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BOWMONT DRIVE

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

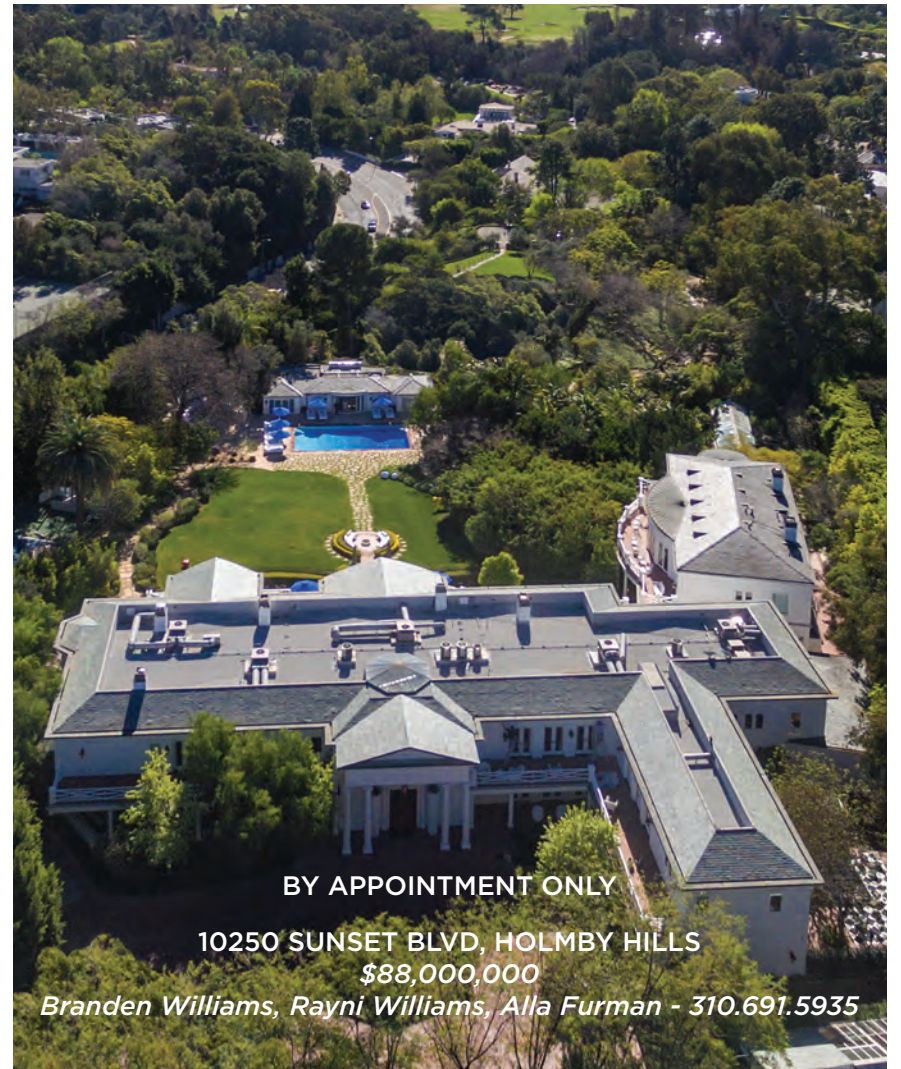
Thomas Glabman

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

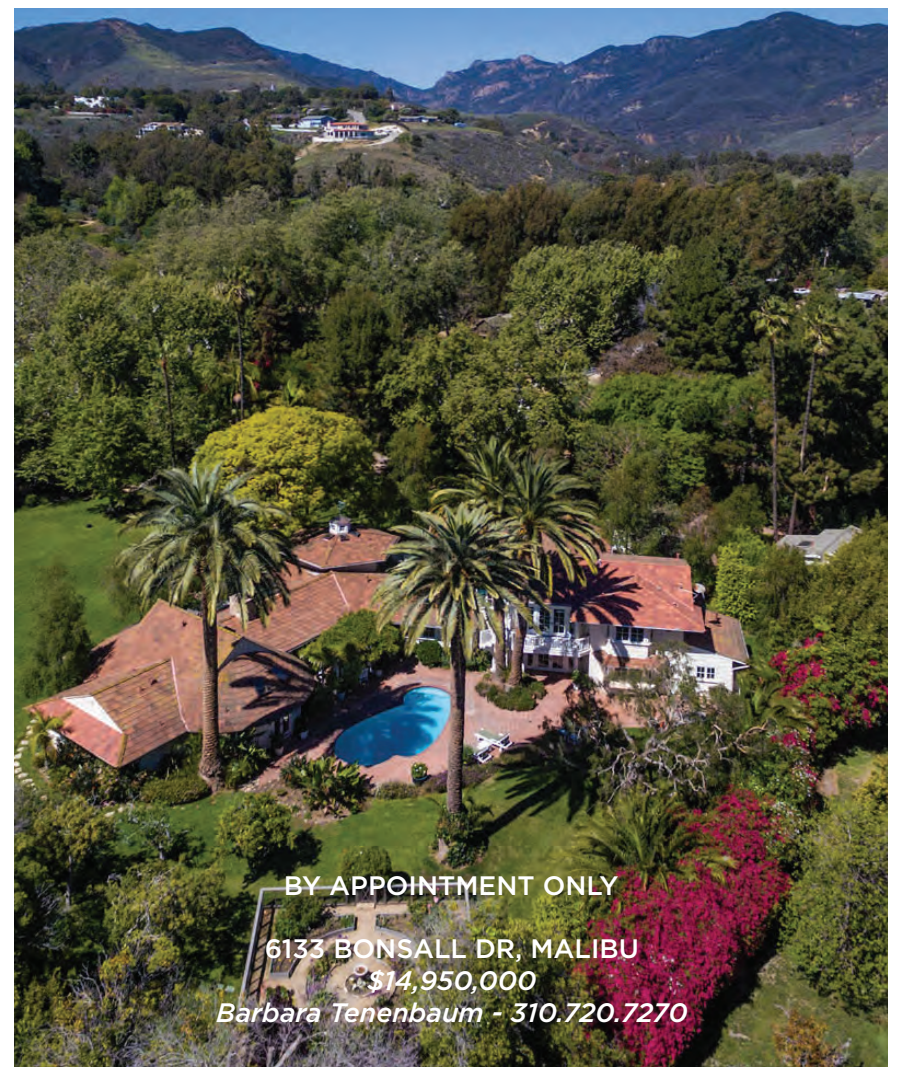


BY APPOINTMENT ONLY

301 COPA DE ORO RD, BEL-AIR

\$18,000,000

Linda May - 310.492.0735



BY APPOINTMENT ONLY

6133 BONSALE DR, MALIBU

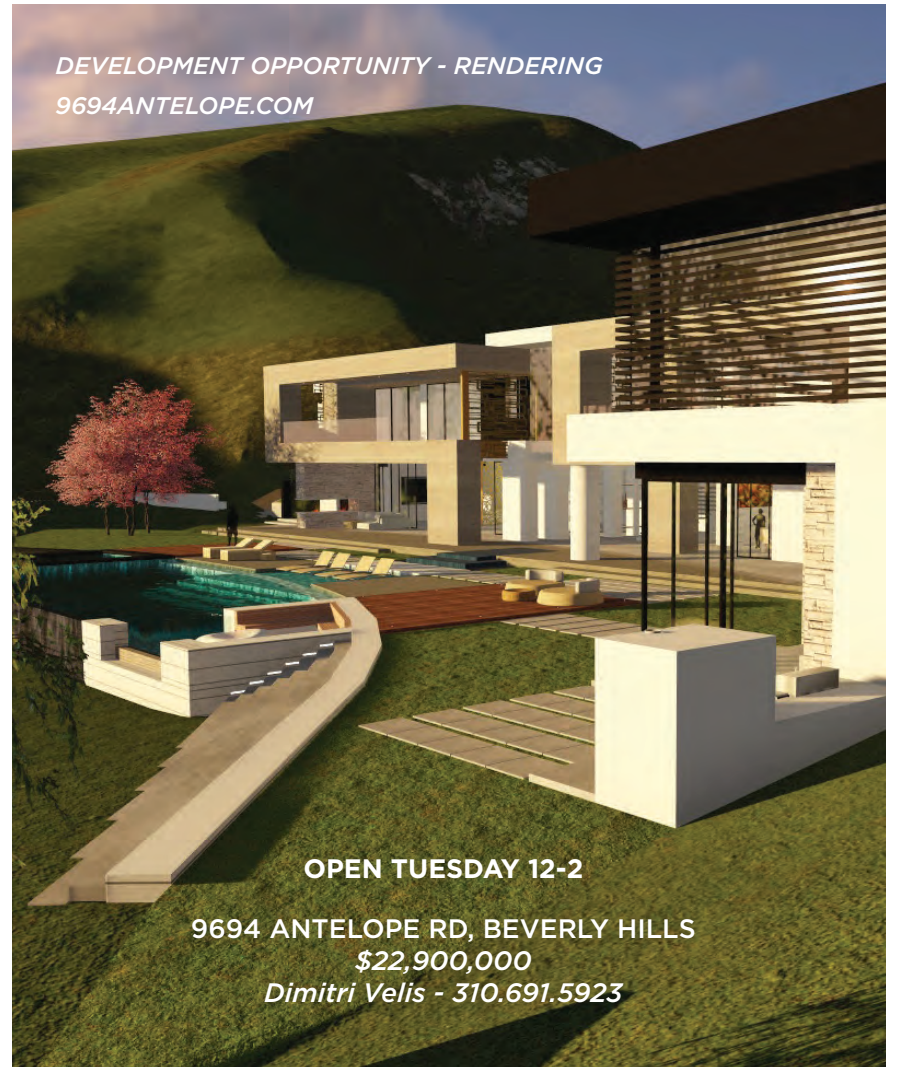
\$14,950,000

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



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\$48,500,000
Branden Williams, Rayni Williams - 310.691.5935

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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 \$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 \$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 \$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 \$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 \$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 \$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 \$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 \$5,950,000 / Henry Blackham 626-825-2919 & Crosby Doe

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31885 CIRCLE DRIVE, LAGUNA BEACH
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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



