD/5BA  
**Tim & Miguel | 818.968.8911**

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331





Extraordinary Encino estate expressing the height of nature's serenity, amidst exquisite gated grounds of mature landscaping. This trophy property, previously celebrity owned, boasts a gated entrance, waterfall, koi pond, winding pathways, and sports area. 6 en-suite bedrooms, large entertaining room and den, and the utmost in quality upgrades. Large island kitchen, designer appliances, built-in grill. Huge master with office. Meticulously maintained with pride of ownership. Pool and patios create year round entertaining.

**17321 Rancho Street | Encino**

**Offered at \$5,895,000**



**Marlene Geibelson**  
Luxury Estate Specialist  
818.606.8820  
mgeibelson@bhhsca.com

**BERKSHIRE HATHAWAY | California Properties**  
HomeServices





## **CHOICE PROPERTIES AVAILABLE IN WILSHIRE HOUSE!!**

**10601 Wilshire Blvd., Los Angeles, CA 90024**



**Gutted & Renovated 3Bed./ 3Bath with Mountain Views**

**10601 Wilshire #1101**

**Wilshire House**

Highly sophisticated, completely gutted & rebuilt flawless 3Bed/3Bth residence, designed by famed designer John Fernandez, with most sought-after unobstructed mountain views in the Wilshire House, LA's most prestigious high-rise. A formal entry hallway leads to spacious Living & Dining rooms with extra high ceilings, gourmet kitchen w/ Italian Scavolini cabinetry, an open breakfast area, wine cellar and a walk-in laundry room. Sumptuous master suite w/ his/hers walk-in-closets, one-of-a-kind master bath w/ panoramic views, a 2nd Bedroom suite off the kitchen, 3rd Bedroom converted into a separate Den. **Offered at \$ 3,475,000.**



**Newer Contemporary 2 Bed. + Den / Office**

**10601 Wilshire #1602**

**Wilshire House**

Completely "gutted & renovated" bright & spacious 2Bed+Den/ Office with awesome jetliner views of the city, mountain & ocean in fabulous Wilshire House, an exclusive full svc. A class building on the Corridor. Spacious living & dining rooms leading to a separate Den/3rd Bed. With designer oak floors, recessed special lighting, Italian Scavolini kitchen, customized bathrooms, automatic electrical window treatments & great double walk-in closet.

**Offered at \$ 3,149,000.**



**Mountain Views w/. Xtra Large Master**

**10601 Wilshire #604**

**Wilshire House**

Designer custom built 2BR+Den with extra large master suite (Apx. 2,750 Sq. Ft.) with serene and quiet mountain views & wrap around balconies in Wilshire House. This Sumptuous & light-filled spacious condominium residence offers a large living room with fire place, custom built kitchen with generous counter top space connecting to den/family room with built-ins, most impressive master suite with sitting area and incredible master bath & huge walk-in closet with tons of built-ins & storage space

**Offered at \$ 1,995,000.**



**2Bed. + Den w/ Jet-liner views through**

**10601 Wilshire #1502**

**Wilshire House**

A spectacular 2 Bed + Den (Potential 3rd Bed.) in the fabulous Wilshire House, an A class building on the corridor. Formal entry hall, great living & dining room, Den / Office, eat-in kitchen, separate side bedrooms and wrap around balconies. Great jet-liner views from all rooms. Corner unit with great exposure.

**Offered at \$ 2,395,000.**



Elite Properties Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the conditions or features of property provided by the Seller or obtained from public record or other sources.

