



OPEN TUESDAY 11-2

8952 ST. IVES DR, SUNSET STRIP

NEW PRICE \$5,950,000

Frank Gehry's St. Ives residence. This modern retreat is hidden down a long gated drive on a rare street-to-street lot among the coveted bird streets, just above the Sunset Strip. The captivating architecture boasts extraordinary light and scale throughout. A two-year, multi-million dollar renovation was just completed with exquisite craftsmanship and attention to detail. The spectacular pool and surrounding terraces are perfect for entertaining and lounging. Sophisticated open floor plan on multiple levels includes a family room and chef's kitchen with adjacent dining terraces, 3 bedrooms and 3 1/2 full baths. A magnificent master suite commands the entire upper level and boasts wall-to-wall picture windows with heart stopping, downtown-to-ocean views. A very special offering and rare opportunity.

JONAH WILSON
310.858.5465
JONAH@JONAHWILSON.COM
CALBRE#: 01078809

HH HILTON & HYLAND





IN A NEW LIGHT

1012 N HILLCREST RD
TROUSDALE ESTATE
\$24,999,000



DREW FENTON
HILTON & HYLAND
310.858.5474



JADE MILLS
COLDWELL BANKER
310.285.7508



1012 N HILLCREST RD
TROUSDALE ESTATE
\$24,999,000



OPEN TUESDAY 11-2 | TWILIGHT 6-8PM



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25391 PRADO DE LAS PERAS, 'THE OAKS' OF CALABASAS • OFFERED AT \$3,799,000
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2210 Bowmont Drive
Beverly Hills, CA 90210

OFFERED AT \$8,995,000
OPEN HOUSE TUESDAY 11A-2P



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A Refined Rustic Beach House



\$2,450,000

5/3/2016 11 to 2pm

843 DICKSON ST, VENICE, CA 90292

Emotional custom home by Bridgid Coulter Design in Venice's Oxford Triangle. Extraordinary 3 bed 3 bath w/exquisite architectural details. Main level offers 10ft ceilings w/open living, dining, gourmet kitchen, La Cornue Range, farmhouse sink, Bosch dishwasher, & more. Second level master ensuite

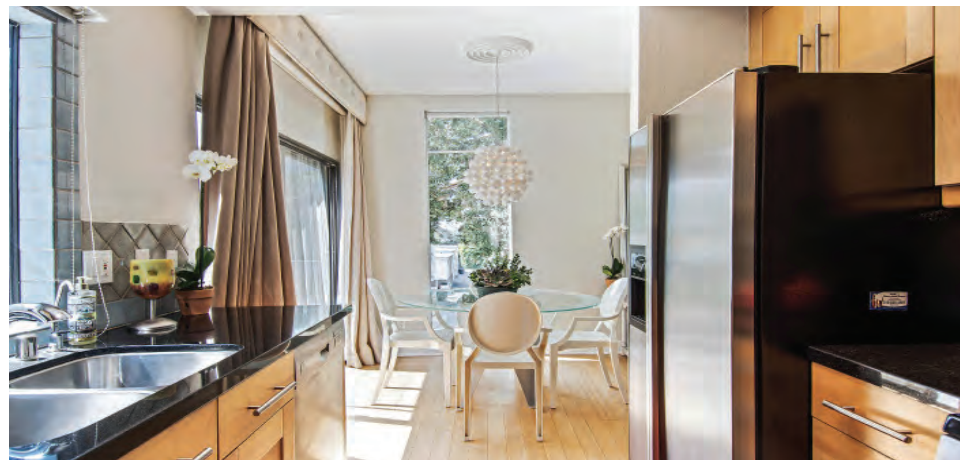
w/walk-in closet, dream tub, separate shower, trough w/double faucets. Two more bedrms, & laundry complete this level. Second staircase leads to roof deck w/outdoor living offering stunning 360 views.



Rhonda Payne

213-503-5282

9200 Sunset Blvd, Ste 200 West Hollywood, CA 90069



OPEN TUES 11-2
2613 6th St. Unit #1, Santa Monica, CA 90405

Light and bright front facing townhouse in Ocean Park, just six blocks from the beach. Wood floors throughout with balcony off dining area. Updated kitchen with granite counter tops and stainless steel appliances. Master bathroom features travertine tile floors, spa tub and rain shower. Ocean and mountain views from master bedroom with cathedral ceilings and balcony. 2nd bedroom has stairs to generous sized loft with sleeping area and skylight. Unit features direct access to private, oversized two-car garage. Only one common wall. Would make a wonderful place to call home.

Offered at \$899,00 | www.2613Sixth.com



Adam Sires
asires@nourmand.com
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cell: 310.498.1024
bre #: 01399199



Michael Nourmand
mnourmand@nourmand.com
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PRIVATE ESTATES DIVISION



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24359 La Masina Court, Calabasas

- PANORAMIC VIEW PROPERTY
- APPROX. 9991 SQFT.
- 5 BEDROOMS
- 6 BATHS
- STATE OF THE ART RECORDING STUDIO – CONTROL AND TWO LIVE ROOMS
- PIANO SHAPED POOL WITH SPA
- UNIQUE PROPERTY WITH OPEN ATRIUM AND SPRAWLING BAMBOO TREES WITH RETRACTABLE ROOF
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- CLOSE TO CALABASAS COUNTRY CLUB WITH CHAMPIONSHIP GOLF COURSE

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OPEN
THUR 11-3



DONOVAN HEALEY
Director, Aaroe Estates
310.903.1876
donovanhealey@gmail.com
donovanhealey.com

27724 PACIFIC COAST HWY | \$30,000,000

This extremely rare lot of almost 1.6 acres stretches from the PCH all the way to the prized sands of Escondido beach, offering 57 feet of ocean frontage. Truly incredible remodeling potential. Even better, the home enjoys rare, grandfathered-in, reduced setbacks that give it advantageous beach positioning and total isolation from other eastern side structures. The result is a simply stunning wide-open panorama that stretches for miles towards Santa Monica. Meanwhile, to the west one can see the gentle arc of Paradise Cove and its graceful shoreline curving into the distance to Dume's seaward reaching point. ParadiseCoveHouse.com

JOHN AAROE GROUP



AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com



CLASSICALLY
INSPIRED MODERN

\$12,500,000 | Pacific Palisades
1718sanremo.aaroe.site

OPEN TUESDAY 11-2PM

AARON KIRMAN

John Aaroe Group

424.249.7162

aaronkirman.com



1187 North Hillcrest Road, Beverly Hills
Price upon request



Bel-Air Canyon, Bel-Air
\$125,000,000



La Villa Contenta, Malibu
New price \$53,800,000



1024 Summit Drive, Beverly Hills
\$34,500,000



1740 Bel-Air Road, Bel-Air
New price \$19,995,000



1714 Stone Canyon Road, Bel-Air
New price \$18,999,000



9501 Gloaming Drive, Beverly Hills
New price \$18,995,000



915 North Beverly Drive, Beverly Hills
\$13,800,000



801 North Sierra Drive, Beverly Hills
\$12,995,000



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1718 San Remo Drive, Pacific Palisades
\$12,500,000



MOSCOW

SÃO PAULO

LONDON

HONG KONG

BEIJING



JOHN AAROE GROUP

Situated on 1.37 acres of serene park-like gated grounds, this magnificent Tuscan Villa combines modern comfort with old-world, European luxury. Ideal for high-class entertaining, this Italian estate's foyer opens to soaring ceilings and Italian Travertine floors, with amenities such as a formal circular dining room, chef's kitchen, wine cellar, tasting room, and a full viewing theater with bar. Luxury living abounds in the formal living room with a stone fireplace, an elevator, maid's quarters, study, library, and personal gym. The decadent master suite contains a fireplace, office, his and hers custom walk-in closets, and a spa-like bath. In addition, the Villa provides bedrooms with three additional en suite baths. Exterior grounds hold formal gardens, sprawling lawns and patios, a loggia, outdoor kitchen, tennis court, pool, spa, and full guesthouse. Perfectly located just south of the Boulevard with subterranean parking. Life doesn't get more comfortable or luxurious than this.

