


TUESDAY

01 Beverly Hills *Single Family*

945 FOOTHILL RD	Refresh.	11-2	NEW
\$25,000,000	6+9	FRENCH	



MAJESTIC FRENCH VILLA WITH CONTEMPORARY DETAILS, N OF SUNSET

On great cul-de sac in Estate Section. European gem feat long driveway, lrg motor crt on 1 acre. Generous public rms w/high ceilings open to terraces & gardens. Wrought iron drs, 2 story entry hall w/limestone flrs & sculptural staircase. Dbl formal LR, DR, screening rm/lounge & wood paneled library. Gourmet kitch & bfast area. Beautiful pool & fountains w/ European gardens. Spacious master ste w/dual marble baths, walk-in closets & sitting area +4 gst BRs + staff, gym & i2nd level terrace.

MLS#16-110524
Myra N & Bahar S 310.888.3333
NOURMAND&ASSOCIATES

RSVP AT 310.888.3333

1012 N HILLCREST RD	Open	11-2	NEW
\$24,999,000	6+8		




IN A NEW LIGHT: OPEN TUES 11-2 & TWILIGHT 6-8

Please visit 1012Hillcrest.com for more information.

D Fenton, J Mills 310.858.5474
HILTON & HYLAND

www.drewfenton.com

616 N OAKHURST DR	Open	11-2	NEW
\$5,495,000	4+5	TRADITIONAL	




AN INCREDIBLE OPPORTUNITY

Classic 1936 Traditional in prime 600 block Beverly Hills Flats. 3 bedrooms upstairs with all en suite bathrooms and maids downstairs. Great detail and charm throughout. This is an incredible opportunity to give a special house some TLC.

MLS#16-119592
Max Shapiro 310-422-5628
WEA

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

273 S SWALL DR	Open	11-2	632H2	NEW
\$2,550,000	4+3	2sty-COUNTRY ENGLISH		




SPEND LESS GET MORE! ONE OF THE LOWEST PRICED HOME IN BH!

Charming country English style home designed by Edward Webb on a wonderful corner lot in South Beverly Hills within a few blocks from Horace Mann Elementary School. Recently updated with all new wood floors throughout, all new appliances, new bathroom & new kitchen floors & recently repainted inside & out. Lovely garden areas with beautiful drought-tolerant landscaping, lovely trees and a bonus permitted detached guest house with full bathroom.

MLS#16-119692
Christophe Choo 310 777 6342
COLDWELL BANKER RESI

HomeForSaleinBeverlyHills.com

1031 COVE WAY	Lunch	11-2	red
\$7,399,000	4+5	1sty-CONTEMP MED	




REDUCED AND READY TO SELL NOW!

Dramatic price reduction on this chic contemporary villa located on one of the best streets north of Lexington! Built in 2004, this hard to find one-story is move-in ready with open floor plan, expansive rooms, soaring ceilings and generous scale and volume. Large foyer leads into a warm and inviting great room. Living room and master suite open to the sunny courtyard pool, perfect for entertaining. Opportunity to develop and maximize the full potential of this site as well!

MLS#16-982861
Janelle Friedman 3108503635
SOTHEYB'S INTERNATIO

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

439 S CLARK DR	Open	11-2	red
\$1,875,000	4+3	OTHER	




REMODEL THE EXISTING OR BUILD YOUR NEW DREAM HOME!

Incredible opportunity to build your custom dream home in Beverly Hills. Approved architectural plans are included for a 3269 square foot home. Entertaining grand open floor plan with living, dining, and family room areas. Four bedroom suites upstairs, large library/fifth bedroom with bathroom downstairs and a separate guest's powder room. Visualize your dream home and enjoy the Beverly Hills lifestyle.

MLS#16-982573
Vangelis Korasidis 310-247-1500
COLDWELL BANKER RES

Ready to Issue Permits for New Home

140 S WETHERLY DR	Refresh.	11-2	rev
\$2,750,000	4+4	1sty-SPANISH	



REMODELED SPANISH VILLA IN PRIME BEVERLY HILLS!

Remodeled Spanish Villa in prime Beverly Hills. Enter gated landscaped courtyard perfect for entertaining. The living room w/high beamed ceilings along w/ fireplace & hrdwd flooring & faux finishing. Formal dining room opens to the kitchen & breakfast area all w/ gorgeous hrdwd floors. Master suite has a modernized bathroom w/ French doors opening to lush back yard. Main house w/ 2 additional bdrms, bathroom & guest powder room. Garage converted to a guest house w/ a kitchenette and updated bathroom

MLS#16-115556
Vangelis Korasidis 310-247-1500
COLDWELL BANKER

Romantic Beverly Hills Spanish Villa

01 Beverly Hills *Condo / Co-op*

234 S GALE DR #106	Open	11-2	NEW
\$875,000	2+3	1sty-CONTEMP MED	




BEAUTIFUL, BRIGHT AND SPECIOUS ONE LEVEL CONDOMINIUM IN THE PRESTIGIOUS "HAMPTONS". THE MOST AFFORDABLE MOVE-IN READY 2 + DEN/ OFFICE OR 3RD. BEDROOM AND 2.5 BATHROOMS UNIT IN BEVERLY HILLS. 2 MASTER SUITS, OPEN FLOOR PLAN, HIGH CEILING AND EVEN A WET-BAR FOR YOUR ENJOYMENT. AMENITIES INCLUDE: POOL, HOT TUB, SAUNA, COMPUTERIZED GYM AND BBQ. SECURED BUILDING AND GATED GARAGE WITH ALL SIDE-BY-SIDE PARKING AND 8 GUEST PARKING. EAST FACING BACK UNIT PROVIDE TRANQUIL LIVING ENVIRONMENT.

MLS#16-119968
Steve Oren 310-980-8495
KELLER WILLIAMS BEVE

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

01 Beverly Hills *Lease*

8601 WILSHIRE #503	Open	11-2	632J2	NEW
\$5,625	1+1	MODERN		



Dsgnr units w/ high fir-ceiling windows, incred vws, hrd wd flrs, mod kitch w/ ss appl. Short or long term & furnished. 24hr valet park, congr, srv staff. Gym, MediaRm, Bus.Ctr, Rftop spa w/ view.

MLS#16-120064
Nicole Contreras 310-614-4952
NOURMAND & ASSOCIATE


nicole.contreras777@gmail.com


REMINDER

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


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

TUESDAY

8601 WILSHIRE #602	Open 11-2 632J2	NEW
\$3,999	1+2 MODERN	
	DESIGNER FURNISHED UNIT WITH VIEW	
Designer Furnished Unit. Floor to ceiling windows. Designer kitchen with stainless steel appliances and quartz countertops. Full size washer and dryer. Big walk in closet. Building has 24 hour valet parking, concierge, service staff. Fitness Center, Media Room, Business Center, Rooftop water deck with views of the city. Email agent for all showings		
MLS#16-119244		
Nicole Contreras 310-614-4952		nicole.contreras777@gmail.com
NOURMAND & ASSOCIATE		

9892 GLOUCESTER DR	Open 11-2	NEW
\$4,999,999	6+5 2sty-CONTEMPORARY	
	FABULOUS CUSTOM ARCHITECTURAL ON LARGE LOT	
Fabulous custom architectural home built by owner; privately situated at the end of cul-de-sac on one of Benedict Hills Estates best streets. Wonderful grand entry with soaring ceilings, gourmet cooks kitchen with top-of-the line stainless appliances and large center island plus breakfast room. Large formal dining, living and family rooms. Approx. 5,751 sq.ft. on 31,393 sq.ft. lot. There are many architectural details, skylights and built-ins and tremendous wall space for art.		
Ginger Glass 310-927-9307		
COLDWELL BANKER BHN		

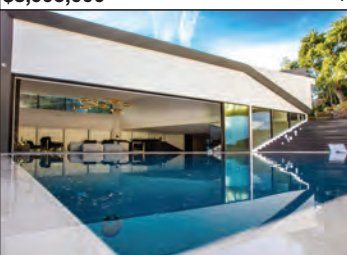
1031 COVE WAY	Lunch 11-2 592D6	rev
\$27,500	4+5 1sty-CONTEMP MED	
	READY TO ENJOY AND LEASE NOW!	
Chic contemporary villa on one of the best streets north of Lexington and just moments to the Beverly Hills Hotel. Built in 2004, this hard to find one-story has an open floor plan, expansive rooms, soaring ceiling and generous volume. Large foyer leads into a warm and inviting great room with gourmet kitchen, family room, wet bar, and walk-in wine cellar. Living room and master suite open to the courtyard pool. Excellent closet and storage space. Resort-style living yet minutes to all of BH!		
MLS#16-983225		
Janelle Friedman 310-850-3635		Blt-Ins,Washer,Dryer
SOTHEBY'S INTERNATIO		


1658 LINDACREST DR	Open 11-2	NEW
\$3,595,000	4+5 2sty-CONTEMP MED	
	ELEGANT "CREST STREET" HOME	
4 bedroom/4.5 bath Contemporary Mediterranean. Sophisticated design elements. Large entertaining spaces. 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! Outdoors is the terrace, swimming pool & more charming views. Very quiet and private neighborhood. Only a few minutes to the heart of Beverly Hills!		
MLS#16-102928		
Roger Perry 310-600-1553		www.RogerPerry.com
RODEO REALTY - BH		


02 Beverly Hills Post Office Single Family


9540 OAK PASS RD	Open 11-2	NEW
\$11,950,000	7+9	
	HAMPTONS STYLE ESTATE ON 1.85 ACRES WITH VIEWS	
Hamptons Traditional estate with guesthouse on 1.85 acres with canyon and ocean views. Located in the exclusive gated celebrity enclave of Oak Pass Road, this property offers privacy & security yet minutes to shopping and restaurants in Beverly Hills. The interiors are east coast chic with an outstanding floor plan that flows while offering private spaces to accommodate a large family. The Living Room, Family Room and Kitchen all open to the outdoor kitchen, pool, spa and sweeping lawn.		
G Gold, B Farrugia 310.741.0505		
HILTON & HYLAND		
www.soldbygold.net		

8283 SKYLINE DR	Refresh. 11-2	NEW
\$3,495,000	4+3.5 1sty-CONTEMPORARY	
	SINGLE LEVEL CONTEMPORARY IN WONDERLAND SCHOOL DISTRICT	
Exquisite Gated View Home - 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.		
Cindy Ambuehl (424) 321-4947		
THE AGENCY		
Pool / BBQ / Oversized Deck		


2210 BOWMONT DR	Open 11-2	NEW
\$8,995,000	4+5 2sty-CONTEMPORARY	
	STUNNING CONTEMPORARY IN BHPO	
Private and gated, this contemporary BHPO home offers an incredible open floor plan perfect for entertaining. Sophisticated materials are used throughout. The family room opens to high-end chef's kitchen with Miele appliances. Featuring four bedrooms and five bathrooms, glass wine cellar and high ceilings throughout. The master suite with dual side fireplace opens to private patio with a stunning living wall with over 5,000 plants. The resort like backyard features a zero edge pool & jacuzzi.		
Josh Flagg 310.720.3524		
RODEO REALTY BH		
Refrigerator, Freezer, Dryer, Washer, BBQ		