**MAZDA HOGHOUGH**

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

[mazda@eliteproperty.com](mailto:mazda@eliteproperty.com)

**(310)210-2225 - Mobile**

**(310)271-4040 ext. 123**

**CALBRE#00987571**





10721 STRADELLA CT | BEL AIR  
\$ 19,995,000 | UNOBSTRUCTED PANORAMIC VIEWS  
PLANS FOR APPROX 21,000 sq ft  
Designed by global architecture & design firm SAOTA



1231 SHADOW HILL | BEVERLY HILLS  
\$ 11,995,000 | PLANS FOR APPROX 14,000 sq ft  
Designed by renowned architect Paul McClean



1357 LAUREL WAY | BEVERLY HILLS  
\$ 8,495,000 | OCEAN TO DOWNTOWN VIEWS  
PLANS FOR APPROX 10,000 sq ft  
Designed by renowned architect Paul McClean

MERCER  VINE





1520 CARLA RIDGE | BEVERLY HILLS  
\$ 8,750,000 | PLANS FOR APPROX 7,900 sq ft  
Designed by acclaimed architect Noah Walker



1966 CARLA RIDGE | BEVERLY HILLS  
\$ 13,995,000 | PLANS AND PERMITS FULLY APPROVED  
APPROX 20,000 sq ft  
Designed by acclaimed architect Noah Walker



10750 CHALON RD | BEL AIR  
\$ 6,795,000 | RENOVATION 4,851 sq ft  
5 BED 5.5 BATH



ADAM ROSENFELD  
310.595.5915  
adam@mercervine.com

KYLE GIESE  
310.975.5838  
kyle@mercervine.com

MERCERVINE.COM  
8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048  
calbre# 01978797 | AR 01918229 | KG 01915855

Architectural Renderings



# WESTSIDE ESTATE AGENCY



**1447 S. DOHENY DRIVE - LOS ANGELES, CA 90035 | \$1,288,000**

**OPEN TUESDAY, MAY 3RD • 11-2PM**

This warm and inviting renovated 3 bedrooms and 2 bathrooms Ranch style home is located just south of Pico Blvd. The updated kitchen features an eat-in area, Viking cooktop, 2 Thermador ovens, a Miele Dishwasher and granite counter tops. Spacious living room opens up to a serene backyard. High ceilings with skylights in entry way. Other updates includes: newer roof, sewer line and water heater. Home is approximately 1,780 sf. Lot is approximately: 5,000 sf. **\*Parking permits will be available.**

**EXCLUSIVE  
REPRESENTATION**

**Magali Bergher**  
310-277-1478  
mnbergher@aol.com  
CALBRE#: 01013383

[DOHENY90035.COM](http://DOHENY90035.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



# ROCK HUDSON ARCHITECTURAL

## RALPH BOWERMAN AIA



3893 AVENIDA DEL SOL  
STUDIO CITY, CA 91604

Open Tuesday  
11am - 2pm

Stunning Celebrity Mid-Century architectural by Ralph Bowerman, AIA-circa 1950. This serene retreat perched in the hills above Coldwater Canyon has wrap-around walls of glass, beautiful post & beam style, spectacular views and a skinny dip plunge pool. The private driveway leads up to a secluded 14,000 sq.ft. wooded lot that separates the house from the street and neighbors. The interiors feature one bedroom, one bath and open out to breathtaking gardens by a noted landscape designer. There are multiple outdoor "living rooms" that make the grounds with canyon, treetop and city lights views truly magical. The incredible sound-system seamlessly adds to the indoor-outdoor lifestyle with speakers in the furthest parts of the gardens. In addition there is a security system & multiple outdoor cameras... making it ready for the next celebrity owner. There are few homes that offer this kind of setting. This was once Rock Hudson's Pad: 1951-1955 & featured in Architectural Digest "Hollywood at Home". The ultimate city getaway.

1 Bedroom - 1 Bathroom - 1,008 Sq Ft - 14,621 ft lot - \$1,095,000

JOHN  
GALICH

310.461.0468  
John@JohnGalich.com  
www.JohnGalichGroup.com







945 FOOTHILL RD | \$25,000,000

OPEN TUESDAY 11-2 | REFRESHMENTS SERVED | RSVP AT 310.888.3333

Majestic French Villa with contemporary details, North of Sunset in Beverly Hills. This 6B + 9B offers generous public rooms with high ceilings, double formal room, gourmet kitchen, screening room/lounge, distinguished wood paneled library and wine cellar. Dining terraces overlook the sparkling pool and lush European gardens.