JACOB DADON

Estate Agent

818.264.8780

jacobdadon@aaroe.com

brillgroup.com



Magnificent Tuscan Estate

4849 Encino Avenue, Encino
\$8,995,000 | 4849encino.com

NEW LISTING
OPEN TUESDAY 11-2PM
OPEN FRIDAY 11-2PM



SPECTACULAR SUNSET SQUARE AIRPLANE BUNGALOW

OPEN
TUES 11-2



1521 NORTH SIERRA BONITA AVENUE | SUNSET SQUARE

Immaculately restored Sunset Square 3 bedroom, 2 bath Japanese-Swiss Airplane Bungalow. Showcasing fine craftsmanship and attention to detail, this vintage arts and crafts beauty offers a classic bungalow's sophisticated yet easy living simplicity. The main floor has living room with fireplace, formal dining room, roomy kitchen with adjacent breakfast room, den, 2 bedrooms and a full bath. Upstairs you'll find an airy master bedroom and bath. The very private back garden has patios, lots of greenery and a spiffy garage/studio. Don't miss out on this gem.

BILL & LYNN LUSTIG

310.770.0283
Bill@billlustig.com
LAUnderfoot.com

WENDY KNEEDLER

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BROKERS OPEN HOUSE 11-2PM

TWILIGHT OPEN HOUSE 5-7PM

551 NORWICH DRIVE | WEST HOLLYWOOD

\$4,500,000

551NorwichDrive.com

WENDY GLADSON || REAL ESTATE

310.923.2600 call or text

wendy@wendygladson.com

wendygladson.com

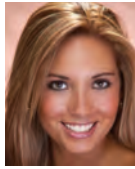
John Aaroe Group

CalBRE# 01438149





BRYAN ABRAMS
 Director, Aaroe Estates
 818.266.4300
 bryan@bryanabrams.com



KRISTIN NEITHERCUT
 Realtor®
 323.397.0800
 kristinn@aaroe.com



OPEN
TUE 11-2



JOHN AAROE GROUP



IN THE HEART OF HOLLYWOOD
6509 La Mirada Avenue
\$859,000

- 3 Bed / 3 Bath Single Family Home
- Built in 2009
- 10' Ceilings
- Roof Top Patio
- 2-Car Attached Garage
- Views of Hollywood Sign & Downtown
- Close to Great Dining & Entertainment

SEASIDE NEIGHBORHOOD OF CASTELLAMMARE... REMINISCENT OF AMALFI COAST

204 TRANQUILLO ROAD, PACIFIC PALISADES
Reduced: \$2,745,000 | 204tranquillo.aaroe.site

- Remodeled California Ranch
- Salt water pool+spa/deck
- 4 ba + 3 bas + pool house
- Gated property

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TUE 11-2^{PM}
SUN 2-5^{PM}



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Adrian Grant
Director, Aaroe Estates
310.962.7142 | adriangrant.com



GLOBAL VISION. LOCAL EXPERTISE.



PALOS VERDES PENINSULA

Hacienda de la Paz | 9 Bedrooms | 25 Bath | \$53,000,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



BRENTWOOD

13151 Rivers Road | 7 Bedrooms | 10 Baths | \$18,995,000
Dena Luciano 310.600.3848



MALIBU | PRICE REDUCTION

78 Malibu Colony Road | 5 Bedrooms | 5 Baths | \$16,995,000
Cory Weiss 310.922.1124



BEL AIR

11531 Orum Road | 6 Bedrooms | 7 Baths | \$8,995,000
Juliette Hohnen 323.422.7147



BRENTWOOD

400 N. Bristol Avenue | 5 Bedrooms | 7 Baths | \$8,995,000
Juliette Hohnen 323.422.7147



MALIBU

26044 Pacific Coast Highway | 4 Bedrooms | 4 Baths | \$6,500,000
Gina Dickerson 310.744.5584



BEVERLY HILLS

2620 Benedict Canyon Drive | 5 Bedrooms | 6 Baths | \$5,995,000
Heather Bilyeu 310.924.4664 | Josh Altman 310.819.3250



TROUSDALE ESTATES | PRICE REDUCTION

9108 Leander Place | 7 Bedrooms | 7 Baths | \$5,995,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



PACIFIC PALISADES

1201 Villa Woods Drive | 5 Bedrooms | 5.5 Baths | \$5,895,000
Dena Luciano 310.600.3848 | Tracy Tutor Maltas 310.722.2267

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FOR A COMPLETE LIST OF PROPERTIES, VISIT ELLIMAN.COM

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OPEN TUESDAY 11-2

BIRD STREETS | NEW LISTING
 1482 Oriole Drive | 3 Bedrooms | 4 Baths | \$4,695,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



CALABASAS | PRICE REDUCTION
 5150 Garrett Court | 6 Bedrooms | 7 Baths | \$3,450,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



SUNSET STRIP
 9092 St. Ives Drive | 4 Bedrooms | 4 Baths | \$2,995,000
 Juliette Hohnen 323.422.7147



OPEN TUESDAY 11-2

HOLLYWOOD HILLS
 2783 La Castana Drive | 4 Bedrooms | 3.5 Baths | \$2,995,000
 Tracy Tutor Maltas 310.722.2267



OPEN TUESDAY 11-2

HOLLYWOOD HILLS
 2150 Hollyridge Drive | 3 Bedrooms | 3.5 Baths | \$2,995,000
 Tracy Tutor Maltas 310.722.2267



OPEN TUESDAY 11-2

SHERMAN OAKS | NEW LISTING
 15490 Briarwood Drive | 4 Bedrooms | 4 Baths | \$1,495,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



VENICE
 615 Hampton Drive #A203 | 2 Bedrooms | 2 Baths | \$1,429,000
 Juliette Hohnen 323.422.7147



VALLEY GLEN
 5755 Allot Avenue | 3 Bedrooms | 3 Baths | \$1,250,000
 Juliette Hohnen 323.422.7147



BEVERLY HILLS P.O. | PRICE UPON REQUEST
 9585 Hidden Valley Road | 4 Bedrooms | 7 Baths | LEASE
 Juliette Hohnen 323.422.7147

SENSATIONAL BIRDSTREETS MODERN

THE ALTMAN BROTHERS



OPEN TUESDAY 11-2

1482 Oriole Drive | Bird Streets | 3 Bedrooms | 4 Baths | \$4,695,000 or lease \$24,000 per month | Nearly new architectural contemporary located in the celebrity studded "Bird Streets." Entertainer's dream home featuring gated entry, large open rooms, high ceilings and large walls for art collectors. Incredible head on city to ocean views. Salt water pool and spa with zero edge. Chef's kitchen with top of the line appliances. Enormous master bedroom suite with sitting area and wet bar. 2-car/suv garage. This sexy, ultra chic home with extraordinary warmth epitomizes the indoor/outdoor flow of Los Angeles living at its finest. Available for sale or lease, equipped with high-end furnishings and artwork.

JOSH ALTMAN

C: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

MATTHEW ALTMAN

C: 323.791.9398

MATTHEW@THEALTMANBROTHERS.COM

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**GLOBAL VISION.
LOCAL EXPERTISE.**

AB THE ALTMAN BROTHERS

Douglas Elliman EST. 1911
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BEAUTIFUL CONTEMPORARY MEDITERRANEAN

THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM

15490 Briarwood Drive | Sherman Oaks | 4 Bedrooms | 4 Baths | \$1,495,000 | Beautiful contemporary Sherman Oaks Mediterranean with a welcoming open floor plan. This immaculate 4 bedroom 4 bathroom entertainer is a must see! Glossy chocolate hardwood floors, high ceilings and arched doorways throughout. Enter the master suite with private balcony and unwind in the jetted soaking tub while overlooking the stunning Santa Monica Mountains, which frame the city view below. Junior master, office/guest room, balconies, and gourmet kitchen with granite countertops, charming farmers sinks, sleek stainless steel Viking appliances are only a few of the features that make this home perfect for anyone. Large grassy yard and spacious patio equipped with Bose surround sound speakers and barbeque allows for al fresco dining and entertaining guests. With immediate access to the Westside as well as the Valley, enjoy ultimate privacy on this secluded cul de sac.