2109 SAN YSIDRO DR	Open 11-2	NEW
\$3,225,000	5+5 2sty-CONTEMP MED	
	UPDATED CONTEMP MEDITERRANEAN ON LARGE PRIVATE LOT	
Gated and set back from street. Warm & elegant w/ volume and natural light. Large LR, Fam rm/tv room, Kitch w/ breakfast area. Living spaces open to backyard w/ pool, citrus trees and outdoor dining. Expansive Master Suite w/ sitting area, balcony overlooking yard, large Master Bath and His and Hers closets. 2 bed Up, 3 down, Inside laundry, direct entry garage, security system, oak floors, recessed lighting, blt in speakers in 6 areas. A tranquil retreat minutes from BH Hotel and Sunset Strip.		
MLS#16-108238		
Violetta Hargitay 310-367-2190		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan
RODEO REALTY - PP		

1441 ROBMAR DR	Open 11-2	NEW
\$6,448,000	7+7 MEDITERRANEAN	
	EXQUISITE NEWER CONSTRUCTED GATED MEDITERRANEAN VILLA	
This exquisite newer constructed gated Mediterranean Villa in prime lower Beverly Hills is just minutes to Rodeo Drive and The Beverly Hills Hotel. The home boasts the finest amenities and craftsmanship. The approx. 7600 sq. feet, 7 bed + 7.5 bath home is a must see! The grand lifestyle estate features a gym, sauna, sport court, resort-like pool, state of the art kitchen, indoor/outdoor dining and expansive media room/theatre. The home is truly an entertainers dream.		
MLS#16-118816		
Pate, Gayle, Rochelle 3104677253		Blt-Ins,Dshwshr,Dryer,
NOURMAND & ASSOCIATE		

13981 AUBREY RD	Open 11-2	rev
\$7,350,000	6+7 CONTEMPORARY	
	RSVP MULHOLLAND ESTATES- LUNCH SERVED	
RSVP to Rina.wesely@gmail.com or text 862-432-8326 w/ name for guard gate. Extraordinary property with bold style and scale and expansive, private grounds with vus. Soaring ceilings, sweeping stairway, stunning architectural living room, glamorous formal dining room paneled study, great room, chef's kitchen, yoga studio and guest suite. 4 generous 2nd floor bedrooms include master suite w/deck and gym with sauna. LL has 3 car garage, elevator. Resort-like pool and spa makes every day a holiday.		
MLS#16-117160		
Jane Gavens 3104975166		RSVP rina.wesely@gmail.com
JOHN AAROE GROUP		

2539 BENEDICT CANYON DR	Open	12-2	592B2	rev
\$5,395,000	5+7	ARCHITECTURAL		



Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.

MLS#14-814107
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Elvtr,Grbg Disp

1482 N ORIOLE DR	Open	11-2	NEW
\$4,695,000	3+4	MODERN	




SENSATIONAL BIRD STREETS MODERN

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/spa with zero edge. Chef's kitchen w/ top of the line appliances. Enormous master bedroom suite with sitting area and wet bar. This sexy, ultra chic home epitomizes the indoor/outdoor flow of Los Angeles living at its finest.

MLS#16-105970
Josh & Matthew Altman 310.415.2653
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

9653 OAK PASS RD	Open	11-2	rev
\$5,195,000	5+6	CONTEMPORARY	



BEVERLY HILLS CONTEMPORARY ON GATED ENCLAVE

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

MLS#16-984399
Eric Lavey 310-908-6800
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

1490 SUNSET PLAZA DR	Open	11-2	NEW
\$3,995,000	5+5	CONTEMPORARY	




NEWLY UPDATED WITH STUNNING VIEWS

Newly updated, 5 bedroom/5 bath home located in the sought after lower Sunset Plaza neighborhood of West Hollywood. Situated on a private 7,860 sq.ft professionally landscaped lot featuring a lap pool, large grassy yard, outdoor entertaining area with water features, fireplace and city lights views. Features also include a large two car garage, separate maids studio/bath, private direct access guest suite, and separate bar room.

MLS#16-109662
Cumming Beisel Peterson 310.819.5914
HILTON & HYLAND

www.cbluxuryre.com

2347 COLDWATER CANYON DR	Refresh.	11-2	rev
\$2,695,000	4+5	MEDITERRANEAN	




GOT HOUSE? LARGEST SF ON COLDWATER

4 + 5 Apx 3,600+sf & 12,688+sq. Remodeled Mediterranean in Beverly Hills Post Office. Ideal location for frequent BH, Westside and Valley commuters. Open concept floor plan. Entertainer's home w/ huge cook's kitchen, massive dining area and ballroom style Greatroom!

MLS#16-116584
Timothy Di Prizio 310-266-2777
NOURMAND & ASSOCIATE

TheTEAMBeverlyHills.com

2731 OUTPOST DR	Open	11-2	NEW
\$3,149,000	2+2.5		




PRIVATE MIDCENTURY LIVING IN THE HOLLYWOOD HILLS

Nestled in the coveted enclave of Outpost Estates, the Kamanski House (1952) presents a secluded, architecturally significant retreat displaying the finest in Mid-Century post +beam California design. The home's design is influenced by its natural setting, with the flow of interiors defined by the hillside contours on which it sits. Large pool area offers prime entertaining space around a solar-heated pool/spa naturally surrounded by beautiful landscape and city light views.

03 Sunset Strip - Hollywood Hills West *Single Family*

1616 RISING GLEN RD	Open	11-2	NEW
\$6,495,000	5+5		




SUNSET STRIP MID-CENTURY ON A FLAT PAD WITH VIEWS!

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 sf 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.

MLS#16-118274
Eric Lavey 424-233-0920

8882 LOOKOUT MOUNTAIN AVE	Open	11-2	592H3	NEW
\$2,695,000	4+3	MODERN		



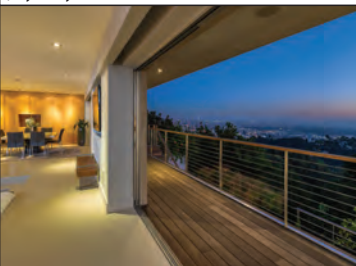
ARCHITECTURAL MODERN RETREAT ON 5 CITY LOTS

Architectural Modern is both Industrial and chic, designed for the display of art and those that create it. Situated on 5 contiguous city lots on a promontory point nestled within old growth forested grounds. Unobstructed stunning canyon to mountain views as well as intimate lush gardens, flag stone patio's and custom water features. Separate lower level NY loft style apartment perfect for guests, studio space, gym etc. Two off street gated parking + garage

MLS#16-118274
Matt Fonda 818-216-1545
COLDWELL BANKER RESI

5 city lots Retreat w Privacy

7104 MACAPA DR	Open	11-2	NEW
\$5,295,000	5+6	CONTEMPORARY	



A PRIVATE ESTATE WITH PANORAMIC CITY VIEWS

Boasting views from the Hollywood sign to the Ocean, this perfectly crafted contemporary offers the pinnacle of aesthetic refinement. A private oasis, this five bedroom estate has every accouterment - an iPad control system, solar heated salt water pool, sub-zero and Viking appliances, Fleetwood pocket doors, indoor/outdoor bar, a full outdoor BBQ kitchen, in-floor radiant heating, security, wine storage, Koi pond, outdoor shower, movie theater, and more.

MLS#16-114470
Jason Oppenheim (310)9906656
THE OPPENHEIM GROUP

www.ogroup.com

7616 WILLOW GLEN RD	Open	11-2	NEW
\$1,799,000	3+3	CONTEMPORARY	



MODERN HOME FOR THE MODERN BUYER

Welcome home to an amazing home ready to move in with quick access to both Studio City and the Westside. Extensively remodeled in 2012, come up to the great curb appeal and into the contemporary home as you step onto the refinished hardwood floor and into the living room with the designer tiled fireplace adjacent to the dining room area and a separate den. The kitchen features with custom cabinetry and quartz stone counter tops.

MLS#16-118812
Richard Albert 323-929-7653
LAMERICA REAL ESTATE

Cbl,Dshwshr,Micro,Fridg

TUESDAY

8880 EVANVIEW DR	Open	11-2	NEW
\$1,750,000	2+2	MODERN	




DEVELOPMENT OPPORTUNITY IN THE HEART OF THE SUNSET STRIP

PRIME DEVELOPMENT OPPORTUNITY in the heart of the Sunset Strip! Property boasts spectacular, panoramic views of the city! A full set of architectural plans exists for a gorgeous Modern house that will be approximately 3,500 sq ft. Features include an open floor plan with living room, dining room, media room, and 3 bedrooms. All 3 levels have large patios with views of the city. The architectural and structural plans are ready for submission to the city and will be included with the sale.

MLS#16-107728
Grauman, Harris, Martz 424-238-2484
THE AGENCY

2870 PACIFIC VIEW TRL	Open	11-2	red
\$1,895,000	2+3	CONTEMPORARY	




HIDDEN GEM WITH AMAZING PRIVACY ~ YET MINUTES FROM THE CITY!

Panoramic 260 Degree City Light Views - Very Private and Grander than Other Properties on Pac. View Trail or Pac View Dr. Huge Lot, and No neighbors to the North, West, or Above. Master Bedroom with City View and Walk-In Closet. Master Bath with Separate Dressing Area, Two Person Spa Tub with City View. Living Room with Fireplace ~ Soaring Ceilings ~ Light and Bright! Den, Office and Updated Kitchen. Grassy Areas and a Huge Deck for entertaining. Separate GH with View and 3/4 Bath.

MLS#16-106524
Robert Eilbacher 323-863-5030
PACIFIC PROPERTIES

Nest Environmental System

8577 COLE CREST DR	Open	11-2	NEW
\$1,695,000	4+4	CONTEMPORARY	



CLASSIC LAUREL CANYON RETREAT

Tucked away on an unassuming canyon street, the house features vaulted & beamed cedar ceilings, multiple outdoor deck areas & many unique, well-designed spaces. It has a lovely great room w/ soaring ceilings, beautiful canyon & mountain views, a spacious deck & a highly functional chef's kitchen. The master suite has a sitting area & a tastefully renovated bath w/ steam shower. There are 3 other beds plus an office, loft, "man cave" & a basement music studio that could also serve as a 2 room apt.

Stearns/Lewis 310.850.9284
PARTNERS TRUST

2000 N CURSON AVE	Refresh.	11-2	red
\$1,875,000	2095000	3+2	




REDUCED OVER \$200K! AUTHENTIC REMODEL OF 1926 SPANISH

Stylishly restored 1926 Spanish Colonial Revival, former home of Debra Messing. Exceptional details! Gorgeous dining room w/original wrought iron gates & stained glass windows. Newer Chefs kitchen w/Sub Zero, Wolf & Thermador appliances and eat in breakfast room. Laundry room w/Miele. Master bedroom w/stained glass windows. Large master bath w/ cast iron soaking tub. Sitting room leads to grassy yard. Located on quiet upper Curson Avenue, just above Wattles mansion, a short walk to Runyon Canyon.