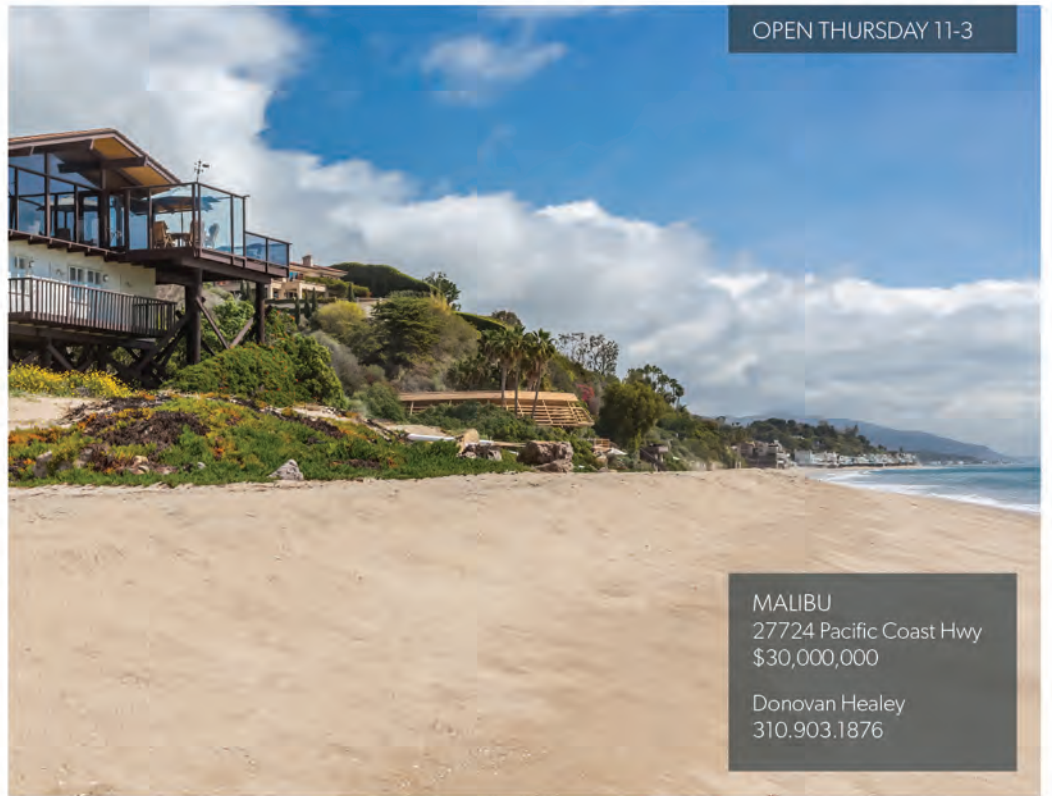
JOHN AAROE GROUP



OPEN TUESDAY 11-2
& FRIDAY 11-2

ENCINO
4849 Encino Avenue
\$8,995,000

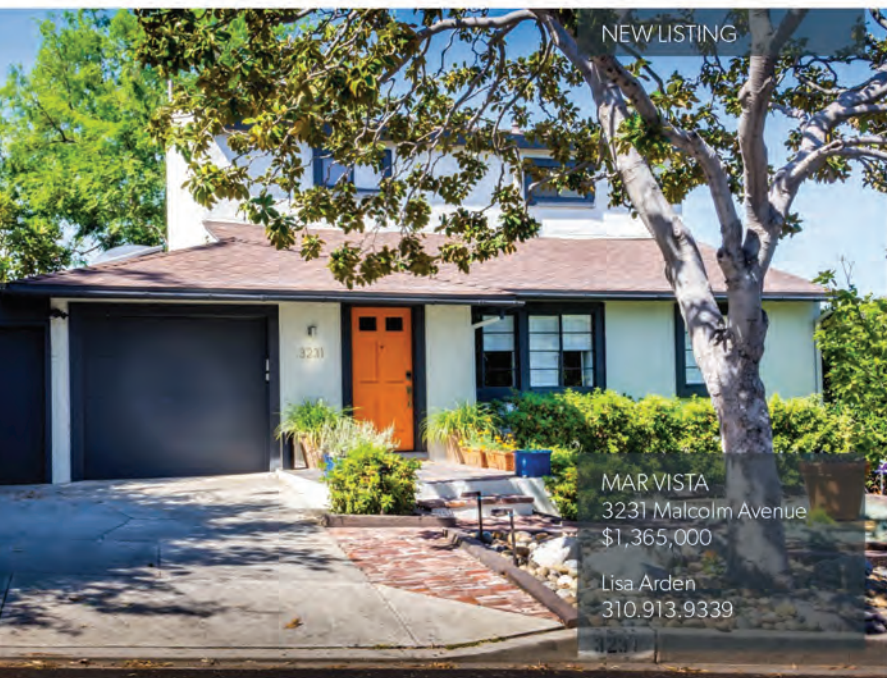
Jacob Dadon
818.264.8780



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 Kneidler
213.361.3503

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



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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

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MALIBU | Magical Whitewater Views
4BD/4BA | web: 1300174 | \$7,995,000
Malibu - Point Dume Brokerage
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BEL AIR | Charming Bel Air Spanish
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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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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
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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

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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
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11851 Atlantic Avenue

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Scott Tamkin
Melinda Tamkin
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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

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HOLLYWOOD HILLS
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\$5,295,000 | 5^{BED} 6^{BTH} 4,109^{SQ. FT.}

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SEBASTIAN WOLSKI 818.554.2199 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

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SAM REAL 323.533.1277 SamR@nestseekers.com

ANDREW VARGAS 714.371.3692 andrewv@nestseekers.com

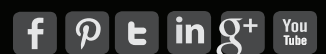
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Nest Seekers
INTERNATIONAL

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TEN
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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



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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

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

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

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

WEAHOMES.COM



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MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
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VIEW



FEATURED *Properties*

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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



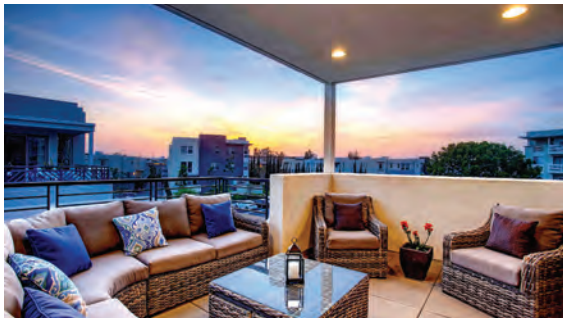
BRENTWOOD | \$3,895,000
 985 Amherst Ave – 5BR/5.5BA New Construction in Brentwood w/open floor plan & large yard.
RON WYNN (310) 963-9944