JOSH ALTMAN

C: 310.819.3250

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THEALTMANBROTHERS.COM

MATTHEW ALTMAN

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AB THE ALTMAN BROTHERS

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OPEN TUESDAY 11-2

2150 Hollyridge Drive, Hollywood Hills | 3 Bedrooms | 3.5 Bathrooms | \$2,995,000 | This private and gated Mediterranean is nestled between Bronson Canyon and the Oaks of Los Feliz on majestic estate-like grounds. The home has been beautifully restored and offers three bedrooms, three and a half bathrooms, and exquisite details throughout. The formal layout on the main level features the grand living room with impressive windows and vaulted ceilings, the dining room has French doors that open out to the expansive deck, and the light and bright kitchen connects to the office/bar flex space. Upstairs boasts two en-suite bedrooms including the master suite with incredible views and a spacious balcony. The guest suite downstairs has its own bath and a separate entrance that opens out to the lower patio deck. The yard is complete with multiple seating areas, a pool, and a two-car garage, which can be used as a place to lounge or a gym.



TRACY TUTOR MALTAS

O: 310.595.3889 | C: 310.722.2267

TRACY.MALTAS@ELLIMAN.COM

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REAL ESTATE



HOLLYWOOD HILLS

2783 La Castana Drive | 4 Bedrooms | 3.5 Baths | \$2,995,000



PACIFIC PALISADES

1201 Villa Woods Drive | 5 Bedrooms | 5.5 Baths | \$5,895,000
Co-listed with Dena Luciano 310.600.3848



BEVERLY HILLS

630 Mountain Drive | 5 Bedrooms | 8 Baths | \$35,000/mo
Co-listed with Cory Weiss 310.922.1124



WESTWOOD

10795 Wilshire Blvd PH502 | 3 Bedrooms | 3.5 Baths | \$2,595,000



BRENTWOOD

12224 Falkirk Lane | 4 Bedrooms | 3.5 Baths | \$15,000/mo



PACIFIC PALISADES

269 Bellino Drive | 6 Bedrooms | 5.5 Baths | \$8,395,000



BEL AIR

1688 Moraga Lane | 6 Bedrooms | 8.5 Baths | \$35,000/mo



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3338 MCLAUGHLIN AVENUE

WWW.3338MCLAUGHLIN.COM

4 BEDROOMS/6 BATHROOMS 3,578 SQ.FT. 7,320 LOT

\$3,098,0000

A Modern Architectural Westside Dream Home. This Clean, Bright New Construction In Mar Vista Offers An Enormous And Open Residence With Vaulted Ceilings and Additional 308 Sq.Ft. Guest House. Stunning Fleetwood Glass Windows And Doors, White Oak Flooring, Calcutta Gold Countertops, And Kitchen Appliances By Wolf And Sub Zero. Numerous Smart Tech Features: All LED Dimmable Lighting, Built-In Sound System, Lutron Radio RA Software, Security Cameras, And Outdoor Lights Controllable By Smart Phone. 2-Car Garage Offers Electric Outlets To Accomodate Electric Vehicles. A Natural For Entertaining Or Private Enjoyment, This Home Features Aa Outdoor Kitchen And Salt Water Lap Pool With Retractable Cover. Just Near Coveted Mar Vista Elementary, Mar Vista Recreation Park, Whole Foods, And Starbucks: It's All Here!



- WOLF/SUB ZERO KITCHEN APPLIANCES
- ALL LED DIMMABLE LIGHTING
- 2-CAR GARAGE W/ ELECTRIC OUTLETS
- OUTDOOR LIGHTS CONTROLLABLE BY SMART PHONE
- AUTO-SPRINKLERS WITH RAIN SENSOR

- 35X8 SALT WATER LAP POOL
- 308 SQ. FT. GUEST HOUSE
- BUILT-IN SOUND SYSTEM
- OUTDOOR KITCHEN
- SECURITY CAMERAS



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HADDAD**
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RE/MAX
ESTATE PROPERTIES



17647 BELINDA STREET

ENCINO

6 BEDROOMS | 8 BATHROOMS | 8,134 SQ. FT. | 21,374 SQ. FT. LOT

On a beautiful cul-de-sac South of the Blvd, lies this picturesque, private, and gated Traditional Montecito retreat with an open floor plan exuding warmth and character throughout. Highlights include soaring ceilings, exposed beams, large glass windows with views of the treetops and the mountains beyond. A flat grassy yard, pool cabana, unique outdoor areas off almost every room, and tons of space to entertain all around the terraces, pool, and firepit - this private home is truly breathtaking.

OPEN TUESDAY 11-2PM
& FRIDAY 11-2PM

NEW LISTING

OFFERED AT \$3,995,000
17647BELINDA.COM

MAURICIO UMANSKY
424.230.3701

FARRAH ALDJUFRIE
424.230.3712

CRAIG KNIZEK
818.618.1006



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2009 MOUNT OLYMPUS DRIVE

SUNSET STRIP

6 BEDROOMS | 10 BATHROOMS | 9,956 SQ. FT. | 33,729 SQ. FT. LOT

Resting on a rare flat promontory in Mount Olympus, this gated Mediterranean villa of magnificent scale offers luxurious resort living with stunning panoramic vistas. Beyond the stately façade, a grand double-height foyer leads into the sumptuous living, dining and entertaining spaces, plus a theater, wine lounge, and 6-car gallery. An infinity pool and spa, putting green, patio kitchen and fire pits offer a spectacular indoor-outdoor lifestyle year-round against sweeping city-to-ocean views.

PAUL LESTER
310.488.5962

AILEEN COMORA
424.230.3746

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$8,750,000



An international associate of Savills

THEAGENCYRE.COM





8650 FRANKLIN AVENUE

SUNSET STRIP

4 BEDROOMS | 4 BATHROOMS | 4,200 SQ. FT. | 13,900 SQ. FT. LOT

Set above the Sunset Strip with panoramic city views from every room through floor-to-ceiling glass walls, this rare modern marvel is an entertainer's dream. Constructed over an expansive and rare double lot perched, this raw architectural feat - with use of French White Oak floors and Italian Marble throughout - showcases a sleek and refined modern masterpiece. Vast indoor/outdoor entertaining leads to a large pool/spa and multi-level covered patio outfitted with full audio and lighting.

BY APPOINTMENT ONLY

NEW LISTING

OFFERED AT \$6,495,000

PAUL LESTER
310.488.5962

AILEEN COMORA
424.230.3746

MICHAEL PEREZ
323.679.4414



An international associate of Savills

THEAGENCYRE.COM





1616 RISING GLEN ROAD

SUNSET STRIP

5 BEDROOMS | 5 BATHROOMS | 54,782 SQ. FT. LOT

Rare Mid-Century view property located on a flat pad less than 1 minute from Sunset Plaza. Passing through the exterior gates, stunning city views framed by floor-to-ceiling glass amaze you before you even step inside. With 5 bedrooms and over 4,000 sq. ft., this home affords both a spacious and functional quality of life, and was built for entertaining. Completing this quintessential California jewel is the large and flat backyard floating over the city with plenty of grass, hardscaping and pool.

ERIC LAVEY
310.908.6800

FARRAH ALDJUFRIE
424.230.3712

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$6,495,000



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8292 HOLLYWOOD BLVD

SUNSET STRIP

2 BEDROOM | 2 BATHROOMS | 1,442 SQ. FT. | 5,126 SQ. FT. LOT

The John L. Mace house - A Mid-Century modern, private gem originally built in 1959 by renowned architect Lloyd Wright. Nestled above the Sunset Strip, the striking view is admired as you enter the bright interiors which includes a large living room with walls of glass, dining area, 2 bedrooms, 2 baths, and a 2-car garage that can be used as a bonus room/office/gym. The living room and dining area open to the private outdoor area which features a heated pool and generous lounging areas around and a view deck.

ANN EYSENRING
424.231.0755

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,500,000
OR \$12,500/MO



An international associate of Savills | THEAGENCYRE.COM





REDUCED \$600,000

OFFERED AT \$5,195,000

9653 OAK PASS ROAD | BEVERLY HILLS POST OFFICE

OPEN TUESDAY 11-2PM

5 BEDROOMS | 6 BATHROOMS | 17,907 SQ. FT. LOT

ERIC LAVEY
310.908.6800



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1430 ABBOT KINNEY BLVD

VENICE

3 BEDROOMS | 3.5 BATHROOMS | 2,700 SQ. FT. LOT

Located on the best street in the city, this urban oasis combines a masterful use of space, abundance of natural light and attention to detail throughout. Three levels of living space are highlighted by a sensational rooftop deck overlooking the city below, spacious master suite with high ceilings and large master bath, state of the art gourmet chefs kitchen and private outdoor spa. This home offers the best of Venice, within walking distance to world renowned boutique shops, and art galleries.