MLS#16-115630
Victor Kaminoff 310-273-3113
COLDWELL BANKER

www.2000CURSON.COM

1521 N SIERRA BONITA AVE	Refresh.	11-2	NEW
\$1,629,000	3+2	CRAFTSMAN	



SUNSET SQUARE JAPANESE-SWISS AIRPLANE BUNGALOW

Spectacular 3 bedroom, 2 bath Sunset Square Craftsman. Showcasing fine craftsmanship and attention to detail, this restored 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 there's an airy master bedroom and bath. The very private back garden has patios, lots of greenery and spiffy garage/studio.

MLS#16-119362
Bill Lustig 310-770-0283
JOHN AAROE GROUP

please visit www.1521SierraBonita.com

9279 SIERRA MAR DR	Open	11-2	rev
\$13,995,000	7+7	TRADITIONAL	




\$3M REDUCTION, DEVELOPMENT OPPORTUNITY WITH EXPLOSIVE VIEWS!

DEVELOPMENT OPPORTUNITY ON TWO PARCELS! (DO NOT CURB APPRAISE) On a unique promontory in the coveted "Bird Streets" with explosive views from downtown to the ocean sits an unparalleled opportunity to build the next world class estate. 320' of street frontage, an unobstructed flat pad, no CC & R's, no HOA height restrictions, total buildable square footage of 17,000+ sq feet and outstanding geology; you have all the makings of a perfect, one-of-a-kind site. (9301 Sierra Mar included in sale)

MLS#15-962149
Helbling / Perry 310-849-2485
BERKSHIRE HATHAWAY

2041 STANLEY HILLS DR	Open	11-2	NEW
\$897,000	2+1.5	2sty-CALIFORNIA BUNGALOW	



CHARMING SANCTUARY ON DOUBLE LOT

Classic 1930's Laurel Canyon English Charmer! Large double lot with majestic shade trees offers a peaceful and tranquil environment. Main room has high vaulted ceiling with large skylight, french doors and mantled fireplace. 3 wood burning fireplaces, 2 indoor, 1 patio. Completely fenced for privacy and security with outdoor hot tub. There is room for a pool/expansion. Ready for some improvements. Wonderland School District.

MLS#16-101662
Kirk Frieden 310-849-8822
COLDWELL BANKER

stove, oven/range, hot tub

8952 ST IVES DR	Open	11-2	rev
\$5,950,000	3+4	ARCHITECTURAL	



NEW PRICE: 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 renovation was just completed. The spectacular pool and surrounding terraces are perfect for entertaining and lounging. Heart stopping, downtown-to-ocean views. A very special offering and rare opportunity.

MLS#16-101662
Jonah Wilson 310.858.5465
HILTON & HYLAND

www.jonahwilson.com

1383 LONDONDERRY PL	Open	11-2	red
\$4,450,000	4+4	TRADITIONAL	



GREAT OPPORTUNITY IN THE STRIP

View Lot. Development Opportunity! Surrounded by multimillion \$ homes and great lower Sunset Strip street.

MLS#16-979629
Steve Frankel
COLDWELL BANKER RESI

www.stevfrankel.com

2783 LA CASTANA DR	Open	11-2	rev
\$2,995,000	4+4	CONTEMPORARY	




CHARMING CONTEMPORARY IN NICHOLS CANYON

This warm contemporary home is nestled in Nichols Canyon and features almost 4,000 square feet of living space. The residence is private with a gated entry and features 4 bedrooms, 3.5 bathrooms, and a beautiful expansive backyard. The main level features an open living and dining area, kitchen, and office space. Also on the upper level is a guest bedroom & spacious master suite. The lower level has a fabulous lounge area, bar, and two guest suites with a jack-and-jill bathroom.


MLS#16-117638
Tracy Tutor Maltas 310.595.3889
DOUGLAS ELLIMAN

www.2738lacastana.com

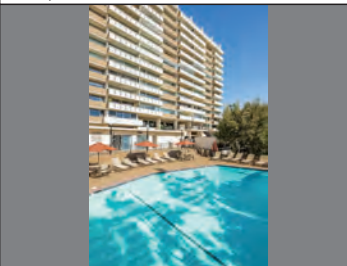
1523 N DOHENY 5/8 DR	Refresh. 11-2	rev
\$2,495,000	4+3 2sty-CONTEMPORARY	
	PRIME DOHENY W/ POOL AND VIEWS	
Beautifully maintained move in ready 4 bd 3 ba contemporary secluded in an enclave on prime Doheny. An entertainers flow from the living/dining rooms onto a spacious deck is perfect for viewing city lights. The sexy master opens to a very private pool & spa. A professional salon comes complete w/ hydraulic stylist chair, shampoo bowl & custom dispensary. There are granite counter tops, a fireplace & a tankless water heater. This home is comfortably light and bright. Perfectly priced!		
MLS#16-117652	Helbling/Perry 323-397-6948	www.theartoflisting.com
BERKSHIRE HATHAWAY		


7346 PACIFIC VIEW DR	Open 11-2	rev
\$2,149,000	4+5 ARCHITECTURAL	
	20,000 FLAT! UPPER BEL AIR TRADITIONAL FIXER!	
Beautiful Upper Bel Air Traditional home set amongst Towering Trees on a picturesque, 20,000 S.F. mostly Flat Lot, Canyon Views. Charming, original home perfectly suited for remodeling, expansion/development. Exquisite French Paned Windows, WD Beamed Ceilings & Parquet Floors. 3 bedroom, 2 1/2 bath home w/LG Formal Dining Room. Kitchen features a Skylight, gorgeous built-in display cabinetry & Breakfast. Quaint used brick FP's enhance Living & Dining Rooms which open out to the magnificent Yard!		
MLS#16-978825	Andrew Yalcin 310-871-3833	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
COLDWELL BANKER RESI		

8229 LOOKOUT MOUNTAIN AVE	Open 11-2 CHIC!	rev
\$1,649,000	3+3 2sty-ARCHITECTURAL	
	YOU *CAN* HAVE IT ALL: COOL, POOL, AND WONDERLAND SCHOOL!	
Historic 3BR/3BA hunting lodge with all of today's modern conveniences in highly-desired Wonderland School. Features include: Living/dining area with coffered ceilings, diamond grille windows, stone fireplace, and peg-and-groove hardwood floors. Kitchen with high-end stainless-steel appliances, wine refrigeration, double-ovens, dual sinks, built-in laundry, and island. Master suite with walk-in wardrobe and spa-quality bathroom. Sparkling pool! Deck with fire pit. 2-car garage + more parking.		
MLS#16-116440	JEFF YARBROUGH 323.854.4300	www.LookoutMountainAve.com
L.A. LUXE GROUP KW		


7255 CAVERNA DR	Open 11-2	rev
\$1,295,000	3+3 MID-CENTURY	
	RARE HOLLYWOOD HILLS HOME	
If you've seen this property before, you must see it again. Set in prime Hollywood Hills, this RARE mcm has a fresh look & a great flr pln. LR, DR, kitch & outdoor deck all face inspiring city light views. Recently updated, the home now showcases a chef's kitch. Surround Sound, tankless wtr heater & new HVAC & security systems. Main living areas have hwood flrs, a gas fireplace & stish built-ins. French doors open to a balcony leading to home's oversized outdoor living space.		
MLS#16-981297	Thomas Davila 310-432-6492	www.RAREHollywoodHillsHome.com
KELLER WILLIAMS BH		


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

8787 SHOREHAM DR #902	Open 11-2	NEW
\$699,000	2+2 CONTEMPORARY	
	THE BEST VALUE IN SHOREHAM FOR SALE & ALSO FOR RENT!!!!	
FULL SERVICE SHOREHAM TOWERS. THIS CONDO IS THE LARGEST 1BD & 1.5 BA SHOREHAM OFFERS. THIS CONDO WAS CHANGED TO A 2 BDRM. OR USE AS OFFICE. THIS IS A BONUS ROOM. THERE ARE HARDWOOD & MARBLE FLOORS, NEWER KITCHEN & BATHS WITH STAINLESS APPLIANCES & GRANITE COUNTERS. NEWER FLOOR TO CEILING WINDOWS WITH ENTERTAINING BALCONY WITH VIEWS OF THE MULTI MILLION, SUNSET PLAZA & DOHENY ESTATE HOMES. ALL UTILITIES INCLUDED IN H.O.A. DUES. ONE BLOCK FROM THE SUNSET STRIP. POOL, CONCIERGE, VALET PKG. & MORE!		
MLS#16-102524	Guy Fedele 310-770-4444	ALL UTILITIES INCLUDED IN H.O.A. DUES.
GOLD STAR REALTY		

8787 SHOREHAM DR #505	Refresh. 11-2	rev
\$765,000	1+1 CONTEMPORARY	
	CORNER ONE BEDROOM W/VIEWS	
Shoreham Towers corner 1 bedroom 1 Bath condo with superb panoramic views from Downtown LA clear to The Palos Verdes Peninsula and Catalina Walking distance to the famous Sunset Strip shops and restaurants. Updated kitchen with professional grade stainless steel appliances, limestone back-splash, and black granite counter-tops. Floor to ceiling windows leading to balcony and that view. Remodeled Bathroom has limestone Tub/Shower and black granite counter-tops.		
MLS#15-956653	Joe Custer 323-252-2264	Stainless Steel Appl, Built Ins
KW HOLLYWOOD HILLS		

04 Bel Air - Holmby Hills *Single Family*

2841 ROSCOMARE RD	Open 11-2	NEW
\$1,950,000	3+2.75 1sty-TRADITIONAL	
	20,000 FLAT! UPPER BEL AIR TRADITIONAL FIXER!	
Beautiful Upper Bel Air Traditional home set amongst Towering Trees on a picturesque, 20,000 S.F. mostly Flat Lot, Canyon Views. Charming, original home perfectly suited for remodeling, expansion/development. Exquisite French Paned Windows, WD Beamed Ceilings & Parquet Floors. 3 bedroom, 2 1/2 bath home w/LG Formal Dining Room. Kitchen features a Skylight, gorgeous built-in display cabinetry & Breakfast. Quaint used brick FP's enhance Living & Dining Rooms which open out to the magnificent Yard!		
MLS#16-118764	Nili Hudson 310-622-7422	www.2841Roscomare.com
GIBSON INTERNATIONAL		


2256 ROSCOMARE RD	Open 11-2	NEW
\$1,599,000	3+2 ARCHITECTURAL	
	ED FICKETT ARCHITECTURAL	
ATTENTION MID CENTURY MODERN LOVERS!! Renowned architect ED FICKETT built this home in 1954. This sun drenched 3 BR 2 BA beauty was recently remodeled with painstaking care. The updated property preserves the late architect's style including open floor plan and vaulted ceilings while tying in the comforts of today. This gem is truly an entertainer's delight. On a nice evening, select a bottle of wine from the oversized wine fridge and usher your friends out through the sliding glass doors		
3103463500	Tab Howard	SOTHEBY'S

2483 ANGELO DR	Open 11-2 592 A1	NEW
\$1,150,000	3+2 1sty-CONTEMPORARY	
	LIVE THE RESORT STYLE DREAM IN BEL AIR RIDGE	
This sensational single level home (NOT A TOWNHOUSE) is on one of the largest lots in the community which is surrounded by trees with stunning views across the Beverly Glen canyon adjacent to parks, 2 pools & spas, 7 tennis courts, club house, fitness center, and 24/7 security patrol. Freshly painted inside & out with new carpet, move right in or remodel to the 9's. Master sanctuary with walk in closet, bath, built-in, and French doors out to the grounds.		
310-860-4515	JORY BURTON	SOTHEBY'S BH
www.2483.com		

457 CUESTA WAY	Refresh. 11-2	rev
\$15,888,888	6+7 TRADITIONAL	
	PRIME BEL AIR 1.3 ACRE ESTATE W/ LONG DRIVEWAY ON CUL DE SAC	
Amazing views of DTLA skyline & CC. Rebuilt by famed architect Jann Williams. 2sty entry, lrg LR, kitch w/ adjoining family rm, 2sty library & formal DR w/walls of glass to terrace. Lower level ft. lrg theater/billiards rm, art studio or gym. Upper level ft. 3 suites & master ste. Seller has plans for remodel & addition to approx. 11,250 sq/ft. Possibility for development w/approved zoning & completion of plans for park-like grounds w/pool, GH, underground grg & secondary entrance from Bel Air Rd.		
MLS#16-984085	Myra N & Eric S 310-888-3333	Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Otr
NOURMAND&ASSOCIATES		

05 Westwood - Century City *Single Family*

2357 KELTON AVE	Open	11-2	632C6	NEW
\$2,749,000	5+5.5	2sty-CONTEMP MED		



MODERN MEDITERRANEAN OASIS!