GLENDALE | \$1,349,000
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GOLETA | \$5,500,000
 Serene California Ranch overlooking Santa Barbara's coastal plain & Pacific ocean.
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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

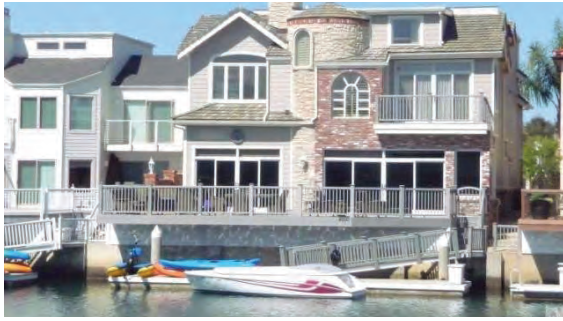


Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
 Beverly Hills South (310) 273-3113
 Brentwood (310) 820-6651

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
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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
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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

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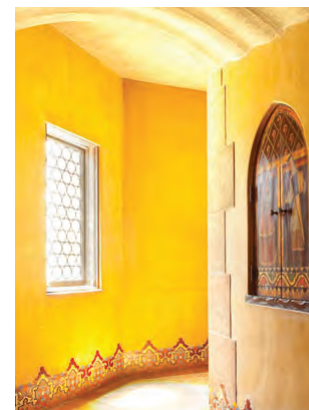
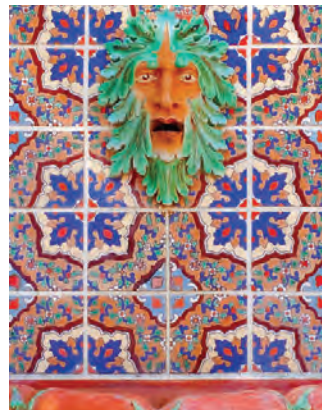


A&D ARCHITECTURE & DESIGN

MALIBU'S DAZZLING ADAMSON HOUSE

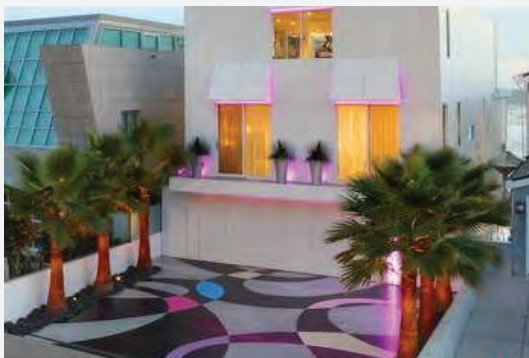
by Bret Parsons

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



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

Robin Stever (626) 695-2846

ARCHITECT: BILL MACK



BEVERLY HILLS | \$3,699,000
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Stacy Gottula (323) 610-7191



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\$1,299,000 | 2622TwentyFifth.com

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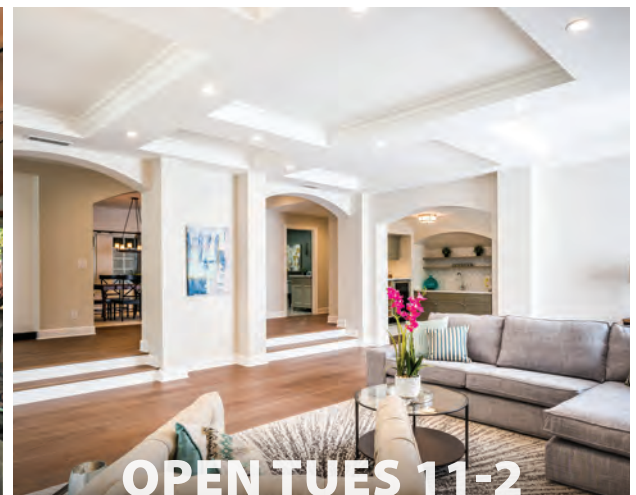
\$5,275,000 | 336 Via de la Paz, Pacific Palisades | 5BD/4½BA | www.336ViaDeLaPaz.com
Elisabeth Halsted | 310.820.9340



\$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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\$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



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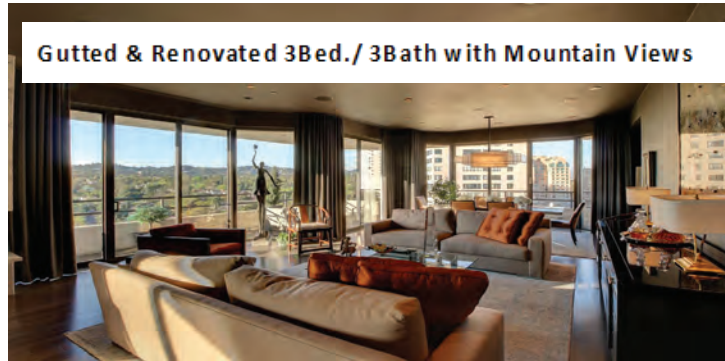
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10601 Wilshire Blvd., Los Angeles, CA 90024



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

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



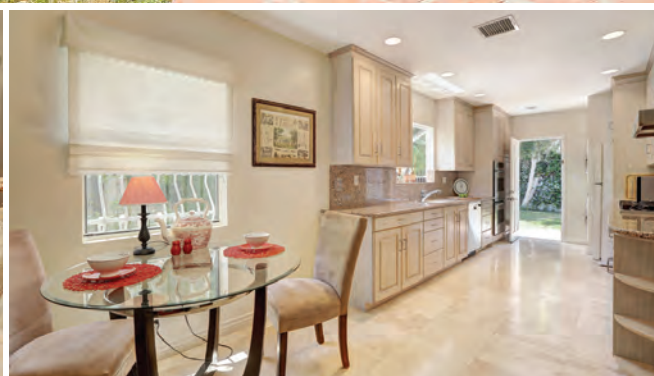
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310.595.5915
adam@mercervine.com

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



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.