BLAIR CHANG
424.230.3703

OFFERED AT \$11,495,000



An international associate of Savills

THEAGENCYRE.COM





2731 OUTPOST DRIVE

HOLLYWOOD HILLS

OFFERED AT \$3,149,000

2 BEDROOMS | 2.5 BATHROOMS

15,276 SQ. FT. LOT

ERIC LAVEY
310.908.6800

OPEN TUESDAY 11-2PM

NEW LISTING



An international associate of Savills | THEAGENCYRE.COM





8283 SKYLINE DRIVE

BEVERLY HILLS POST OFFICE

4 BEDROOMS | 3.5 BATHROOMS | 3,733 SQ. FT. | 13,496 SQ. FT. LOT

This beautifully remodeled single story contemporary boasts 4 bed, 3.5 bath, stunning valley, city and mountain views, grassy yard, pool and spa. Spacious great room with high pitched ceiling, stacked stone fireplace, floor to ceiling windows and gourmet kitchen with Viking stainless steel appliances which opens to a pool, outdoor entertaining area and view. Located in the Wonderland School District - a must see.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,495,000

CINDY AMBUEHL
424.321.4947



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3915 HOLLYLINE AVENUE

SHERMAN OAKS | SOUTH OF VENTURA

NEW LISTING

108,921 SQ. FT. LOT

Acclaimed builders, CGI (1877 Rising Glen Road) have approved plans for modern masterpiece, or can custom build to suit. Property is being sub-divided into two one-acre parcels, which can be sold separately. Tremendous opportunity to own a gorgeous bucolic meadow with utmost privacy and the ultimate convenient location. Coldwater Canyon & Beverly Glen provide quick access to Beverly Hills & Century City. Walking distance to Buckley School and Ventura Blvd.

EACH PARCEL OFFERED AT \$2,500,000

CRAIG KNIZEK
818.618.1006

BILLY ROSE
424.230.3702



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14640 GREENLEAF STREET

SHERMAN OAKS

5 BEDROOMS | 5.5 BATHROOMS | 5,950 SQ. FT. | 16,699 SQ. FT. LOT

Picturesque Cape Cod estate newly built in 2015 located in the heart of Sherman Oaks. Sited on an oversized and completely flat lot of approx. 16,699 sq. ft. Incredible quality, construction and authentic detailing throughout including wainscoting, hardwood floors and high ceilings. 5 bedrooms, 5.5 baths, spacious living room, formal dining room and a gorgeous, dream kitchen which opens to the family room. Incredible grounds with pool and spa and grassy yard.

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915

ALANA MESICA
AMESICA@THEAGENCYRE.COM
424.230.3058

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

OPEN TUESDAY 11-2PM
& SUNDAY 2-5PM

NEW LISTING

OFFERED AT \$3,588,888



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346 N. ARDEN BOULEVARD

HANCOCK PARK

3 BEDROOMS | 2 BATHROOMS | DETACHED STUDIO WITH BATH
1,891 SQ. FT. | 7,000 SQ. FT. LOT

Impeccably updated English Tudor in coveted Windsor Square. This perfect family home sits steps away from Larchmont Blvd. Featuring high ceilings, hardwood floors, open gourmet eat in kitchen & top of the line appliances. Living room boasts 20ft ceilings flooded with light. Three bedrooms and two baths, plus family room inside the main house all with impressive volume. The backyard features a detached garage converted to an incredible studio space & designer bathroom, perfect for guests.

JACKIE SMITH
213.494.7736

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,799,000
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FINAL HOME REMAINING

RESIDENCE 403 | \$2,595,000



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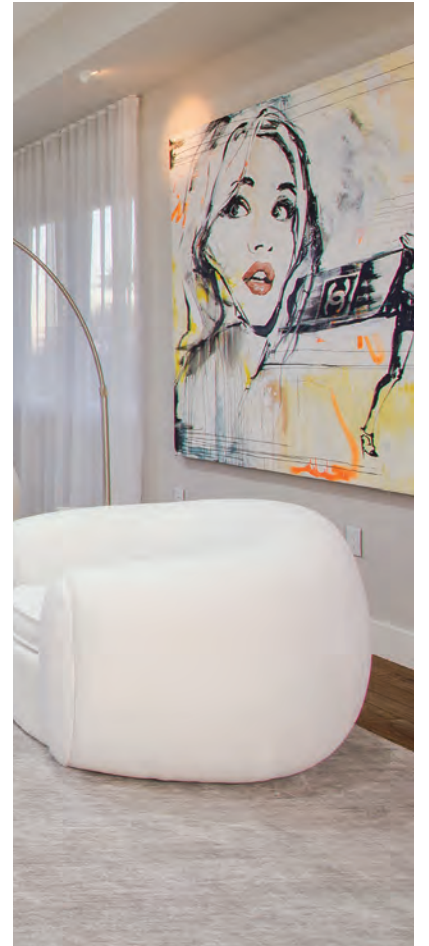
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THE RESIDENCES AT CARBON BEACH



THREE RESIDENCES IN ESCROW

Only five homes remain available within this exquisitely private enclave as the spring season begins and summer approaches. Each 3-bedroom, 3.5-bath home boasts sweeping ocean views, sleek open-concept design, soaring 11-foot ceilings and a plush expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for lounging, dining and entertaining.

Starting at \$3,695,000 | 2.5% Broker Commission

3 Bed | 3 Bath | 4,996 – 5,748 Approx. Total Sq. Ft.



THE ENCLAVE

AT CENTURY WOODS

MASTERFULLY CRAFTED RESIDENCES.
ONE PRESTIGIOUS ENCLAVE.



THE ENCLAVE, EXCEPTIONAL LIVING IN THE HEART OF CENTURY CITY

Centrally located on the vibrant Westside, The Enclave is situated steps away from Century City's world-class shopping, dining, schools and championship golf courses. The Enclave offers an incomparable lifestyle experience within the ultra-private, gated community of Century Woods, where exclusive amenities include:

- The Residents' Clubhouse
- Indoor and outdoor pools
- Spacious sundeck with heated spa
- Fitness center
- Tennis court

STARTING AT \$5,650,000

THEENCLAVECENTURYWOODS.COM | 424.672.4449 | 10209 CENTURY WOODS DRIVE

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\$1,145,000

OPEN TUESDAY 11^{AM} – 2^{PM}

2 BD

2 BA

● 2,165 S.F.

1530 CAMDEN AVENUE, UNIT 301 | WESTWOOD

WWW.1530CAMDEN301.COM

Exquisite Mediterranean-inspired condo in an outstanding Westwood location. This spacious corner unit is positioned on an upper floor and offers over 2,100 square feet of open-plan living and a large balcony with treetop views. The sun-filled living and dining areas are complimented by unique architectural detailing throughout, including high tray ceilings with elegant crown molding, dark hardwood flooring, and a gorgeous fireplace. The gourmet kitchen features custom cabinetry, granite countertops with tiled backsplash, as well as newer stainless-steel appliances. The luxurious master suite is complete with a sumptuous modern bath with dual vanities, glass encased shower, and soaking tub. A separate second bedroom and large bath, in-unit laundry, and ample storage make this meticulous property a home. Just moments to Westwood Park and UCLA, and easily accessible to the Westside, this unit is a must see.

LIVE beautifully

RUTSTEINHOLCOMB.COM | 310.500.3921

MARK RUTSTEIN

GREG HOLCOMB



\$849,000

OPEN TUESDAY 11AM - 2PM

3 BD

4 BA

● 3,097 S.F.

4406 MOORPARK WAY | TOLUCA LAKE

WWW.4406MOORPARK.COM

This tri-level townhome in the heart of Toluca Lake is a rare gem. Warm yet sophisticated, the expansive home features its own garage with direct access and a dumbwaiter with access to all floors. The layout is masterful and unique with plenty of large open space for entertaining and bedrooms that are secluded and separate. The home is elegant and peaceful with a master suite that features a separate sitting area with fireplace, dual spacious closets and a delightful master bath. The kitchen opens to both the living and den areas and is ideal for entertaining large parties or simply having a quiet meal at home. One of the largest townhomes in the area, the home also features direct access to its own roof-top sun deck and secluded spa.