Venetian plaster, crown moldings, coffered ceilings, and classic arched windows welcome you to this Mediterranean masterpiece, reminiscent of Old Hollywood. Chef's kitchen features marbled countertops, stainless steel appliances, & a huge island complete w/ built-in wine rack. Overnight guests will delight in a stylishly appointed downstairs bedroom and private bath. Spacious Master bedroom boasts sitting area, balcony overlooking a pool & hot tub, and a romantic double-sided fireplace.

Masi & Winnie 310 448-4880
GIBSON INTERNATIONAL

www.2357kelton.com

2331 MIDVALE AVE	Open	11-2	NEW
\$2,049,000	5+4	TRADITIONAL	




STUNNING CUSTOMTRADITIONAL REBUILT IN 2005!

Quality finishes & designer touches thruout. Enter dramatic 20 ft foyer to living rm w/ brick fireplace. Ideal open flr plan w/ formal dining rm w/ bay window opening to large chef's kitchen w/ pantry closet, breakfast bar, stainless steel appliances & quartz countertops. Rear family rm w/ double french drs opening to deck & privately landscaped backyard, perfect for entertaining! 2 bdms/1.75ba downstairs (one currently used as den off living rm). Romantic master suite filled w/ natural light.

MLS#16-119500
Chad Lund 424-202-3295
TELES PROPERTIES

2331MidvaleAvenue.com

530 CASHMERE TER	Refresh.	11-2	NEW
\$1,750,000	3+2	1sty-MID-CENTURY	



MID-CENTURY CHARMER IN WESTWOOD HILLS - COFFEE CART AT OPEN!

A rare find in sought-after Westwood Hills, this 3+2 one-level home radiates charm. Elegant double door entry opens to front-facing family room w/beamed ceilings, brick fireplace & wet bar. Formal living room has fireplace w/stone mantle & access to backyard. Dining room leads to kitchen w/ great storage & potential. Master bedroom has large walk-in closet, sitting area & sliding glass doors leading to backyard. Two-car attached garage w/ W+D. Perfect starter home in Warner Ave School District!

MLS#16-116668
Clifford Rowe 424-203-1890
TELES PROPERTIES

Blt-Ins,Dshwshr,Dryer,Micro,Rng/Ovn,Othr

463 DENSLOW AVE	Lunch	11-2	NEW
\$1,749,000	3+2.5	TRADITIONAL	



WESTWOOD HILLS TRADITIONAL WITH UNCOMMONLY LARGE LOT

On sought-after Denslow Ave is this 3 bedroom + convertible den, 2½ bath Traditional. This light-filled house has a large living room warmed by wood floors, original-pane windows & a fireplace. Kitchen opens to a nice family room w/ a wood beamed ceiling. Through a bank of French doors is a deck for sunning and entertaining surrounded by an uncommonly large, mostly flat grassy yard. A cozy den w/ fireplace off the family room could serve as a 4th bedroom. Warner Ave School.

Larry Young 310.777.2879
BERKSHIRE HATHAWAY

www.LarryYoungWestside.com

2283 MANNING AVE	Open	11-2	rev
\$2,799,000	5+4	SPANISH	



An elegant Spanish style hacienda, this newly constructed 4,000+ square foot, 5 bd/3.5 ba home feels as much like a vacation resort as it does residential property. Thick, smooth stucco walls & archways, authentic chandeliers, dark honey hued hardwood floors and Spanish tiled fireplaces in the formal living room and great room all serve as subtle reminders of this rich architectural style. Built only two years ago, no detail was spared to bring the homeowner every state-of-the-art convenience.

MLS#16-114638
Benjamin S. Lee 3108585489
COLDWELL BANKER RESI

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

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

1530 CAMDEN AVE, UNIT 301	Open	11-2	NEW
\$1,145,000	2+2	SEE REMARKS	



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.

Rutstein | Holcomb 310-500-3921
PARTNERS TRUST

10345 ALMAYO AVE, UNIT 303	Open	11-2	632-E4	NEW
\$749,000	2+2	1sty-CONTEMPORARY		




PENTHOUSE CORNER UNIT WITH AMAZING VIEWS!! RANCHO PARK AREA.

Rare opportunity to purchase this Penthouse unit in the best corner of the complex. Perfectly perched on a hill and situated in the North West corner with wide-open views to Century city to the north & residential to the west. This unit boasts 15 foot ceilings in the living/dining areas, a formal entry, updated kitchen, master suite, a large balcony with views, wet bar, plantation shutters, side by side parking and a huge storage room. 2 Beds/2 Baths 1,331 square feet. Personalize and move in.

Todd Scott Cloutier 310-926-2201
RODEO REALTY, INC.

Appls, W/D,Alarm,Custom lighting,Nest

1937 S BEVERLY GLEN BLV, UNIT 47	Open	11-2	NEW
\$725,000	2+2.5	3sty-CONTEMPORARY	



AMAZING TOWNHOME IN WESTWOOD!

Spacious & beautifully updated 2 Bed + 2.5 Ba + Loft townhome in gated Century City complex. End-unit w/ abundant light & soaring 20-ft ceilings. Numerous windows, shutters, recess lights, balcony, outdoor patio, direct access, side-by-side parking & tons of storage. Lg loft can easily be used as 3rd bed, office or gym. Stunning kitchen boasts SS appl & separate laundry area. Complex is well maintained w/ gorgeous grounds & community spa. EQ Insurance. Westwood Charter School. Fantastic price!

Michael Carter 310-508-4528
KELLER WILLIAMS BH

www.1937BeverlyGlen47.com

10433 WILSHIRE BLVD #207	Refresh.	11-2	NEW
\$718,000	2+3	CONTEMPORARY	



LUXURIOUS CONDO ON WILSHIRE BLVD AND HOLMBY AVENUE

Luxurious Condominium in the heart of Wilshire corridor between Westwood & Beverly Hills & adjacent to Century City. Full service building w/ HOA. Open floor plan w/ grand living, family & dining areas all w/access to the large balcony w/ tree top and Holby Hills views. Bright unit w/ dual separate entrances both formal & service doors, high ceilings w/lots of closet space. The spacious kitchen offer granite counters tops, cabinetry, full appliances, lots of pantry and closet spaces.

MLS#16-100372
Vangelis Korasidis 310-247-1500
COLDWELL BANKER RES

Great Open Floor Plan w/ Large Balcony

1725 SELBY AVE #A	Open	11-2	NEW
\$619,000	1+2	3sty-ARCHITECTURAL	



ARCHITECT CHARLES MOORE'S 1977 WESTWOOD CONDO

AIA Gold Medalist Moore imagined "a giant stairway that cascaded through three levels like a waterfall... animated by places to be and put things in." Unconventional spaces, materials and ornament surprise at every turn ascending to a living room flanked by a great wall of books. MBR + Den/ Bunk Room + Office. Covered Parking. Private Court Yard. In original condition.

MLS#16-118934
Erik Lerner (310) 734-8120
KELLER WILLIAMS BH

www.1725selby.com

TUESDAY

2371 CENTURY HL		Refresh.	11-2	red
\$1,299,000	+32500	2+2.5	ARCHITECTURAL	



BEST TOWNHOUSE ON THE MARKET

Stunning townhouse w/ double door lobby entrance. Feels like your own private oasis. 2 bedrooms, 3 baths, lots of closet space, designer kitchen with gas stove (unusual for the complex), Breakfast area, wood floors, fireplace in living room and hi ceilings, private patio, large laundry room, large master ste. w/ stunning bath. 3 Spaces for pkgng. in garage, close to pool and all amenities. wait until you see this--you will fall in love!!!

MLS#16-107528
Leah Steuer 310-729-3999
JOHN AAROE GROUP

Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

1204 CHICKORY LN		Refresh.	11-2	NEW
\$5,895,000		5+7	CONTEMPORARY	




BUILD YOUR DREAM HOUSE ON THE BEST CUSTOM LOT IN BRENTWOOD

Incredible Private Promontory site in Brentwood. End of cul-de-sac. 180 degree panoramic unobstructed jetliner views from Downtown LA to Getty to Queens Necklace of the Pacific. Gated private driveway. Near zero visibility from street. Acres of permanent open space surround. Preliminary plans for apx. 10,750 Sq Ft Contemporary Luxury home with 6 car garage on apx. 16,000 Sq Ft useable pad. Not on a cliff. Nearly 3/4 acre. BUILD THE HOME OF YOUR DREAMS! Come view this incredible property today.

MLS#16-118526
Gideon Kaplan 310-525-0015
KELLER WILLIAMS RLTY

Soils Report, Survey, Preliminary plans

1430 S BENTLEY AVE #402		Refresh.	11-2	red
\$799,000		2+2	4sty-CONTEMPORARY	



GREAT PENTHOUSE CONDO!

Stunning Private penthouse with 3 Balconies, Elegant & Bright with Plantation Shutters Throughout with Granite Kitchen counter top, Breakfast area with laundry inside, Walking closet & Spa tub in the master. Building is on a Cul-de-sac & centrally located for easy access to the 405 Free way, Westwood shops & UCLA. Easy to show!

MLS#16-100330
Yar Meshkaty 310-666-6394
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp &.

12026 SALTAIR PL		Open	11-2	631G3	NEW
\$2,995,000		3+2	RANCH		



CHARMING TRADITIONAL ON QUIET CUL-DE-SAC

Trust Sale. Remodel or build your dream home with this charming one story Traditional Ranch with three bedrooms and two bathrooms. A spacious living room and dining area open to an enclosed patio, backyard and gardens. The kitchen opens up to an inviting and warm family room with built-in cabinets, high beamed ceilings, a wet bar and fireplace. This home is on a quiet cul-de-sac and a short distance from all the restaurants and shops on San Vicente and the Sunday Farmers Market.