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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



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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



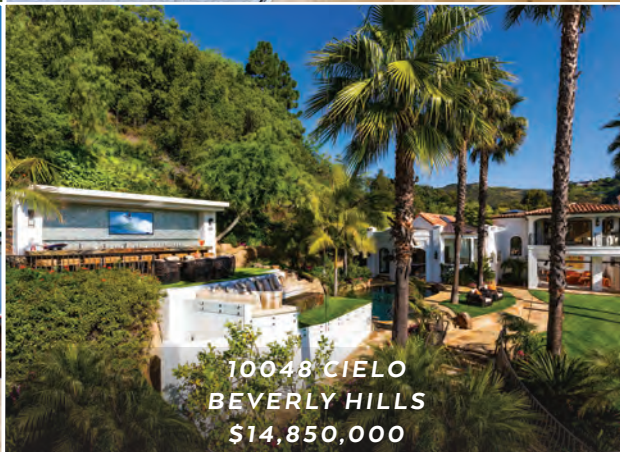
1865 CARLA RIDGE
TROUSDALE
\$12,950,000



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

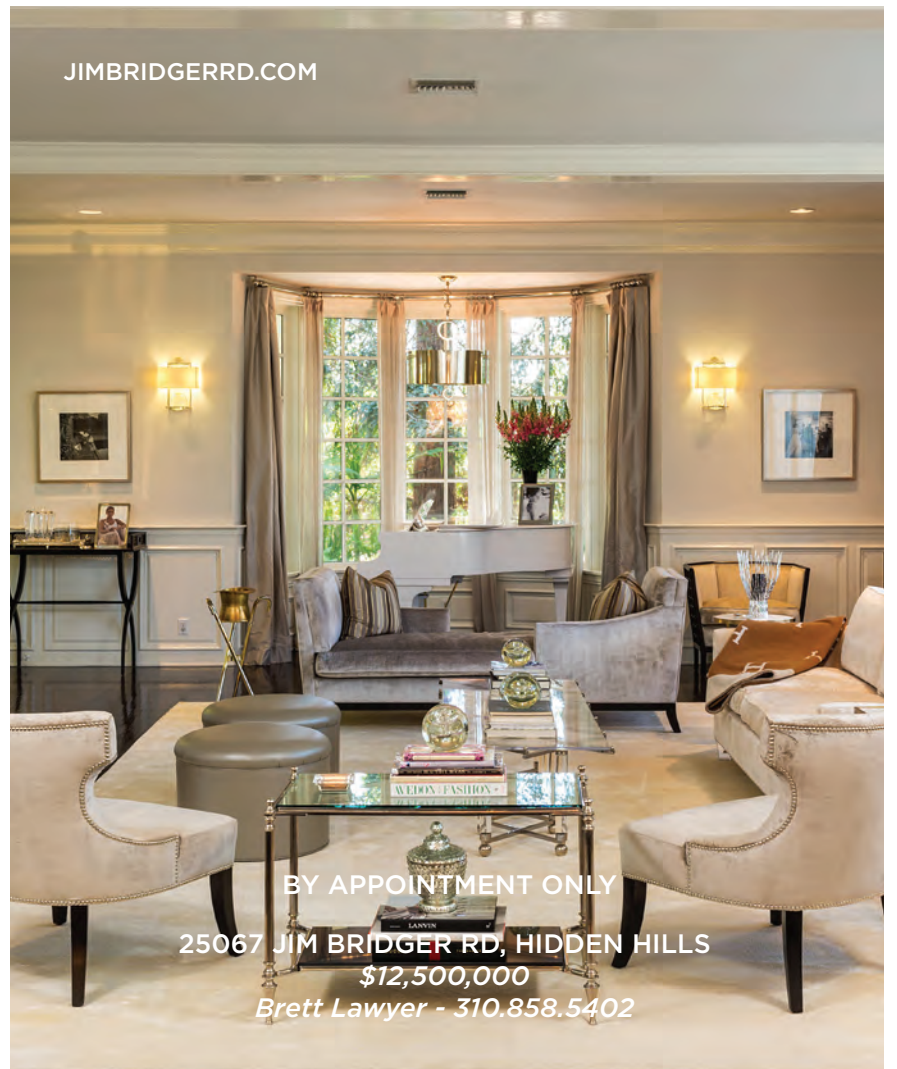
WILLIAMS WILLIAMS

ESTATES



BY APPOINTMENT ONLY

965 N ALPINE DR, BEVERLY HILLS
\$12,950,000
Drew Fenton, Barbara Duskin - 310.858.5474



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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