LIVE beautifully

RUTSTEINHOLCOMB.COM | 310.500.3921

MARK RUTSTEIN

GREG HOLCOMB



\$2,350,000

OPEN TUESDAY 11^{AM} – 2^{PM}

3 BD

3 BA

- 3,140 S.F.
- 26,524 LSZ.

3780 SUNSWEPT DRIVE | STUDIO CITY

WWW.3780SUNSWEPT.COM

Up a gated drive on a large flat lot, this striking modern home is sited to capture absolutely stunning views of city lights, rustic canyons and the distant mountains. The main level features an open floor plan ideal for entertaining with glass doors opening to exterior decks and patios. Gallery-like in design, the light and flow of the home will ideally showcase any art collection. A sleek but simple cook's kitchen is sure to summon the gourmet muse. Three large bedrooms include a spacious master suite with separate sitting area, secluded deck, dual large closets and a sumptuous master bath with separate oversized tub and shower. The nearly half acre lot is extremely secluded and has an expansive flat garden area with plenty of room to add a pool. Did we mention the views? Absolutely spellbinding. This property is truly unique.

LIVE beautifully

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MARK RUTSTEIN

GREG HOLCOMB

1441 ROBMAR DRIVE BEVERLY HILLS



OPEN TUESDAY, MAY 3RD 11-2

\$6,448,000

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bre #: 01365331

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cell: 310.880.7948
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PROGRESSIVE MANDEVILLE CARAVAN



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WWW.13107BOCADECANON.COM

JUST REDUCED: \$7,899,000
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MAIZE WEISS
LUXURY ESTATES



OPEN HOUSE TODAY | 11AM – 2PM



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310.850.3635

janelle.friedman@sothebyshomes.com



Victoria Risko

CalBRE#: 01033692

310.882.0246

victoria.risko@sothebyshomes.com

PACIFIC PALISADES BROKERAGE | 310.454.0080

BEVERLY HILLS BROKERAGE | 310.724.7000

sothebyshomes.com/losangeles

BEVERLY HILLS | 1031 COVE WAY

Web: 0343876 | MLS: 16-982861 | 1031covewayBH.com

4 br, 5 ba | Interior: 4,971 sq.ft. (approx)

Offered at \$7,399,000

Rare opportunity to own a chic 1-story pied-à-terre built in 2004 or create a major estate on one of the best streets north of Sunset and just moments from the Beverly Hills Hotel. Open floor plan with expansive rooms, high ceilings, and fabulous scale and volume. Large foyer inviting into a warm and sophisticated great room with soaring ceiling and natural light. Spacious gourmet kitchen and adjacent family room include wet bar and walk-in wine cellar. Formal dining room with pass-through window. Main living area and main bedrooms are connected by a gallery walkway. Step-down living room and seductive master suite both open to the sunny courtyard pool, excellent for resort-style living and entertaining. Tranquil serenity, yet minutes to all Beverly Hills has to offer. Move right in or develop to take advantage of this impressive site and approximate 136' of frontage.

HELMS DISTRICT

\$699,000

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8650 OLIN STREET

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Open House Tuesday 11-2



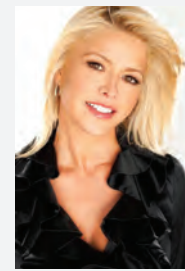
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Open Floor Plan Loft fully furnished. High Ceilings, Refurbished countertops, historic wood windows with wood blinds, polished concrete flooring, all stainless steel appliances, gas range. Spacious floor plan with walk in closet. Washer/Dryer in unit. Scenic rooftop deck with spa, outdoor lounge with flat screen and bbq, indoor gym.



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8601 WILSHIRE BLVD BEVERLY HILLS

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SAT & SUN 2-5

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Custom designed by Berchtold-Harris. Floor to ceiling windows, Dramatic 20 foot ceilings in every room. Designer kitchen with stainless steel appliances and quartz countertops, full size washer and dryer, big walk in closet, and city views. Building has 24 hour valet parking, concierge, service staff. Fitness Center, Media Room, Business Center, Rooftop water deck with views



NICOLE CONTRERAS

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Rare Opportunity To Purchase 1989 Custom Built Contemporary Home With Epic Views at the lowest SF price in the area.

This gated villa is perched on one of Mulholland Drive's most spectacular view promontories in the Hollywood Hills. Perfectly poised for updating, with incredible upside. Ideally situated between Runyon Canyon and Outpost Drive.

**OPEN TUES 11-2pm
CATERED LUNCH | VALET PARKING**

7212 Mulholland Dr, Hollywood Hills

www.7212MulhollandDrive.com

5 Bedrooms | 7.5 Bathrooms | 7,500 SF

Offered for \$3,250,000

- Over 7,500 SF of Living Space plus Nearly 2000 SF in Terrace/Balconies
- Gated w/ 3 Car Garage w/ Parking For 6
- Five En-Suite Bedrooms including Huge Master w/ Sitting Area and Fireplace
- Large Pool Area with Spa, Fire-pit, Dressing Rooms, Shower and Sauna
- Maids Quarters w/ Large Laundry Room and Separate Entrance
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- Grassy Side Yard for Garden, or Dog Run
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- Unobstructed Views From Outpost Canyon to Downtown, Century City and the Ocean
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- French Doors On Multiple Rooms/Levels Open To Massive Balconies with Incredible Views

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calBRE #01917448

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PROPERTIES

RARE HOLLYWOOD HILLS MID-CENTURY



BROKERS OPEN
Tuesday May 3rd, 11am to 2pm

7255 CAVERNA DR. LOS ANGELES, CA 90068

3 beds + 3 baths
City views
Major remodel
Spectacular **Hollywood Hills** Location

If you've seen this property before, you have to see it again. Set in prime Hollywood Hills, this RARE midcentury modern has been given a fresh look and has clean, architectural lines throughout as well as an exceptional open floor plan. The

living room, dining room, kitchen and outdoor deck are all situated to face inspiring city light views of the Valley and mountains beyond. Recently updated, the home now showcases a spectacular chef's kitchen, Surround Sound, tankless water heater, and new HVAC & security systems. The main living areas boast maple hardwood floors, a gas fireplace and stylish built-ins. French-style doors open to a balcony that leads to the home's oversized outdoor living space, which is also accessible from the public rooms. The spacious master suite offers hotel-like amenities, includes a second fireplace and leads out to a large deck taking full advantage of the views. This pristine home also features 3 bedrooms and 3 luxuriously tiled baths, one including a steam shower. There is also lovely landscaping, an attached 2-car garage and additional street parking. This 1,919 square foot home could be just what you are looking for!

Listed at **\$1,295,000** | www.RAREHollywoodHillsHome.com

TOM DAVILA
KENNON EARL

310.432.6492
showings@rarepropertiesinc.com

KW BEVERLY HILLS
KELLERWILLIAMS. REALTY

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BEVERLY HILLS EXCLUSIVE

1280 ANGELO DRIVE

Sotheby's

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OPEN TUESDAY, MAY 3RD
11AM - 2PM (LUNCH) | 6PM - 8PM (TWILIGHT)



MAJESTIC GLASS AND STONE SCULPTURE SITUATED ABOVE THE HEART OF BEVERLY HILLS

1280 ANGELO DRIVE | BEVERLY HILLS | APPROX. 7,767 SQ FT | \$17,000,000

Located in the prestigious view corridor of Upper Angelo in Beverly Hills, surrounded by multiple mega estates, this 2014 expanded and remodeled modernist compound is one of a short list of properties that enjoy panoramic unobstructed views of Downtown and the ocean. This redesigned home, with a nod to the contemporary architectural, has no detail overlooked. Surrounded by verdant mature landscape that offers a level of tranquility that is in perfect sync with the home's bold and innovative design. It features sleek details perfectly complimented by warm finishes to create comfortable, yet stylish interiors. The center piece of this home is the great room on the first level which features Fleetwood doors that open to outdoor areas with walls of glass that reveal the stunning and secluded pool and decks with the best of California Indoor/Outdoor living. The other side of the great room flows to a gourmet kitchen wrapped in glass with marble stone counter-tops, Wolf Stove, Sub-Zero Refrigerator, Meile Dishwasher. The kitchen opens gracefully to an outdoor barbecue area with additional Wolf grill and refrigerator that wraps around the back of the home to the pool on the edge of the property. Also gracing this home are eight inch walnut hardwood floors, walk-in closets, fireplaces and access to a private terraces.