MLS#16-984097
Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.12026saltair.com

10660 WILSHIRE #1803		Open	11-2	rev
\$2,199,000		3+2.5	CONTEMPORARY	



LUXURIOUS, CORNER PENTHOUSE WITH PANORAMIC CITY VIEWS

Luxurious corner Penthouse on the Wilshire Corridor w/ panoramic city views in a full service building. Spacious open floor plan flows between the grand living room feat hardwood floors & limestone/granite fireplace, wet bar, dining area & separate family room or 3rd BD w/ custom built-ins. Large gourmet kitchen w/ center island, cherry wood cabinetry & granite countertops. Two master suites w/ one feat an oversized spa tub/shower & walk-in closets. Move-in ready or built for a designer's touch.

MLS#16-109732
ST.JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.10660WILSHIRE1803.COM

12026 SALTAIR PL		Open	11-2	631G3	NEW
\$2,995,000		3+2	RANCH		




CHARMING TRADITIONAL ON QUIET CUL-DE-SAC

Trust Sale. Remodel or build your dream home with this charming one story Traditional Ranch with three bedrooms and two bathrooms. A spacious living room and dining area open to an enclosed patio, backyard and gardens. The kitchen opens up to an inviting and warm family room with built-in cabinets, high beamed ceilings, a wet bar and fireplace. This home is on a quiet cul-de-sac and a short distance from all the restaurants and shops on San Vicente and the Sunday Farmers Market.

MLS#16-984097
Mary Beth Woods 310-463-1599
COLDWELL BANKER

www.12026saltair.com

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




REGENCY WILSHIRE

Unobstructed City Views from main living areas.This front facing lite and bright unit consists of 2 bedrooms + 2.5 baths + den. Hardwood floors, Hi-ceilings, recessed lighting + wet bar. Sliding glass doors lead to balcony area. Formal Dining room with city views. Den/Office (possible 3rd bedroom) w/city views. Kitchen w/center Island, new caesar stone counter top & new flooring. Eat-in breakfast area. Separate laundry rm + extra storage. Full service building with all amenities + valet parking.

MLS#16-112902
Alexandra North 3102718068
NORTH R.E.SERVICES

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg,

2120 DEAN CIR		Open	11-2	591/G3	NEW
\$2,545,000		5+4.5	2sty-TRADITIONAL		



This is the good life! Imagine having a view of both golf courses, plus a city and partial ocean view! Tucked away down a small cul-de-sac, is this wonderful home with 5/4.5 with some of the bedrooms currently being used as a gym complete with ballet barre, an additional expanded closet making it 3 for the master, plus a dining room that seats 18 easily! Extensively updated within the last few years, you will enjoy sitting in chairs from Dodger Stadium and enjoying the spectacular views!

Carole Schiffer 310-442-1384
COLDWELL BANKER BW

Blr-Ins, Dishwsh, Grbg Disp, Hood Fan,

06 Brentwood Single Family

12710 MARLBORO ST		Open	11-2	NEW
\$12,995,000		7+9	CAPE COD	




BRENTWOOD PARK NANTUCKET CLASSIC

Set upon a knoll on a magnificent wooded lot, this enchanting home offers exquisite finishes in an expansive floor plan. Upon entry, one is greeted by a fabulous formal DR & charming LR w/vaulted ceilings. The oversized FR can host various events while the chef's kitchen w/designer appliances & walk-in pantry adjoins the spacious breakfast area. Walls of French doors welcome you to the lush gardens, pool, & patios perfect for al fresco dining. Ken Ungar design w/ 7BR suites. 4 car garage.

MLS#16-119872
Susan Montgomery 310-255-5441
SOTHEBY'S

Intrcm,Micro,Rng/Ovn,Other

968 S GRETN GREEN WAY		Open	11-2	NEW
\$2,365,000		3+2	SPANISH	



SPANISH BUNGALOW ON GENEROUS LOT


First time on the market in over a decade. Premier Brentwood Flats location sited on a generous oversized lot. Charming Spanish bungalow ripe for development or a simple tasteful renovation.

MLS#16-120000
Dustin Nicholas 310-770-1847
NICHOLAS PROPERTY GR

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

TUESDAY

13107 BOCA DE CANON LN	Open	11-2	red
\$7,899,000	4+6	CONTEMPORARY	




JUST REDUCED CONTEMPORARY RANCH IN BRENTWOOD

Welcome to this fabulous contemporary architectural ranch masterpiece. Redone by architects Nicholas/Budd, with no expense spared. The front door opens to the elegant entry that also serves as an art gallery space. Stunning doors and windows throughout, with light streaming in from the incredible park-like backyard that is outstanding. The gourmet kitchen and very chic family room open to the outdoors as do most of the rooms in the home.

MLS#16-979051
Rochelle Maize 3109688828
NOURMAND & ASSOCIATE
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

06 Brentwood	Lease		
334 OCEANO DR	Open	11-2	NEW
\$15,000	5+4.5	CAPE COD	



OPEN TUESDAY 11-2PM

Picturesque Cape Cod custom built in 2007. Private & quiet on cul-de-sac. Large Master Suite +2 bedrooms w/bath on top level. Office w/fp & a multi-use room (playroom) are a plus. Formal LR w/fp. Dining rm & kit open to outdoor wide porch w/ BBQ. Great rm on lower level opens to stone patio & grassy yd. Hw flrs, recessed lighting & other quality appointments throughout. Light, bright & cheerful. Grt family hm or for couple .Avail July 1st. Furn. or unfurnished. Prefer 2 year + lease

MLS#16-116578
Chrys Stamatias 310-922-3970
COLDWELL BANKER - BW

530 S WESTGATE AVE	Refresh.	11-2	rev
\$6,795,000	5+7	2sty-CAPE COD	



RE-THINK THE ICONIC CAPE COD. HTTP://BIT.LY/1NYLAHL

This extraordinary Cape Cod home has been extensively remodeled in 2015. The casual elegance and design sophistication define this quintessential California lifestyles home; while the light open floor plan and well planned indoor and outdoor spaces are optimized for the best of intimate or extravagant entertaining. Located in a coveted north of San Vicente area, Gated. Outdoor cook center. Pool/Spa. Smart technology. Multi-cam security. Unparalleled privacy. Vault room, and much more.

MLS#16-109878
MICHAEL HIATT 3104814342
SOTHEBY'S
Controlled Access/Multi-Cam SS

07 West L.A.	Single Family		
12107 OCEAN PARK	Open	11-2	NEW
\$1,375,000	3+4	MODERN	



CUSTOM BUILT NEAR SANTA MONICA

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 livability, 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. Abundant natural light, illuminating contemplative mornings and perfect for get-togethers with friends at sunset!

MLS#16-119204
B Farrugia, A Lascano 424.253.5489
HILTON & HYLAND
www.alphonsobjorn.com

251 S MEDIO DR	Refresh.	11-2	rev
\$6,495,000	6+8	CAPE COD	




JUST COMPLETED !!! BEAUTIFUL EAST COAST HAMPTONS-STYLE HOME

For those who love Modern California living, but can't give up the graciousness of East Coast tradition & style, TriWest Development proudly presents 251 South Medio Drive. The formal entry leads you into elegant, living, dining, kitchen & family rooms w/hi ceilings, fireplaces & custom moldings. Floor-to-ceiling folding glass doors open to a covered porch that overlooks a lush lawn & gorgeous pool. Enjoy 6 comfortable BR suites, home theater w/surround sound, game room, den & so much more!

MLS#16-111220
Jerry Jaffe/ Eli Karon 310.403.4925
TELES PROPERTIES
Pool, Home Theatre, Game rm,Fam rm & Den

2549 COLBY AVE	Open	11-2	632-B7	NEW
\$989,000	2+2	1sty-TRADITIONAL		



ULTRA-HIP & UPDATED 2BED/2BATH-DEN SANCTUARY

Secluded behind an 8-ft mature hedge & electronic gate lies your own private retreat! Ultra-hip, updated & ready for you to move in, relax & rejuvenate! Exceptional appeal right from the grassy front yard, smooth stucco exterior & lush landscaping. Bright & sunny interior with refinished wood floors & fresh color palette. Backyard oasis with entertainer's patio, fountain, firepit, herb garden & avocado tree. Central heat/AC, recessed lighting, designer finishes & attention to detail throughout.

MLS#16-119204
Pete Castro 310-482-2100
KELLER WILLIAMS
www.2549colby.com

06 Brentwood Condo / Co-op

11847 GORHAM AVE PH405	Open	11-2	NEW
\$1,490,000	2+3	4sty-CONTEMP MED	



FRONT PENTHOUSE W/PATIO AT "THE WESTGATE"

SOPHISTICATED FRONT PENTHOUSE, SPECTACULAR SOUTHERN VIEWS, AT "THE WESTGATE" IN HEART OF BRENTWOOD. LIGHT & BRIGHT, HI-CEILINGS, CROWN MOLDINGS, DEN/OFFICE W/FP OFF OF LARGE MASTER-BED-RM, HUGE HIS & HERS WALK-IN CLOSETS. MARBLE MASTER BATH W/ DUAL SINKS & SEPARATE SOAKING TUB & SHOWER. GRANITE KITCHEN W/BRKFAST BAR & NOOK. PRIVATE PATIO, DEN/DINING. FP IN LIVI-ROOM. PRIVATE GARAGE + STORAGE . 24-HR CONCIERGE, GYM & INDOOR SPA, CONF-ROOM, 30 GUEST PARKINGS. EQ INSURANCE. WALK TO SAN VICENTE BL.

MLS#16-117020
Afa Kamran 310-415-2688
NELSON SHELTON
Bit-Ins,Dshwshr,Dryer,Frzr,Grbg Disp.

08 Cheviot Hills - Rancho Park Single Family

2750 FORRESTER DR	Open	11-2	NEW
\$3,750,000	4+5	TRADITIONAL	



THE FELDMAN HOUSE, 1948 :: HERBERT STEGMAN, AIA

Country English residence on Cheviot Hills prime corner lot. Never before marketed. Wonderfully designed for its time, now ready for a re-do, re-hab or re-imagination. 12,330 sq ft+ lot w/ pool and pool house. Sold as-is. Location, location, location.

MLS#16-118216
Barbara Patman/Sara 310-662-1125
DEASY PENNER & PARTN
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn



homesnap PRO
The Power of The MLS™
Right in Your Hands

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



TUESDAY

09 Beverlywood Vicinity *Single Family*

X 2120 DUXBURY CIR		Lunch	11-2	NEW
\$3,299,000	3+3	2sty-TRADITIONAL		



THE PERFECT HOME ON THE PERFECT ROAD!