MYRA NOURMAND  
myranourmand@nourmand.com  
office: 310.888.3333  
bre#:00983509

BAHAR SOOMEKH  
bahar@labahar.com  
office: 310.888.3350  
bre#:01959471







457 CUESTA WAY, BEL AIR | \$15,888,888

OPEN TUESDAY 11-2 | REFRESHMENTS SERVED

Spectacular 1.3 acre estate w/ sensational views from city to ocean. 6B + 7B offering the possibility for development w/approved zoning and completion of plans for park-like grounds w/ pool, guest house, underground garage and secondary entrance from Bel Air Rd.





MYRA NOURMAND  
myranourmand@nourmand.com  
office: 310.888.3333  
bre#:00983509

ERIC SMILAY  
eric@smilayproperties.com  
office: 310.888.3332  
bre#:01710731





# GRAND OPENING CATERED EXTRAVAGANZA

Tuesday May 3 | 12:30 - 3:30 PM

## NEW LEASE LISTING

18319 Clifftop Way, Malibu, CA 90265 | LEASE: \$18,000 / month



**MODERN**  
HOME STAGING



## Caravan Reception

Experience the latest modern staging designs

TUESDAY, MAY 3<sup>RD</sup> 12:30 PM - 3:30 PM

18319 Clifftop Way Malibu, CA 90265

Hors d'oeuvres and drinks will be served. Valet Parking

For more information call (310) 272-7194  
visit us at [www.modern-homestaging.com](http://www.modern-homestaging.com)



### Enzo Ricciardelli

CalBRE# 01097604 | [enzorealty.com](http://enzorealty.com)  
[enzo.ricciardelli@sothebyshomes.com](mailto:enzo.ricciardelli@sothebyshomes.com)  
310.255.5467

PACIFIC PALISADES BROKERAGE | 310.454.0080  
15308 Sunset Blvd., Pacific Palisades, CA 90272  
[sothebyshomes.com](http://sothebyshomes.com)





10250 SUNSET BLVD.  
HOLMBY HILLS  
\$88,000,000



864 STRADELLA  
BEL-AIR  
\$48,500,000



1492 STONE CANYON  
BEL-AIR  
\$39,995,000



44 BEVERLY PARK  
BEVERLY HILLS  
\$31,000,000



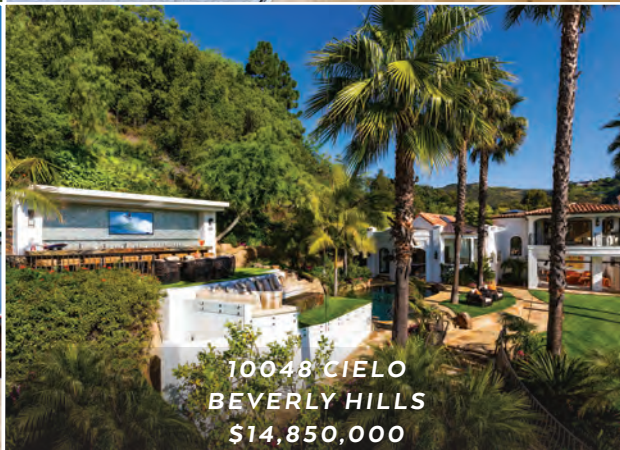
1865 CARLA RIDGE  
TROUSDALE  
\$12,950,000