CATHERINE MARCUS

CalBRE#: 01380305

c: 310.795.8521

e: catherine@catherinemarcus.com

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9665 Wilshire Blvd., 400, Beverly Hills, CA 90212

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BROKER'S OPEN — TUESDAY, MAY 3 • 11AM-2PM



Beautifully remodeled Traditional located south of the boulevard in one of the most-sought-out areas in Woodland Hills! 4 bedrooms, 5.5 baths situated on a large 17k+ flat lot which includes a circular driveway that offers plenty of parking. Enter this warm and inviting home and you will notice that no expense was spared by the sellers. Kitchen is located off of the entry and has multiple sky lights, picture windows, stainless steel appliances, white quartz counters, breakfast bar seating, shaker cabinets, and slate accents. The living room has a fireplace and sliding doors that lead to the backyard, French doors open to a bright sun room with sliding glass and French doors which is currently used as a music room. The family room has a built-in work station and bookshelves, the office is located off of the family room and also has built-in bookshelves. 3 bedrooms downstairs, one with a Jack and Jill bathroom and a secondary master suite with separate entrance. The master bedroom is located upstairs and has a separate sitting room, walk-in closet, and beautiful spa-like bathroom. The backyard offers an enormous grass yard, pool, spa, multiple dining areas, fire pit with built-in seating, and professional recording studio room.

5.5 BD • 5 BA • APX 4,139 SF • APX 17,109 SF LOT Offered at \$1,850,000

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SUN-LIT OASIS IN MOST DESIRABLE AREA

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**831 S. Dunsmuir Avenue, Los Angeles CA 90036****Offered at \$1,800,000**

This sophisticated home boasts living and dining rooms with dark hardwood floors. Wonderful chefs kitchen with eating area. Master suite opens out to the relaxing patio with pool, spa and cascading fountain. The charming workspace/guest house complete with kitchen and bath is a secret hideaway set in the plush garden. Just bring your rubber duck.

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On the front cover:
 Ernie Carswell

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16 Mid Los Angeles <i>Single Family</i>							28 Culver City <i>Income</i>					
16-119314	11-2	2078 W 29TH PL	NEW	\$1,199,000	5+4	p.138	16-119016	11-2	11151 CULVER	NEW	\$1,195,000	p.165
16-118436	11-2	5414 GEER ST	NEW	\$460,000	3+1	p.162	29 Westchester <i>Single Family</i>					
16 Mid Los Angeles <i>Income</i>							11-2 7826 AGNEW AVE NEW \$1,950,000 4+4 p.165					
16-119638	11-2	1442-1444 S SPAULDING AVE	NEW	\$2,299,000	5+2	p.38	16-118542	11-2	7961 RAMSGATE AVE	NEW	\$910,000	5+4 *
18 Hancock Park-Wilshire <i>Single Family</i>							16-110852 702E2 11:30-2 X 7947 MCCONNELL AVE rev \$1,489,000 4+3 *					
16-119742	11-2	818 S RIMPAU BLVD	NEW	\$2,295,000	5+4	p.162	15-953353 702D3 11-2	7343 W 87TH ST	rev	\$1,410,000	4+3 *	
	11-2	346 N ARDEN BLV	NEW	\$1,799,000	3+2	p.162	30 Hollywood Hills East <i>Single Family</i>					
	11-2	455 N HIGHLAND AVE	NEW	\$1,699,000	4+3	p.162	16-120154 11-2 2150 HOLLYRIDGE DR NEW \$2,995,000 3+4 *					
16-119946	11-2	311 N HOBART BLVD	NEW	\$865,000	2+1	*		11-2	6001 GRACIOSA DR	NEW	\$2,395,000	3+4 p.165
16-112092	11-2	140 N PLYMOUTH	red	\$1,995,000	3+3	p.163	16-119092	11-2	3234 DE WITT DR	NEW	\$979,000	2+1.75 p.166
16-102268	11-2	200 S ARDEN	rev	\$2,995,000	4+4	*		11-2	2140 STANLEY HILLS DRIVE	NEW*	\$897,000	2+1.5 *
16-107584	11-2	458 S SYCAMORE AVE	rev	\$2,795,000	5+6	p.139	16-115038	11-2	3040 ARROWHEAD DR	rev	\$2,397,000	5+4 p.166
16-107584	11-2	458 S SYCAMORE AVE	rev	\$2,795,000	5+6	p.163	16-980311	12-2	3486 WONDER VIEW PL	rev	\$2,280,000	4+3 p.166
16-113744	11-2	945 S MUIRFIELD RD	rev	\$1,799,000	3+3	p.163	30 Hollywood Hills East <i>Condo / Co-op</i>					
18 Hancock Park-Wilshire <i>Condo / Co-op</i>							16-117942 11-2 1951 N BEACHWOOD DR #203 rev \$617,000 2+3 *					
	11-2	645 WILCOX AVE, UNIT 2A	NEW	\$1,150,000	2+2.5	p.163	16-116066	11-2	2604 N BEACHWOOD DR #6	rev	\$549,000	2+2 *
	11-2	645 WILCOX AVE 2A	NEW*	\$1,150,000	2+2.5	*	30 Hollywood Hills East <i>Lease</i>					
593/E7	11-2	651 WILCOX AVE, UNIT 1C	NEW	\$839,000	2+2.5	p.163	16-110864 12-2 3486 WONDER VIEW PL NEW \$13,500 4+3 p.166					
	11-2	5037 ROSEWOOD AVE, UNIT 303	NEW	\$699,000	2+2	p.163	31 Playa Del Rey <i>Single Family</i>					
16-119470	11-2	4943 ROSEWOOD AVE #204	NEW	\$428,800	2+2	*	16-118214 11-2 6209 OCEAN FRONT WALK NEW \$9,995,000 4+8 *					
16-117496	POOL!	585 N ROSSMORE AVE #207	rev	\$525,000	1+1	p.163	16-118214	1-2	6209 OCEAN FRONT WALK	NEW	\$9,995,000	4+8 p.166
16-118884	11-2	525 N SYCAMORE AVE #327	rev	\$399,000	1+1	*	PV16087995MR	11-2	X 7335 VISTA DEL MAR LANE	NEW	\$4,999,999	5+5 p.166
16-978001	593D7	525 N SYCAMORE AVE #308	rev	\$389,950	1+1	*	31 Playa Del Rey <i>Condo / Co-op</i>					
19 Beverly Center-Miracle Mile <i>Single Family</i>							16-118832 11-2 8600 TUSCANY AVE #305 NEW \$714,000 2+2 *					
16-117032	11-2	637 N GARDNER ST	NEW	\$2,969,000	5+4.5	p.163	16-119084	11-2	7777 W 91ST ST #B3150	NEW	\$499,000	2+2 *
16-117554	11-2	831 S DUNSMUIR AVE	NEW	\$1,800,000	3+2	*	33 Malibu <i>Lease</i>					
	11-2	141 S MARTEL AVE	NEW	\$1,699,000	3+2	p.163	16-118662 12:30-3:30 18319 CLIFFTOP WAY NEW \$18,000 3+4 p.166					
16-119582	11-2	1066 STEARNS DR	NEW	\$1,385,000	2+2	p.163	35 Inglewood <i>Single Family</i>					
16-119568	11-2	1706 S BURNSIDE AVE	NEW	\$698,000	3+2	p.164	11-2 429 W 64TH ST NEW \$599,000 3+2 p.166					
16-110798	11-2	402 N FLORES ST	rev	\$3,895,000	5+5.5	p.164	41 Park Hills Heights <i>Single Family</i>					
16-118496	11-2	341 N CRESCENT HEIGHTS BLVD	rev	\$3,195,000	5+5.5	p.164	16-120018 11-2 5546 ONACREST DR rev \$1,330,000 6+4 *					
16-117804	11-2	611 N MARTEL AVE	rev	\$2,995,000	4+5	p.140	41 Park Hills Heights <i>Condo / Co-op</i>					
16-117804	11-2	611 N MARTEL AVE	rev	\$2,995,000	4+5	p.164	16-118850 11-2 4739 DON RICARDO DR #2 NEW \$418,000 3+2 *					
16-112192	11-2	935 S OGDEN DR	rev	\$1,600,000	3+2	*	42 Downtown L.A. <i>Condo / Co-op</i>					
16-108636	11-2	6212 MARYLAND DR	rev	\$1,599,000	3+2	p.164	16-105278 11-2 718 N FIGUEROA ST NEW \$3,795,000 3+7 *					
20 Hollywood <i>Single Family</i>							51 West Hills <i>Single Family</i>					
16-118682	11-2	707 N MCCADDEN PL	NEW	\$1,147,000	3+3	p.164	16-119424 11-2 8363 MARLA AVE NEW \$915,000 4+3 p.167					
	11-2	X 6509 LA MIRADA AVE	NEW	\$859,000	3+3	p.164	60 Tarzana <i>Single Family</i>					
20 Hollywood <i>Condo / Co-op</i>							16-117206 560F5 11-1:30 19673 VALDEZ DR NEW \$1,299,000 4+3 *					
16-116574	11-2	5706 FAIR AVE #206	rev	\$749,000	1+2	p.143	62 Encino <i>Single Family</i>					
21 Silver Lake - Echo Park <i>Single Family</i>							11-2 4849 ENCINO AVE NEW \$8,995,000 6+9 p.167					
	11-2	X 2651 LAKE VIEW TER	NEW	\$1,325,000	3+3	p.164	16-118444	11-2	4711 S BALBOA AVE	NEW	\$4,745,000	6+10 p.141
16-112810	11-1	1767 FANNING ST	rev	\$1,495,000	3+4	p.164	16-118314	11-2	17647 BELINDA ST	NEW	\$3,995,000	6+8 p.167
22 Los Feliz <i>Single Family</i>							16-119192 11-2 4670 WHITE OAK AVE rev \$2,290,000 6+5 *					
16-119650	11-2	2035 N EDGEMONT ST	NEW	\$1,495,000	3+3	*	62 Encino <i>Condo / Co-op</i>					
16-117666	11-2	3431 AMESBURY RD	rev	\$2,950,000	5+5.5	p.165	16-119868 11-2 5409 YARMOUTH AVE #6 NEW \$457,000 2+3 *					
27 Topanga <i>Single Family</i>							62 Encino <i>Land</i>					
	11-2	X 21140 COLINA DR	NEW	\$2,350,000	3+2.5	p.165	16-101562 11-2 18000 BORIS DR rev \$750,000 Land *					
28 Culver City <i>Single Family</i>							72 Sherman Oaks <i>Single Family</i>					
16-120080	11-2	4114 LA SALLE AVE	NEW	\$2,395,000	5+6	p.165	11-2 14640 GREENLEAF ST NEW \$3,588,000 5+5.5 p.167					
16-119390	11-2	5327 BALLONA LN	NEW	\$1,365,000	5+3	p.165		11-2	15137 OTSEGO ST	NEW	\$1,898,000	5+5 p.167
	11-2	10774 FLAXTON ST	NEW	\$1,295,000	3+2	p.165	16-116264	11-2	X 3648 DIXIE CANYON AVE	NEW	\$1,799,000	3+4 p.167
16-119456	11-2	10707 FLAXTON ST	rev	\$1,075,000	3+2	*		11-2	15490 BRIARWOOD DR	NEW	\$1,495,000	4+4 p.167
28 Culver City <i>Condo / Co-op</i>												
16-119554	11-2	4051 LINCOLN AVE #4	NEW	\$1,049,000	2+3	*						
16-119090	672J6	6050 CANTERBURY DR #F-223	NEW	\$550,000	3+2	*						