LOVINGLY RENOVATED/EXPANDED & ULTIMATELY CHARMING 1.5 STY TRADIT WITH 75FT OF FRONTAGE ON SUPER PRIME DUXBURY CIRCLE! STUNNING DECOR ALONG WITH WD FLRS, MLDNGS, FRENCH DRs, WAINSCOTING. MAMMOTH MASTER SUITE UP W/2 WALK-INS, LUXE MARBLE BA, TREETOP-VISTA BALCONY, SEP SIT RM. 2 BDRMS DOWN. BEAUT PANELED DEN W/ BAR. FAB BIG CNTR-ISLE KITCH W/TOP BLT-INS. GORG LIV RM OPENS TO LUSH PRIV GROUNDS W/PATIO/BBQ/LAWN/PL/SPA/MATURE FOLIAGE. INTENSE CURB APPEAL COMPLIMENTS THIS ABSOLUTE GEM!

MLS#16-119792
LIBOW/NEMETSKY/HAUSMAN 310-285-7509
THE RFC GROUP/CBBHS

WWW.2120DUXBURY.COM

1606 S CANFIELD AVE		Refresh.	12-2	NEW
\$1,365,000	4+2	SPANISH		

Spanish home in Beverlywood Adjacent neighborhood. Gorgeous hardwood floors, beamed ceilings & well maintained. Granite counters w/ separate dining room & detached 2 car garage. www.TheFoxGroupRE.com

Ryan A. Fox 310-614-9099 **THE FOX GROUP**

1447 S DOHENY DR		Open	11-2	NEW
\$1,288,000	3+2	1sty-RANCH		




MOVE IN BEVERLYWOOD ADJ. RANCH HOME

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 approx. 1,700 square feet.

Magali Bergher 310.409.8733
WEA

www.Doheny90035.com

8650 OLIN ST		Open	11-2	NEW
\$699,000	3+1	SPANISH		



HELMS DISTRICT \$699K!!!!


Ultra-Charming 3 bedroom Spanish in the heart of Helms District. High luster on refinished hardwood floors throughout. Light filled living room has high ceilings and beautiful brick fireplace flanked by huge windows & wall sconces. Huge wood deck and gated back yard that will be a perfect setting for entertaining or family gatherings. 2 car garage and long driveway that can accommodate an additional 4+ cars. Close to Culver City Arts District, Helms Bakery, light rail and minutes to the beach.

MLS#16-120118
Lee Ziff 310-991-3977
KELLER WILLIAMS BH

Grbg Disp,Rng/Ovn,Fridg

09 Beverlywood Vicinity *Condo / Co-op*

8866 ALCOTT ST, UNIT 103		Open	11-2	NEW
\$879,000	3+2	CONTEMPORARY		



JEWEL IN PRIME BEVERLYWOOD!

Move-In Perfect 3BD/2BA! Fantastic Contemporary open floor plan w/ light filled Living & Dining room w/ FPI & doors that open to Patio & gardens. SS Chef's Kitchen w/ granite counters; Master Suite w/ Patio, walk-in closet & blt ins; Spacious Bath w/ 2 sinks, tub & shower; Rich surfaces thruout; Beautiful cabinets, Gleaming dark wd flrs, including in Bdrms; new designer lighting; All just steps to shopping & dining & minutes to BH, Cen City and the best of Westside living! A Rare Opportunity!

Shelli Broder 310.614.5400
BERKSHIRE HATHAWAY

10 West Hollywood Vicinity *Single Family*

1033 N ORLANDO AVE		Open	11-2	NEW
\$3,922,000	4+5	SPANISH		



BEST HOUSE ON THE BEST BLOCK!

Welcome to the new luxurious Casa de Orlando! This magnificent and elegant Spanish masterpiece is the creation of the Stewart-Gulrajani Design Team and ready to move in. Step past the gate with exquisite designer landscaping and into the home as you notice the high ceilings throughout. Bask in the open gourmet kitchen, coffered ceilings, and family room that overlooks the saltwater pool and spa. With all four bedrooms en-suite, each room can have their own privacy. SMART HOME WIRED.

MLS#16-118006
Paul Wylie 310-929-5439
LAMERICA REAL ESTATE

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

519 NORWICH DR		Open	11-2	NEW
\$2,895,000	3+4	1sty-TRADITIONAL		



DESIGNER DONE MODERN FARMHOUSE - OVER SIZED BACKYARD!

LOCATION! LOCATION! LOCATION! This newly constructed, modern farm house, exudes refinement w/ the utmost attention to detail. This property will blow you away! IDEALLY located in the best part of West Hollywood, 1 block S. of Melrose, this 3 bdrm, 3.5 ba masterpiece is located on a rare, approx. 6,000 sqft. lot! This custom built, one story home has sky high ceilings & an open floor plan. The expertly crafted outdoor space features a built-in BBQ, fireplace, sparkling pool, & huge grassy yard.

MLS#16-119262
Sally Forster Jones 3106917888
JOHN AAROE GROUP

http://519norwich.com/

926 N CRESCENT HEIGHTS		Open	11-2	red
\$2,875,000	4+5	2sty-CONTEMPORARY		



ARCHITECTURAL MASTERPIECE IN THE HEART OF THE CITY!

4 Bed /4.5 Bath, NEW, Contemporary Home. Bright & open floor plan. Private entertainer's backyard w/pool, spa & outdoor kitchen; Fleetwood® pocket doors for the indoor/outdoor lifestyle. Top-of-the-line, designer finishes/appliances/technology. One bedroom w/bath downstairs. 2nd floor boasts (2) guest bedrooms and a bonus work/study/play area. The Master Suite has a huge walk in closet & gorgeous spa bathroom. Close to every amenity: shops, restaurants, boutiques, the Grove and Beverly Center.

MLS#16-104678
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

10 West Hollywood Vicinity *Condo / Co-op*

851 N KINGS RD #301		Open	11-2	NEW
\$1,497,500	3+5	CONTEMPORARY		



SPECTACULAR 2,400 SQFT PENTHOUSE!

Exceptional 3 bd, 4.5 ba, + loft (or 4th bd) 2,400 sq. ft. highly upgraded penthouse. Fleetwood doors/windows w/ vast skylight in cathedral ceiling. Cook's kitchen with bar, Bosch / Thermador / Caesarstone, walnut cabinets & cork flooring. Huge master suite has custom closets & concealed laundry & gorgeous master bath. Ann Sacks tilework, soaking tub, shower & dual vanity. Grohe fixtures. Loft opens to a rooftop w/ views of the Hollywood Hills. A roof deck may be built w/ HOA approval.

MLS#16-119958
Tom Scrocco/Randy Isaacs 310-281-4343
COLDWELL BANKER BHS

www.851Kings301.com

ATTENTION

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

1323 N SWEETZER AVE #201	Open	11-2	NEW
\$995,000	2+3	CONTEMPORARY	



CONTEMPORARY IN WEST HOLLYWOOD

Stunning contemporary Condo located within a short distance of the best West Hollywood has to offer. The large, tile-floor entry leads to an expansive living area with rich bamboo hardwood floors, dining area, cozy fireplace, built-in bar area, and recessed lighting throughout. Gourmet kitchen with built-in stainless steel appliances, granite counter tops with bar seating, ample storage space, and french doors that open to a romantic outdoor patio surrounded by lush greenery.

MLS#16-118746
Graham Stephan 310-343-0087
THE OPPENHEIM GROUP

www.ogroup.com

633 SANTA CLARA AVE	Refresh.	11-2	red
\$4,995,000	5250000	2+2 3sty-ARCHITECTURAL	




NYC LOFT LIVING IN VENICE

Venice modern meets elegant New York loft living in this exquisite residence that offers limitless possibilities! Large open floor-plan over 4,800sf featuring 17' ceilings & a flowing layout w/ a custom projector system that splashes onto an oversized white wall offering you a blank canvas to display whatever you desire! Move to mezzanine level w/ 2 perfectly sized bdrm suites. Chef's kitchen, second living space w/ a master bedroom that looks out to an over-sized outdoor area in the tree line!

MLS#16-980735
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

874 HAMMOND ST #14	Open	11-2	NEW
\$695,000	2+2	CONTEMPORARY	



TOP-FLOOR CORNER UNIT W/HILLSIDE VIEWS IN PRIME WEHO

Beautiful 2 bed 2 bath TOP FLOOR CORNER condo with large private balcony in prime Norma Triangle / West Hollywood West location. Double door entry to this corner unit open to formal entry and spacious living room, dining area, and updated kitchen with hillside views. Newly upgraded sliding doors open to large balcony perfect for entertaining and California living. Generous storage space in unit and garage with side by side parking. Low HOA dues, EQ insurance and well-maintained building.

MLS#16-119498
Allie Riley/M. Collins 310-467-4567
TELES PROPERTIES

874HammondSt14.com

11 Venice Condo / Co-op

1046 PRINCETON DR #105	Open	11-2	672A6	rev
\$835,000	0+1	ARCHITECTURAL		



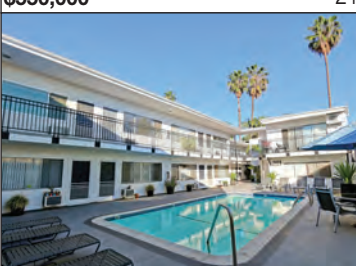
TRUE WORK/LIVE LOFT

Street Facing Unit w/Door!.SBA BANK Financing Available with as little as 10% down payment. Why rent when you can own? Loan Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Stainless Steel Appliances,Marble Counter Tops,Large Windows & Commercial Doors, Skylight, Steel Beams,Washer/Dryer hook-up in unit. Final CoFO issued 2010. Square footage listed is rentable s.f. and includes the interior and exterior space. Marina Del Rey post office.

MLS#16-101586
Lee Johnson 310-892-2244
SOTHEBY'S INTERNATIO

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

1255 N HARPER AVE, UNIT 17	Open	11-2	NEW
\$550,000	2+2	MID-CENTURY	



LOWEST PRICED 2 BED/ 2 BATH IN ALL OF WEST HOLLYWOOD

Come view the Lowest Priced 2 bedroom, 2 bath condo in all of West Hollywood. Top floor, no common walls, with balcony overlooking the courtyard pool and Western Views. Side by side parking, convenient location with close proximity to cafes, shops, grocery and restaurants.

MLS#16-119498
IAN RHODES 323.821.4069
KW, RHODES LEAD HOME

Balcony, Wall A/C, Hardwood Floors

12 Marina Del Rey Single Family

5313 VIA DONTE	Open	11-2	NEW
\$3,400,000	4+3.5	MEDITERRANEAN	



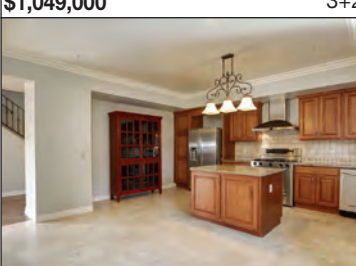
LARGE WATERFRONT BEACH HOME IN EXCLUSIVE SILVER STRAND

3 level home with 4 spacious bedrooms and 3.5 bathrooms. This gorgeous home has lower level with 3 car garage, screening/rec rm, bed & bath & private garden. Main level living rm w/fr doors leading to spacious deck overlooking water & has ocean views.Dining area, large kitchen & family rm. Top fl w/huge master bedroom & bath w/walk-in closet. 2 more bedrooms on this level. Large decks on every level perfect for watching sunsets. Close to main channel & boat slips and close to beach.