9380 SIERRA MAR  
BIRD STREETS  
\$21,000,000



23512 MALIBU COLONY  
MALIBU  
\$15,750,000



10048 CIELO  
BEVERLY HILLS  
\$14,850,000



21830 PCH  
CARBON BEACH  
\$13,595,000



140 S CLIFFWOOD  
BRENTWOOD PARK  
\$12,999,000



1806 LOMA VISTA  
TROUSDALE  
\$9,780,000



718 N CROFT  
MELROSE PLACE  
\$1,395,000

# WILLIAMS WILLIAMS

ESTATES





BY APPOINTMENT ONLY

965 N ALPINE DR, BEVERLY HILLS  
\$12,950,000

*Drew Fenton, Barbara Duskin - 310.858.5474*



JIMBRIDGERRD.COM

BY APPOINTMENT ONLY

25067 JIM BRIDGER RD, HIDDEN HILLS  
\$12,500,000

*Brett Lawyer - 310.858.5402*



OPEN TUESDAY 11-2 | TWILIGHT 5-7PM

2787 ELLISON DR, BEVERLY HILLS  
\$8,750,000

*David Kramer, Adam Press - 310.691.2400*



OPEN TUESDAY 11-2

8952 ST IVES DR, SUNSET STRIP  
NEW PRICE \$5,950,000  
*Jonah Wilson - 310.858.5465*





BY APPOINTMENT ONLY

425 N MAPLE DR #PH602, BEVERLY HILLS  
\$12,420,000

*Gordon MacGeachy, Denise Moreno - 310.903.3935*



OPEN TUESDAY 11-2

9540 OAK PASS RD, BEVERLY HILLS  
\$11,950,000

*Gary Gold, Bjorn Farrugia - 310.858.5411*



BARBARA BARRY RESIDENCE

BY APPOINTMENT ONLY

BOWMONT DR, BHPO  
\$8,000,000 FURNISHED

*Thomas Glabman - 310.614.7345*



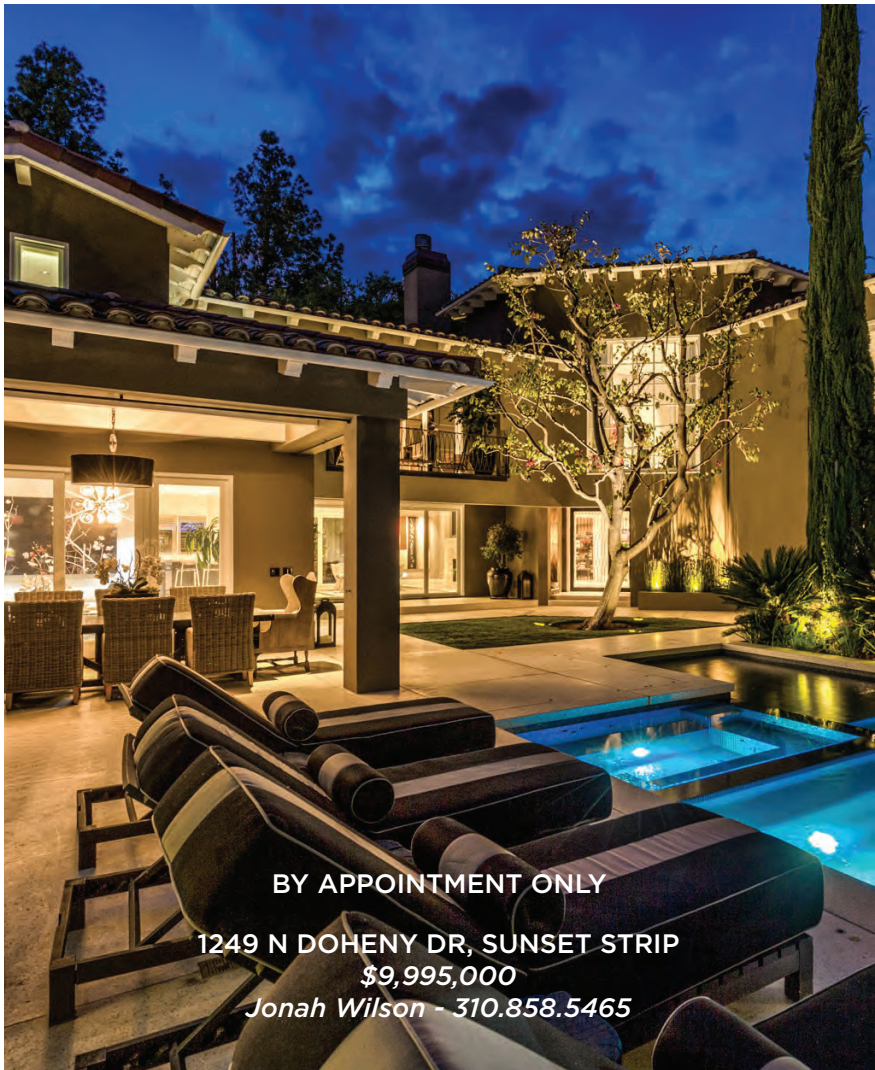
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INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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BY APPOINTMENT ONLY