TUE, WED, THU, FRI & BY APPT OPEN HOUSE DIRECTORIES

REFRESHMENTS LUNCH
 THEMLSPTM™ OPEN HOUSES

73 Studio City *Single Family*

	11-2	3780 SUNSWEPT DR	NEW \$2,350,000	3+3	p.167
16-118572	11-2	4254 IRVINE AVE	NEW \$2,095,000	5+4	p.167
	11-2	3893 AVENIDA DEL SOL	NEW \$1,095,000	1+1	p.168

74 Toluca Lake *Condo / Co-op*

	11-2	4406 MOORPARK WAY	NEW \$849,000	3+4	p.168
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75 Valley Village *Single Family*

16-112860	11-2	11577 ADDISON ST	NEW \$979,000	3+2	p.142
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76 North Hollywood *Condo / Co-op*

16-118582	11-2	5706 FAIR AVE #206	NEW \$379,000	2+1	p.168
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81 Glendale *Single Family*

	11-2	1436 E WINDSOR RD	NEW \$629,000	2+1	p.168
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89 Calabasas *Single Family*

16-119446	11-2	24359 LA MASINA CT	NEW \$5,995,000	5+6	p.168
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94 Glassell Park *Single Family*

316002415IT 564G6	10-2	3291 ROMULUS STREET	red \$849,000	4+2	p.144
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94 Glassell Park *Income*

16-116402	11-2	3178 CARLYLE ST	rev \$1,650,000		*
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280 Rancho Palos Verdes *Single Family*

16-113414	11-2	15 SWEETBAY RD	NEW \$2,399,000	4+4	*
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1284 Highland Park *Single Family*

16-119214	11-2	6271 PINE CREST DR	rev \$949,000	3+2	*
16-118920	11-1	5217 IRVINGTON PL	rev \$639,000	2+1	*

WEDNESDAY OPEN HOUSE DIRECTORY

81 Glendale *Single Family*

	10-1	1436 E WINDSOR RD	NEW \$629,000	2+1	p.168
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332 Palm Springs Central *Single Family*

16-118004PS	11-12:30	898 N AVENIDA PALMAS	NEW \$1,395,000	3+4	*
16-118606PS	11-12:30	994 N CORONET CIR	NEW \$1,095,000	3+4	*

332 Palm Springs Central *Condo / Co-op*

16-119590PS	11-12:30	1100 E AMADO RD #11A2	NEW \$159,900	1+1	*
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334 Palm Springs South End *Single Family*

16-972181PS	9:30-11	251 E PALO VERDE AVE	NEW \$699,500	4+3	*
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334 Palm Springs South End *Condo / Co-op*

16-118298PS	9:30-11	2550 MIRAMONTE CIR #D	NEW \$269,000	3+3	*
OC16019263MR	9:30-11	2454 E PALM CANYON DR #1C	rev \$225,000	2+2	*

335 Cathedral Cith North *Single Family*

16-109580PS	11-12:30	27135 SHADOWCREST LN	NEW \$239,500	3+2	*
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336 Cathedral City South *Condo / Co-op*

16-111558PS	9:30-11	68938 CALLE MONTORO	NEW \$215,000	2+2	*
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THURSDAY OPEN HOUSE DIRECTORY

32 Malibu Beach *Single Family*

16-106482	11-3	27724 PACIFIC COAST HWY	NEW \$30,000,000	4+4	p.169
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33 Malibu *Single Family*

16-118574	9:30-11:45	26946 PACIFIC COAST HWY	NEW \$6,995,000	5+6	*
16-117470	11-2	21465 PACIFIC COAST HWY	NEW \$4,300,000	4+4	*

86 Pasadena *Single Family*

16-119436	10-2	298 PLEASANT ST	NEW \$1,295,000	3+3	*
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336 Cathedral City South *Single Family*

16-115578PS	10-12	35605 PLACID PL	NEW \$429,900	3+3	*
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999 Out of Area *Single Family*

16-119652	9-10	926 OLYMPIC AVE	NEW \$309,000	3+3	*
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FRIDAY OPEN HOUSE DIRECTORY

42 Downtown L.A. *Condo / Co-op*

16-106500	11-1	849 S BROADWAY #511	rev \$1,195,000	2+2	*
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62 Encino *Single Family*

	11-2	4849 ENCINO AVE	NEW \$8,995,000	6+9	p.169
16-118314	11-2	17647 BELINDA ST	rev \$3,995,000	6+8	*

73 Studio City *Single Family*

16-118572	11-2	4254 IRVINE AVE	NEW \$2,095,000	5+4	p.169
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89 Calabasas *Single Family*