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

Gary Gold, Bjorn Farrugia - 310.858.5411



BARBARA BARRY RESIDENCE

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

Thomas Glabman - 310.614.7345

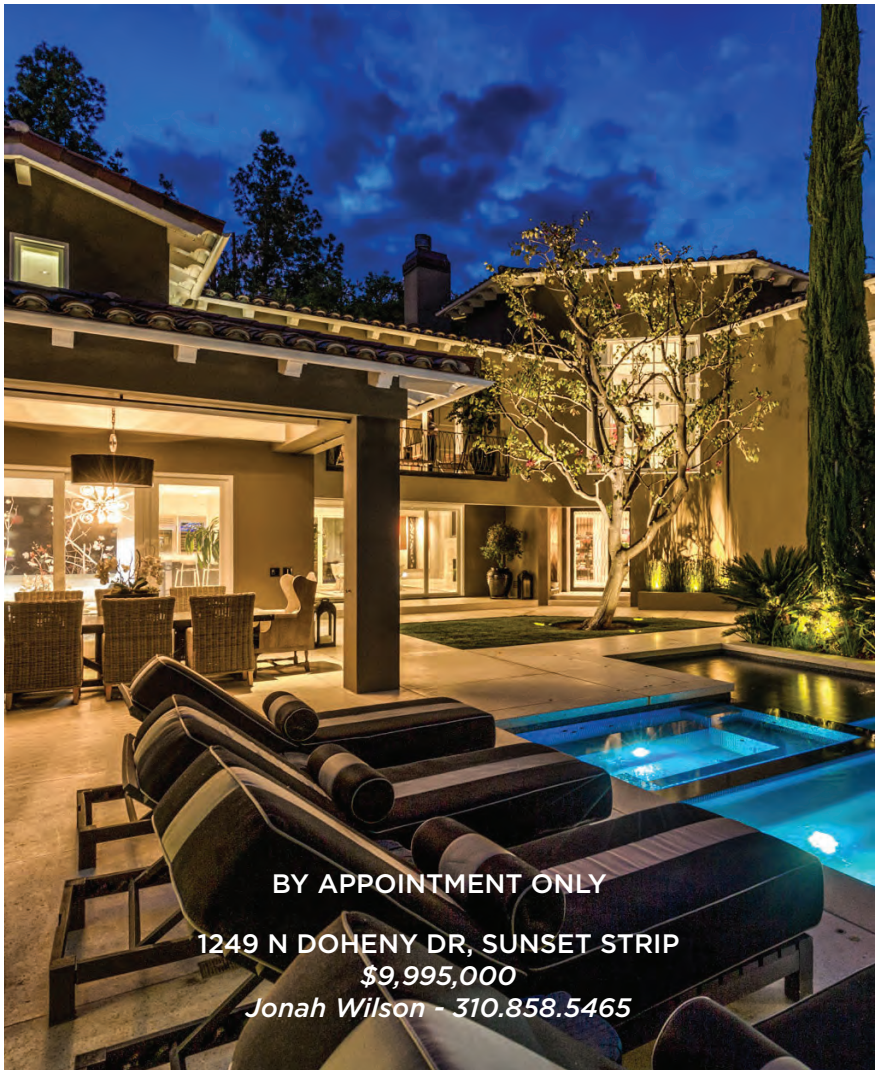


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1249 N DOHENY DR, SUNSET STRIP

\$9,995,000

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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



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2 CAR GARAGE
OR
2 CAR PRIVATE DRIVE

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



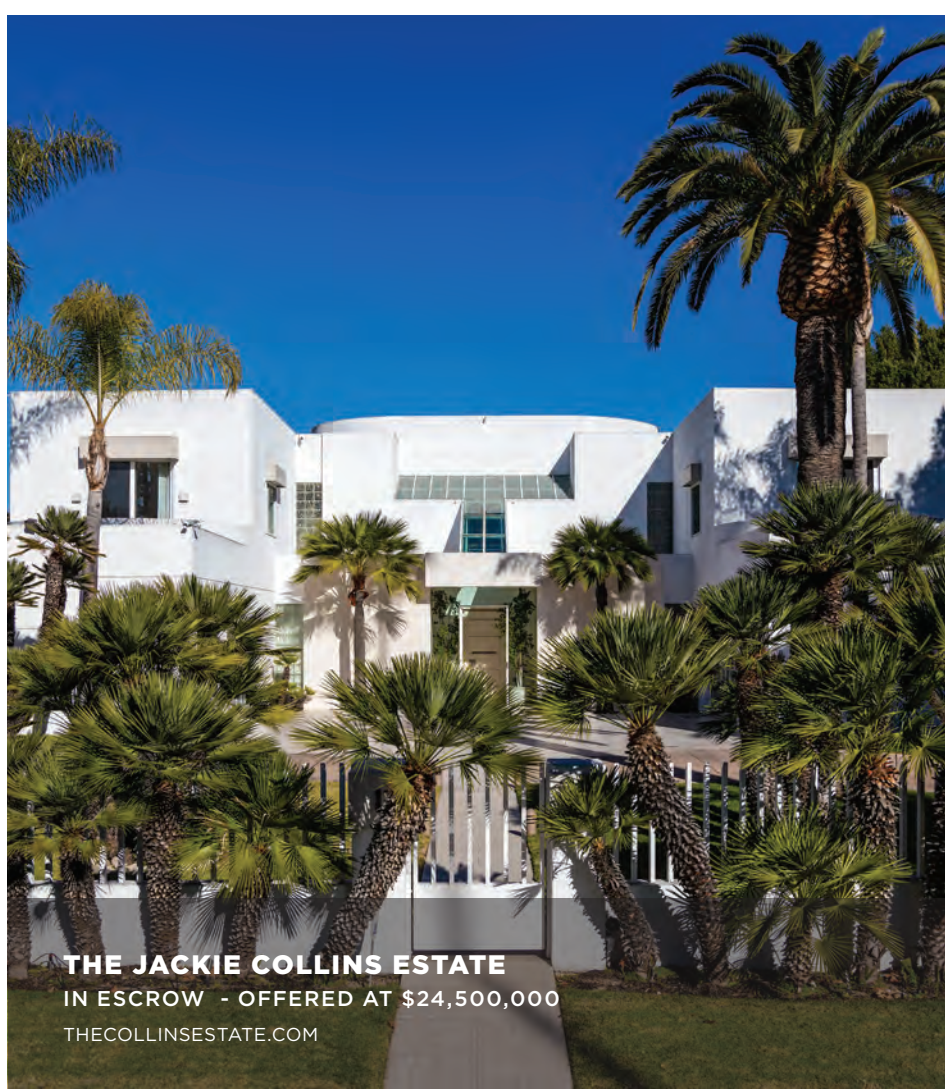
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CalBRE# 00897489