1249 N DOHENY DR, SUNSET STRIP

\$9,995,000

Jonah Wilson - 310.858.5465



OPEN TUESDAY 11-2

1490 SUNSET PLAZA DR, SUNSET STRIP

\$3,995,000

Dustin Cumming, Monty Beisel, Katelyn Peterson - 310.819.5914



BY APPOINTMENT ONLY

1935 CURSON PLACE, HOLLYWOOD HILLS

\$2,099,000

Bjorn Farrugia, Alphonso Lascano - 424.253.5489



OPEN TUESDAY 11-2

707 N McCADDEN PL, HOLLYWOOD

\$1,147,000

Coley Laffoon - 310.200.5366





BY APPOINTMENT ONLY

15964 VALLEY VISTA BLVD, ENCINO  
\$3,495,000

*Ambra Bisconti, Rebekah Schwartz Sklar, Zach Sklar - 310.498.2151*



BY APPOINTMENT ONLY

17351 SUNSET BLVD 5A, PACIFIC PALISADES  
\$3,650,000

*Laura Kalb - 818.371.9350*



BY APPOINTMENT ONLY

10693 CHALON RD, BEL-AIR  
NEW PRICE - LEASE \$45,000/MO  
*Jeff Hyland - 310.278.3311*



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2787 ELLISON DRIVE | BEVERLY HILLS  
OPEN TUESDAY 11-2 TWILIGHT 5-7 COCKTAILS SERVED  
\$8,750,000





DAVID KRAMER  
David@DavidKramer.com  
310.691.2400

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HANGAR 4  
H4OP.COM

OPEN TUESDAY 11-2



## The Project

The Hangar 4 houses are four custom built single family homes at the threshold of Santa Monica. Built with an abiding belief in dramatic spaces, delightful surprises, and liveability, these homes have been constructed with vanguard design and meticulously curated finishes.

The development team put a premium on intelligent approaches to space to work, play, and entertain. Each features open plan living areas, but private bedrooms above. Double height glass window walls flood the residences with abundant natural light, illuminating contemplative mornings and get-togethers with friends at sunset.

3bd/3.5ba - \$1,375,000  
2/2.5ba - \$1,349,000



2 & 3 BEDROOMS  
1,486SF & 1,703SF



2.5 & 3.5 BATHROOMS



BOSCH APPLIANCES



2 CAR GARAGE  
OR  
2 CAR PRIVATE DRIVE

SMALL LOT  
SUBDIVISION

NO HOAs

NO SHARED WALLS

OWN THE LAND  
BENEATH YOU

**BJORN FARRUGIA**  
CalBRE#01864250

424.253.5489

**ALPHONSO LASCANO**  
CalBRE#01723550







9540 OAK PASS RD | BEVERLY HILLS  
 OPEN TUESDAY 11-2  
 \$11,950,000



**GARY GOLD**  
 310.858.5411

**BJORN FARRUGIA**  
 310.998.7175

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OFFERED AT \$23,500,000  
MONTAGEPENTHOUSE.COM



**THE JACKIE COLLINS ESTATE**  
IN ESCROW - OFFERED AT \$24,500,000  
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**10313 WOODBRIDGE ST, TOLUCA LAKE**  
NEW ON MARKET  
LEASE \$25,000/MO



**NORTH HARPER DUPLEX**  
OFFERED AT \$2,990,000  
104HARPER.COM



**17,000+ SQ.FT. ON 3+ ACRES IN HIDDEN HILLS**  
INCREDIBLE VALUE, BRING OFFERS - ASKING \$12,500,000  
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310.858.5402 | BRETT@BRETTLAWYER.COM  
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