16-119446	11-2	24359 LA MASINA CT	NEW \$5,995,000	5+6	*
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999 Out of Area *Single Family*

16-114952PS	11-4	3680 LEROY ST	NEW \$232,500	3+1	*
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BY APPOINTMENT DIRECTORY

2 Beverly Hills Post Office *Single Family*

16-104414		2239 BENEDICT CANYON DR	red \$3,999,000	5+5	p.169
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3 Sunset Strip - Hollywood Hills West *Land*

16-971959	592H3	2381 SUNSET PLAZA DR	red \$4,500,000	Land	p.169
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14 Santa Monica *Condo / Co-op*

15-966223		201 OCEAN AVE #910B	rev \$1,095,000	2+2	p.169
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22 Los Feliz *Lease*

16-110324		3245 LOWRY RD	NEW \$8,500	4+3	p.169
16-114148		3279 LOWRY GST HSE RD	NEW \$2,000	0+1	p.169

☑ REFRESHMENTS ✕ LUNCH
* THEMLSPTO™ OPEN HOUSES

SATURDAY & SUNDAY OPEN HOUSE DIRECTORIES

■ SATURDAY OPEN HOUSE DIRECTORY

4	Bel Air - Holmby Hills	Single Family
16-118764	2-5 2841 ROSCOMARE RD NEW \$1,950,000 3+3 *	
17	Mid-Wilshire	Condo / Co-op
16-112174	1-4 1150 S OXFORD AVE #401 rev \$569,000 2+2 *	
18	Hancock Park-Wilshire	Single Family
16-119478	12-4 1001 S LONGWOOD AVE NEW \$1,240,000 3+2 *	
21	Silver Lake - Echo Park	Single Family
16-111418	2-5 1741 MCCOLLUM ST rev \$1,400,000 4+3 *	
21	Silver Lake - Echo Park	Lease
16-119928	11-2 1940 PRESTON AVE #101 NEW \$3,250 3+2 *	
16-119940	11-2 1940 PRESTON AVE #102 NEW \$2,700 2+1 *	
16-120086	11-2 1940 PRESTON AVE #103 NEW \$2,700 2+1 *	
16-120090	11-2 1940 PRESTON AVE #104 NEW \$2,700 2+1 *	
28	Culver City	Single Family
16-119456	1-4 10707 FLAXTON ST rev \$1,075,000 3+2 *	
34	Los Angeles Southwest	Single Family
16-119834	1-4 7319 S HALDALE AVE NEW \$375,000 2+2 *	
41	Park Hills Heights	Condo / Co-op
16-118850	2-5 4739 DON RICARDO DR #2 rev \$418,000 3+2 *	
208	Hawthorne	Condo / Co-op
16-118630	2-5 13400 DOTY AVE #1 NEW \$339,000 3+3 *	
321	Rancho Mirage	Single Family
16-112928PS	2-4 106 VIA LAS FLORES NEW \$689,000 3+4 *	
331	Palm Springs North End	Single Family
16-118566PS	11-3 578 E DESERT WILLOW CIR NEW \$599,000 3+2 *	
335	Cathedral Cith North	Single Family
16-109580PS	11-2 27135 SHADOWCREST LN rev \$239,500 3+2 *	
999	Out of Area	Single Family
16-117130	1-5 1110 WINN DR rev \$549,000 3+2 *	
999	Out of Area	Condo / Co-op
16-118346	11-2 41 EXETER NEW \$559,000 2+2 *	

■ SUNDAY OPEN HOUSE DIRECTORY

1	Beverly Hills	Condo / Co-op
16-119114	2-5 235 S REEVES DR #PH403 NEW \$1,499,000 2+3 *	
6	Brentwood	Single Family
16-107752	2-5 2220 MANDEVILLE CANYON RD NEW \$12,500,000 5+7 *	
	631/G3 2-5 301 N BOWLING GREEN WAY NEW \$4,495,000 4+3.5 p.170	
6	Brentwood	Lease
15-893301	631D1 2-5 2220 MANDEVILLE CANYON RD NEW \$28,500 5+7 *	

7	West L.A.	Single Family
16-119204	2-5 12107 OCEAN PARK rev \$1,375,000 3+4 *	
11	Venice	Single Family
16-113210	2-5 685 WASHINGTON rev \$1,789,000 3+3 *	
11	Venice	Condo / Co-op
16-971697	1:30-4 18 N VENICE #C rev \$1,899,000 2+2 p.170	
14	Santa Monica	Single Family
16-110148	2-5 301 20TH ST rev \$4,950,000 5+5 *	
14	Santa Monica	Lease
16-979619	2-5 301 20TH ST rev \$17,000 5+5 *	
15	Pacific Palisades	Single Family
16-118066	2-5 1240 TELLEM DR rev \$3,295,000 4+3 *	
15	Pacific Palisades	Condo / Co-op
16-119616	2-5 638 PALISADES DR NEW \$1,595,000 3+3 *	
16-103218	2-5 15500 W SUNSET BLVD #304 rev \$1,110,000 1+1 *	
16-106660	2-5 16123 W SUNSET #207 rev \$869,000 2+2 p.170	
16	Mid Los Angeles	Single Family
16-117124	12-5 2841 WELLINGTON RD NEW \$525,000 2+1 *	
18	Hancock Park-Wilshire	Single Family
16-118744	2-5 1012 S TREMAINE AVE NEW \$1,295,000 3+3 p.170	
16-969725	2-5 368 S RIMPAU BLVD rev \$8,950,000 7+8 *	
16-116980	2-5 533 N ARDEN rev \$1,350,000 4+3 *	
28	Culver City	Single Family
16-119456	1-4 10707 FLAXTON ST rev \$1,075,000 3+2 *	
30	Hollywood Hills East	Single Family
16-120154	2-5 2150 HOLLYRIDGE DR NEW \$2,995,000 3+4 p.170	
16-980311	2-4 3486 WONDER VIEW PL rev \$2,280,000 4+3 *	
30	Hollywood Hills East	Lease
16-110864	2-5 3486 WONDER VIEW PL rev \$13,500 4+3 *	
41	Park Hills Heights	Condo / Co-op
16-118850	2-5 4739 DON RICARDO DR #2 rev \$418,000 3+2 *	
57	Northridge	Single Family
16-118810	2-5 9310 ENCINO AVE rev \$819,000 4+3 *	
62	Encino	Single Family
16-106138	561F3 2-5 4546 GAVIOTA CT rev \$3,695,000 5+7 *	
16-106148	2-5 4538 GAVIOTA CT rev \$3,495,000 5+6 *	
16-106150	561F3 2-5 4528 GAVIOTA CT rev \$3,395,000 5+6 *	
16-106144	561F3 2-5 4532 GAVIOTA CT rev \$3,295,000 5+6 *	
73	Studio City	Single Family
16-118572	2-5 4254 IRVINE AVE NEW \$2,095,000 5+4 p.170	
81	Glendale	Single Family
	2-5 1436 E WINDSOR RD NEW \$629,000 2+1 p.170	
86	Pasadena	Single Family
16-119564	2-5 1764 E ORANGE GROVE NEW \$889,000 4+2 *	
16-110040	566G3 1-5 425 CLIFF DR rev \$1,485,000 3+3 *	
94	Glassell Park	Single Family
16-119432	2-5 3410 THE PASEO rev \$899,500 3+3 *	
999	Out of Area	Single Family
16-117130	1-5 1110 WINN DR rev \$549,000 3+2 *	



202 N. Canon Dr.
Beverly Hills, CA
90210



ELEGANT "CREST STREET" HOME

1658 LINDACREST DRIVE, BEVERLY HILLS

\$3,595,000

4 Bed / 4.5 Bath

Gorgeous 4 bedroom/4.5 bath Contemporary Mediterranean. Sophisticated design elements throughout. Large entertaining spaces. Ample size rooms. Light pours in every direction. Chef's kitchen opens to the family room/study. Master Bedroom has a glamorous bath and lovely views off of two private balconies. Downstairs boasts a huge bonus room which could be a theater room/exercise room/playroom or all of the above! Go outdoors to enjoy the terrace, swimming pool and some more charming views. Very quiet and private neighborhood. Only a few minutes to the heart of Beverly Hills!



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