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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

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IN A NEW LIGHT

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



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TROUSDALE ESTATE
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OPEN TUESDAY 11-2 | TWILIGHT 6-8PM



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OFFERED AT \$8,995,000
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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

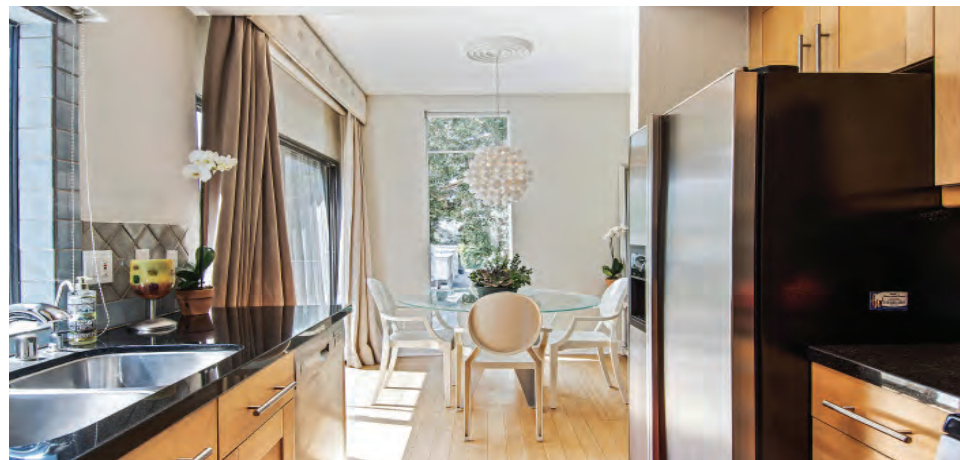
w/walk-in closet, dream tub, separate shower, trough w/double faucets. Two more bedrms, & laundry complete this level. Second staircase leads to roof deck w/outdoor living offering stunning 360 views.



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
office: 310.888.3314
cell: 310.498.1024
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JOHN AAROE GROUP

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



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CLASSICALLY
INSPIRED MODERN

\$12,500,000 | Pacific Palisades
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OPEN TUESDAY 11-2PM

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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



1633 Blue Jay Way, Sunset Strip
\$12,495,000 (turnkey available for \$35m.)



5255 Encino Avenue, Encino
\$6,999,000



21110 Pacific Coast Highway, Malibu
\$5,395,000



18918 La Montana Place, Tarzana
New price \$4,900,000



1544 North Doheny Drive, Sunset Strip
\$3,650,000



16347 Amota Court, Encino
\$3,326,000



16351 Amota Court, Encino
\$3,195,000



818 North Doheny Drive #1402, West Hollywood
\$1,999,000

MOSCOW

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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

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TWILIGHT OPEN HOUSE 5-7PM

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\$4,500,000

551NorwichDrive.com

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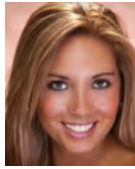
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CalBRE# 01438149





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



KRISTIN NEITHERCUT
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 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

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



JOHN AAROE GROUP




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

150 EL CAMINO DRIVE | BEVERLY HILLS, CA | 310.595.3888



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

THEALTMANBROTHERS.COM

**GLOBAL VISION.
LOCAL EXPERTISE.**

AB THE ALTMAN BROTHERS

Douglas Elliman EST. 1911
REAL ESTATE

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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

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

MATTHEW ALTMAN

C: 323.791.9398

MATTHEW@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

**GLOBAL VISION.
LOCAL EXPERTISE.**

AB THE ALTMAN BROTHERS

Douglas Elliman EST. 1911
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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
TRACYTUTORMALTAS.COM

**GLOBAL VISION.
LOCAL EXPERTISE.**





OPEN TUESDAY 11-2

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



TRACY TUTOR MALTAS

O: 310.595.3889 | C: 310.722.2267

TRACY.MALTAS@ELLIMAN.COM

TRACYTUTORMALTAS.COM

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LOCAL EXPERTISE.**





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



**MICHAEL
HADDAD**
WESTSIDE REAL ESTATE

310.430.4842
SOLDHOME1@GMAIL.COM
BRE#01326922



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



An international associate of Savills

THEAGENCYRE.COM





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



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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.

PAUL LESTER
310.488.5962

AILEEN COMORA
424.230.3746

MICHAEL PEREZ
323.679.4414

BY APPOINTMENT ONLY

NEW LISTING

OFFERED AT \$6,495,000



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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



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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