MLS#16-116414
Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INTL

5313viadonte.com

1050 N EDINBURGH AVE #305	Open	11-2	red
\$1,049,000	3+2.5	CONTEMP MED	



Beautiful top floor sunny townhouse style penthouse with great views and no adjoining common walls! Built new in 2005 this Mediterranean Villa Courtyard Style property is in move-in ready condition featuring a huge gourmet kitchen with stainless steel appliances, granite counters and huge center island that opens to a cozy adjacent family room area. Gleaming hardwood floors and custom finishes throughout.

MLS#16-100028
Josh G Hill 213-840-0572
KELLER WILLIAMS HOLL

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

12 Marina Del Rey Condo / Co-op

3950 VIA DOLCE #501	Open	12-2	NEW
\$1,400,000	3+3	3sty-TRADITIONAL	



FANTASTIC SPACE & LIGHT IN THIS 3-STORY TOWNHOUSE


Light and open townhome w/soaring 13 ft ceilings. Kitchen w/granite counter tops, breakfast room & small patio. Living room w/fireplace, recessed lighting, recessed speakers, window seat. Large sundeck facing pool area w/BBQ. Large master suite w/new bathroom features including claw foot tub, marble floors, oversized shower, dual sinks. Large closet area, enclosed patio space for office nook or addl closet. Laundry in unit. Newly refurbished building w/pool, sauna, spa.

MLS#16-118234
Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INTL

3950viadolce501.com

11 Venice Single Family

457 HOWLAND CANAL	Refresh.	11-2	NEW
\$3,150,000	4+5	2sty-ARCHITECTURAL	



VENICE CANALS RETREAT

Finest Venice Location, this private home is located at a desirable t-section of the Canals with its own dock. First floor encompasses the living area with its kitchen + dining, office and den. Upstairs is your retreat to a very generous master bedroom, fireplace and private balcony with gorgeous views of our Venice Canals. The other bedrooms are also upstairs, each filled with light. At the very top of the stairs you'll find the roof deck- perhaps when you need some quiet time?


MLS#16-118234
Diana Braun 3108665039
COMPASS

www.compass.com


**Questions? Need Assistance?
Contact our Help Desk Department!**

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

30 QUARTERDECK ST #3	Open	12-3	NEW
\$1,379,000	2+1.5	CONTEMPORARY	
	IDEAL CALIFORNIA BEACH LIVING!		
<p>Beach close, light, bright, spacious (2128 sq ft) 2 bedroom, 3 bath townhome located in prime Marina Peninsula with canal views.</p> <p>2-story living room with fireplace and outside deck. An open kitchen with walk-in pantry flows seamlessly to dining area and dramatic living room, ideal for entertaining. Plenty of storage, 2 car gated garage parking with direct entry. In unit washer/dryer. Near restaurants, shops and beach side activities. Close to all that Marina del Rey and Venice have to offer.</p>			
MLS#16-116710			
Kristin Hamm	424-202-3267	30QuarterdeckStreet3.com	
TELES PROPERTIES			

3200 STONER AVE	Open	11-2	NEW
\$1,799,000	4+3.5	OTHER	
	RENOVATED FRONT HOME WITH GUEST QUARTERS		
<p>This would be a great home for a person who needs a live/work space or in home care. Close to MV Elementary School, this remodeled gem has 3 beds & 2.5 baths. The permitted unit above the garage includes a bath while the 2-car garage below is oversized & intact. The kitchen w/ built-in island opens to a FR complete w/Bolivian Rosewood floors & double pane windows. This home has 2 tankless water heaters, water filtration system, central A/C, plenty of storage & is the perfect move in ready home.</p>			
MLS#16-119602			
Sherri Noel	3109948721	Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other	
KELLER WILLIAMS-SM			

4300 VIA DOLCE, UNIT 101	Open	11-2	NEW
\$850,000	2+1.75	1sty-CONTEMPORARY	
	GREAT CONDO ON MARINA DEL REY'S SILVER STRAND		
<p>Wonderful 2BD/1.75BA single level condo on Marina del Rey's popular Silver Strand. Home has hwd floors, spacious LR w/FP opens to large patio. Redone kitchen w/Maple cabinets & pantry opens up to separate dining area. Mstr has ample closet space & recently remodeled bath w/dual vanities, corian countertops, enclosed shower & separate soaking tub. Central air/heat, 2-car parking. Complex has 2 pools, jacuzzi and sauna. Earthquake insurance. Just blocks to beach, walking distance to Venice Pier.</p>			
MLS#16-116500			
Vicki Ann Shaffer	310.508.1003	Washer/Dryer, Fridge, Dishwasher	
CB-MONTANA			


3611 GRAND VIEW BLVD.	Open	11-2	672C3	NEW
\$1,589,000	2+2	COTTAGE		
	STORY BOOK FARMHOUSE IN BRIGHT WOODSY SURROUNDINGS.			
<p>Abundance of light fills this cozy living room with a fireplace, leading to the den/office, plus a sunroom. Hardwood floors throughout, every room is light & airy. The kitchen has a wonderful bay window looking out to the deck, patios & koi pond. Separate dining room with built in cabinets. Master bedroom & bath upstairs, one bedroom & bath downstairs. Plenty of storage areas & rooms. There is also a extra large garage that is currently being used as a man-cave. This is a very unique home.</p>				
MLS#16-116500				
Kathleen Carter	310-486-8766	NO SIGN ON PROPERTY-showings with agent		
GIBSON INTERNATIONAL				

13 Palms - Mar Vista Single Family


11851 ATLANTIC AVE	Open	11-2	NEW
\$2,295,000	4+5	MODERN	
	FANTASTIC NEW CONSTRUCTION SILICON BEACH MODERN!		
<p>Newly constructed modern gem in truly convenient & hip CulverWest! This stellar Silicon Beach architectural is sited on lg grassy lot w/ gorgeous landscaping. Open floor plan & lg windows allow natural light to pour in.. House consists of 4 lg en-suite bds. Main Suite w/walk-in, lg ba w/ dual sinks, lg tub, & superior finishes. Secondary bds also have lg closets & bas. Polished concrete floors give indoor/outdoor feeling. Awesome kit w/top end appliances. HUGE yard and stunning house!</p>			
MLS#16-117168			
Melinda & Scott Tamkin	310-493-4141	Atc Fan,Blt-Ins,Dshwshr,Frzr,Grbg Disp	
COMPASS			

3238 MOUNTAIN VIEW AVE	Open	11-2	NEW
\$1,500,000	4+2		
	BIG CITY VIEWS		
<p>As-is trust sale located on one of the best streets in Mar Vista. Situated on the east side of the street, not many original homes are left. Most properties are now impressive multimillion-dollar homes. This as-is property requires no court confirmation. Interested buyers should follow offer guidelines and act quickly and decisively or this opportunity will pass you by.</p>			
MLS#16-117168			
Sherri Noel	310-994-8721		
KELLER WILLIAMS - SM			

3540 S BARRINGTON AVE	Open	11-2	NEW
\$2,295,000	5+4		
	STUNNING CRAFTSMAN INSPIRED CUSTOM POOL HOME.		
<p>This style was based on the philosophy that encouraged originality, simplicity of form & use of local natural materials. The standing seam copper roof, custom wood w/iron latticework front door & stone fountain, at the exterior, set the expectation for the high quality & craftsmanship you'll find inside. There's a formal LR that has a copper surround fireplace & great room. The kitchen was recently renovated & the copper detail in the sink & hood above the Wolf range add warmth. Pool/Spa as well</p>			
MLS#16-119688			
Sherri Noel	3109948721	Fridge, Dshwshr, Oven, Range	
KELLER WILLIAMS-SM			

3641 GREENWOOD AVE	Lunch	11-2	NEW
\$1,199,000	3+2	1sty-TRADITIONAL	
	HOT MAR VISTA SURFER'S PAD		
<p>Well loved family home for past 44 years, in Mar Vista's hottest new area "The Woods", just steps to Beethoven Elementary. This 3 Bed 2 bath home has lovely curb appeal and a roomy back yard with built in BBQ, fire pit and tiki bar, great for outdoor entertaining! Come enjoy the clean year round ocean breezes.</p>			
MLS#16-119688			
Janet Jung&Jillian Allen	3104900810	Stove, Washer/Dryer, Refrigerator	
REMAX ABBOT KINNEY			

12656 DEWEY ST	Lunch	11-2	NEW
\$2,175,000	4+3.5	3sty-MEDITERRANEAN	
	MAR VISTA GRAND MEDITERRANEAN		
<p>This 4 bed, 3.5 bath abode echoes Mediterranean influences. Entertain guests around the kitchen's marble-topped center island, and make use of double ovens, Subzero refrigerator, plentiful storage and elegant display cabinets. The airy master suite has a fireplace, double vanities, and bathtub with separate shower. Additional rooms are used as a variety of work spaces, and perfect for a family. Views from the rooftop deck span from the mountains to the cerulean waters beyond the tree line!</p>			
MLS#16-119954			
Tami Pardee	(310) 907-6517	Range, stove, dishwasher, refrigerator	
PARDEE PROPERTIES			

3940 MCLAUGHLIN AVE	Refresh.	11-2	NEW
\$799,000	2+2	SPANISH	
	BEAUTIFUL SINGLE STORY HOME!		
<p>This perfect mix of classic & contemporary features a living room w/ great picture window & fireplace, formal dining room, spacious remodeled kitchen, and master bedroom w/ an en suite bathroom w/ footed tub. The backyard boasts an orange tree and a terrific covered patio, making it perfect for entertaining. Other features include original hardwood floors throughout, laundry room, sprinkler system, updated electrical system, alarm system, and a separate over-sized 2 car garage.</p>			
MLS#16-119954			
Michael Springer	310-745-8569	Refreshments Served!	
THE BIZZY BLONDES			

TUESDAY

3605 GREENWOOD AVE	Open	11-2	red
\$2,195,000	4+3		
	PRISTINE POOL HOME		
<p>This high style re-modeled home w/a modern flair will make you want to move right in. Enter through the double doors to an impressive entry hall, step down to the formal living & dining room w/vaulted ceilings, wide plank oak floors, and fireplace. The kitchen has new appliances, Carrera marble countertops, eat-in dining area & breakfast bar that opens to the family room. The family room leads to a lovely patio where you'll enjoy the outdoor patio heaters, pool & spa.</p>			
MLS#16-110684			
Sherri Noel 3109948721		Dshwshr, Micro, Rng/Ovn, Fridg	
KELLER WILLIAMS - SM			


711 OZONE ST	Refresh.	11-2	671/G4	NEW
\$1,995,000	3+2.5	1sty-CONTEMPORARY		
	CONTEMPORARY OCEAN PARK HOME			
<p>This bright and airy Contemporary 3 bed / 2.5 bath home, is in one of the most sought after locations in Ocean Park, overlooking the charming and well kept Ozone park. It offers comfortable, fresh living with a wonderful laid-back beach park atmosphere. The home has just been remodeled and boasts new fixtures and fittings throughout as well as new design features and appliances. Santa Monica living at its very best with great access to Rose Ave, Main Street and the Beach!</p>				
Mike Irvine 310 435 3093		Kitchen and Laundry Appliances		
BULLDOG REALTORS				