An international associate of Savills

THEAGENCYRE.COM





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



An international associate of Savills

THEAGENCYRE.COM





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



An international associate of Savills

THEAGENCYRE.COM





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



An international associate of Savills

THEAGENCYRE.COM





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
346ARDEN.COM



An international associate of Savills

THEAGENCYRE.COM



FINAL HOME REMAINING

RESIDENCE 403 | \$2,595,000



THE CARLYLE RESIDENCES

ACCESSORY STUDIOS AVAILABLE UPON PURCHASE OF A RESIDENCE
STARTING AT \$235,000

310.209.0000 | THECARLYLERESIDENCES.COM

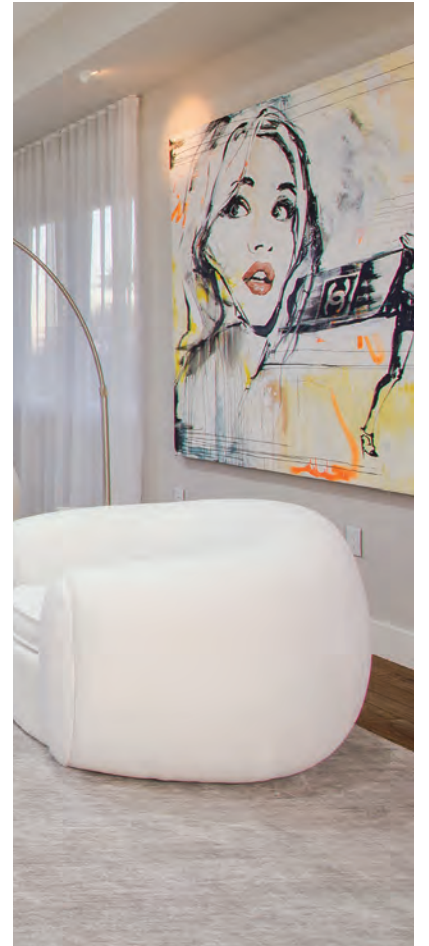
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ELADGROUP


THEAGENCY

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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

RUTSTEINHOLCOMB.COM | 310.500.3921

MARK RUTSTEIN

GREG HOLCOMB

1441 ROBMAR DRIVE BEVERLY HILLS



OPEN TUESDAY, MAY 3RD 11-2

\$6,448,000

Pate Stevens
patestevensells@aol.com
www.nourmand.com
cell: 310-467-7253
bre #: 01749421

Rochelle Maize
rochelle@rochellemaize.com
www.RochelleMaize.com
cell: 310.968.8828
bre #: 01365331

Gayle Weiss
gaylemweiss@gmail.com
www.nourmand.com
cell: 310.880.7948
bre #: 01050268



PROGRESSIVE MANDEVILLE CARAVAN



13107 BOCA DE CANON, BRENTWOOD
WWW.13107BOCADECANON.COM

JUST REDUCED: \$7,899,000
OPEN TUES MAY 3RD 11-2PM

Gayle Weiss
gaylemweiss@gmail.com
Cell: 310.880.7948
BRE#: 01050268

Rochelle Atlas Maize
rochelle@rochellemaize.com
Cell: 310.968.8828
BRE#: 01365331



MAIZE WEISS
LUXURY ESTATES



OPEN HOUSE TODAY | 11AM – 2PM



Janelle Friedman

CalBRE#: 00991146

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

OPEN TUESDAY 11-2PM



8650 OLIN STREET

 **LEE ZIFF**
REAL ESTATE PROFESSIONALS

310.432.6511
www.LeeZiff.com

Open House Tuesday 11-2



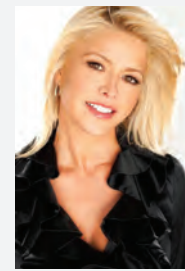
810 S Spring St, DTLA

SHORT TERM OR LONGTERM LEASES

Starting at \$2,300/month

RESIDENCES AVAILABLE
FOR IMMEDIATE OCCUPANCY.

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.



Nicole Contreras

www.nicolecontreras.com

nicole.contreras777@gmail.com

direct: 310.614.4952

bre #: 01512844



9955 Durant Dr, BH

AVAILABLE FURNISHED & UNFURNISHED

SHORT TERM OR LONG TERM LEASES

Starting at \$5,500/month

RESIDENCES AVAILABLE
FOR IMMEDIATE OCCUPANCY.

Luxury High End 2 and 3 bedroom units. Open large floorplans all remodeled with hard wood floors and top of the line finishes, washer and dryer, walk in closets, and city views. Walking distance to Rodeo and great restaurants!





8601 WILSHIRE BLVD BEVERLY HILLS

OPEN TUES 11-2
SAT & SUN 2-5



AVAILABLE FURNISHED & UNFURNISHED
SHORT TERM OR LONGTERM LEASES
Starting at \$3,999-\$12,500 monthly

RESIDENCES AVAILABLE
FOR IMMEDIATE OCCUPANCY.

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

nicole.contreras777@gmail.com

www.nicolecontreras.com

310.614.4952

bre#:01512844





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
- Great Live/Work Design with Multiple Levels and Second Kitchen
- Grassy Side Yard for Garden, or Dog Run
- Resorts Style Living, Minutes From LA's Best Hiking, Dining, Shopping and Entertainment
- Unobstructed Views From Outpost Canyon to Downtown, Century City and the Ocean
- Abundant Potential and Equity Opportunity For Flippers or Owner/Users
- French Doors On Multiple Rooms/Levels Open To Massive Balconies with Incredible Views

**310-800-5111
SoldBySkyler.com**



Skyler@skylerrhynes.com



calBRE #01917448

RARE
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

Agent doesn't guarantee the accuracy of square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE #01394743, # 01725619

BEVERLY HILLS EXCLUSIVE

1280 ANGELO DRIVE

Sotheby's

INTERNATIONAL REALTY

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

Beverly Hills Brokerage | 310.724.7000

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

4741 Natoma Ave, Woodland Hills

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BROKERAGE

SUN-LIT OASIS IN MOST DESIRABLE AREA

OPEN TUESDAY 11-2

**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.

Judy Leach

REALTOR®

(310) 858-1152 or (310) 701-0874

judyllynleach@gmail.com

Coldwell Banker Residential Brokerage - Beverly Hills North

CalBRE #00622446