3822 MCLAUGHLIN AVE	Refresh.	11-2	red
\$995,000	3+2	TRADITIONAL	
	PRICE REDUCTION - BEST VALUE IN WLA		
<p>Charming 2 story, 3 bdrm, 2 bath home located between downtown Culver City & Venice Beach. House features central AC/Heat, kitchen w/greenhouse window, formal dining rm, breakfast rm (or office), lv w/fpl & ceiling fan, lg family rm w/sliding glass drs to lushly landscaped bkdyd, detached 2-car garage. All 3 bdrms have ceiling fans. Mstr & 2nd bdrms located on second flr & 3rd bdrm on ground flr. Mstr bath has stone tile flr & double sinks. Hardwood flrs throughout the house. Great WLA location.</p>			
MLS#16-108298			
Gary M. Ceazan 310-562-5253		Cbl, Clng Fans, Washer, Dryer, Disp, Rg/Ovn,	
RODEO REALTY - BEVER			

1123 OZONE AVE	Open	11-2	NEW
\$1,585,000	2+3	1sty-CALIFORNIA BUNGALOW	
	CHARMING SUNSET PARK BUNGALOW		
<p>Prime Santa Monica location, this Sunset Park home, walking distance to Whole Foods. 2 Bed/2.5 Bath + guest house w/ open LR w/cathedral ceiling & FP. Updated kit that flows to dining & step down den w/ PR. Master suite w/ reading nook feat a ensuite bath w/skylight, shower & sep claw foot tub. A second large BR and bath complete the main house. Rounding out this prime piece of real estate is a converted garage guest house w/bath, perfect as a mother-in-law suite or for out-of-town guests.</p>			
MLS#16-119612			
Morgan Pasco 3106063887		BBQ, Dshwshr, Grbg Disp, Fridg	
MORGAN REAL ESTATE			

4340 KENYON AVE	Open	11-2	rev
\$2,695,000	4+6	ARCHITECTURAL	
	COME FOR LUNCH - STUNNING ARCHITECTUAL		
<p>Stunning, Striking, Architectural Dream Home with Luminous Open Floor Plan and Seamless Indoor/Outdoor Flow! Impressive Modern Home with Soaring Ceilings, Spacious Rear-Facing Family Room & Dining Room Overlooking Gleaming Black Bottom Pool & Spa Through Retractable Glass Walls. Gourmet Kitchen has Walk-In Pantry, Stainless App. Caesarstone/Carrera Marble Counters. Jr Suite Downstairs Beautiful Master Suite w/ Balcony Upstairs with 2 Additional Bedrooms with Private Bathrooms. 3/4 Bath in Garage</p>			
MLS#16-113640			
Andrew Wilson		Bit-Ins, Dshwshr, Grbg Disp, Hood Fan, Micro	
RE/MAX ESTATE PROPER			

2622 25TH ST	Open	11-2	NEW
\$1,299,000	3+1	1sty-CALIFORNIA BUNGALOW	
	SUNSET PARK DEVELOPMENT OPPORTUNITY		
<p>First time on the market in 40+ years: a vintage Santa Monica bungalow, situated on a nearly 7,000 sq.ft. corner lot, waiting for major restoration or tear down for owner-user or builder looking to maximize the potential offered by this Sunset Park location. Formal living room with fireplace, modest dining room, kitchen, 3 bedrooms and 1 bathroom. Also includes large rear family room/sunroom added without permit many years ago and detached garage. Some vintage details remain. Lot is situated...</p>			
T. Rustad P. Maurice 310-623-8825		2622TwentyFifth.com	
RODEO REALTY - BEVER			

12107 PALMS BLVD	Open	11-2	rev
\$1,495,000	3+2	TRADITIONAL	
	ENCHANTING TASTEFULLY UPDATED MAR VISTA HOME		
<p>Surrounded by lush English gardens is this beautiful Mar Vista jewel. The bright foyer leads into the welcoming floor plan of the living/dining area. The large kitchen boasts state-of-the-art appliances & painted tiles. This well-maintained home features many original details & a 2-car garage. The backyard landscaping complements the property perfectly with the addition of a waterfall fountain & koi pond. This home is located in the coveted Mar Vista school district.</p>			
MLS#16-113022			
Marny Maslon 424.202.3298		Dshwshr, Grbg Disp, Rng/Ovn, Fridg	
TELES PROPERTIES			

301 20TH ST	Open	2-5	red
\$4,950,000	5+5	MEDITERRANEAN	
	ELEGANT SPANISH HOME		
<p>Elegant Spanish home located in Santa Monica's coveted Gillette Regent Square. The property showcases exquisite details of early 1930's Spanish architecture & has been updated w/ today's modern amenities. The interior features custom built-ins, crown moldings, Tile & HW floors. The kitchen is equipped w/ a Wolf Range, 2 dishwashers, 2 refrigerators and double ovens that overlook the back yard & pool. Upstairs is a spacious master suite w/ a large walk in closet an office & 3 more bedrooms.</p>			
MLS#16-110148			
Matthew O'Keefe 310-979-3967		BBQ, Bit-Ins, Cbl, Clng Fan, Dshwshr, Other	
GIBSON INTERNATIONAL			

14 Santa Monica Single Family


14 Santa Monica Condo / Co-op

926 CENTINELA AVE	Open	11-2	NEW
\$2,195,000	3+2		
	SANTA MONICA HOME WITH VIEWS		
<p>Charming Santa Monica home with city and mountain views. This 3 bed, 2 bath home lies on a 9,562 sqft lot and allows the perfect opportunity to build your dream home. Experience the opportunities that this setting provides; with ample backyard space and gorgeous views. Located a short distance from Montana Avenue and the Brentwood Country Club, yet with the perfect distance to enjoy the serenity that this neighborhood has to offer.</p>			
Smith & Berg 310.500.3931		926centinela.com	
PARTNERS TRUST BH			

833 17TH ST #6	Open	11-2	631E7	NEW
\$2,095,000	3+3	CONTEMPORARY		
	LARGE CONTEMPORARY TOWNHOUSE WITH OCEAN VIEWS			
<p>Probate Sale. Contemporary 3bd + 3ba townhouse w/ open living room, dining area, high ceilings, hardwood floors & fireplace. Newer kitchen w/ Viking/Miele appliances & opens to large patio. A loft/den w/balcony & built-ins overlooks living room. Master bedroom w/ fireplace, private balcony & walk in closet. Laundry area, ample storage & 2 car private garage. Rooftop deck w/ ocean views, Franklin School District and close to Montana.</p>				
MLS#16-111516				
Mary Beth Woods 310-463-1599		www.833seventeenth6.com		
COLDWELL BANKER				

TUESDAY

1020 19TH ST, UNIT 5		Open	11-2	NEW
\$959,000	2+2	2sty-TRADITIONAL		




TERRIFIC CONDO IN PRIME SANTA MONICA

The gardens of this boutique building welcome you into this top floor 2 bed, 2 bath condo N. of Wilshire. This spacious & bright unit features a formal dining room, eat-in kitchen, and living room with fireplace & sliding doors that open onto a large covered balcony. Other features include an open floor plan, skylights, built-in desk, wood floors, interior laundry area, and ample closet space. Close to Montana Ave., local shops and restaurants, schools, and parks. Don't let this one pass you by!

Emil Schneeman 310-230-3731
BERKSHIRE-HATHAWAY

stove, fridge

1520 16TH ST #104		Open	11-2	rev
\$1,350,000	2+3	CONTEMP MED		




SOPHISTICATED TRI-LEVEL SANTA MONICA TOWNHOME

Connect w/ best of Santa Monica as you enter into a spacious open floor plan w/ hardwood floors, gas fireplace, powder room & an open patio. Meticulously maintained and move-in ready. Sunning kitchen w/ granite counters, stainless steel appliances, breakfast bar/dining area. Large master bedroom w/ en suite bathroom, balcony and large walk-in closet + guest suite w/ en suite bath. Top floor features flexible loft area & rooftop deck w/ views. Unit features private 2-car garage & low HOA dues.

MLS#16-119364
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

2613 6TH ST, UNIT 1		Open	11-2	NEW
\$899,000	2+1.5	2sty-CONTEMPORARY		



PRIME FRONT FACING TOWNHOUSE 6 BLOCKS FROM BEACH


Light and bright townhouse in Ocean Park. 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.

Adam Sires/Mike Nourmand 310.498.1024
NORMAND&ASSOCIATES

www.2613Sixth.com

14 Santa Monica Lease

701 21ST PL		Refresh.	11-2	NEW
\$16,000	5+5	TRADITIONAL		



BEAUTIFULLY UPDATED HOME NORTH OF MONTANA

Don't miss this beautiful Traditional home ideal for living the Santa Monica lifestyle. Remodeled kitchen and open family room are the hub of this home with French doors that open onto a shaded bricked patio and large private English garden. Close to Montana Ave markets, shops and restaurants and only 2 blocks from the top-ranked Franklin Elem School. Can be leased furnished or unfurnished.

MLS#16-119714
Claire Burns 310-880-5288
COMPASS

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

947 16TH ST #4		Open	11-2	NEW
\$799,000	2+2	TRADITIONAL		



Fantastic 2bd, 2ba in Prime Santa Monica. Located between Montana and Wilshire within walking distance to shops, restaurants, and entertainment. Very clean unit with updated kitchen and bathrooms. Balcony space to enjoy the breezes. Don't miss this great unit!

MLS#16-119786
Melinda and Scott Tamkin 310-493-4141
COMPASS

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

701 OCEAN AVE #303		Lunch	11-2	671C1	rev
\$18,500	3+3	1sty-ARCHITECTURAL			



PRICE REDUCTION! FOR LEASE STUNNING OCEAN VIEWS!

Front facing,double unit,largest floor plan 3 BR 3 BA in approx.3,408 sf.Dramatic marble entry w/ocean vws also from dng & lvg rooms all w/access to balc. Gourmet kitchen w/granite counters & sep. laundry rm. Bar adj. to the dng area & lvg rm. Master suite w/ocean vws,frpl, all w/ access to balc, sep. his/her walk-in closets & marble bath.2 add'l bdrms&2baths.Four pkg spaces.Amenity rich bldg. Rooftopw/ocean views,pool/spa,bbq,fitness rm.Two flrs of subterranean pkg w/guest pkg.Concierge 24/7.

MLS#16-108936
Julie Lovett 310-899-3514
COLDWELL BANKER RESI

Washer/Dryer,Range/Oven,Dshwshr,Alarm

1234 FRANKLIN ST #B		Open	11-2	NEW
\$525,000	1+1	CALIFORNIA BUNGALOW		




SECLUDED ONE LEVEL COTTAGE LIKE GEM

New windows throughout breathe in an abundance of natural light to compliment the rich hardwood floors. A large living room with connecting dining area leads to a bright kitchen with vintage stove and a back door with access to a patio. There is a nice sized bedroom with built in cabinetry and a white tiled bath. Other features include a tankless water heater,unit adjacent to on-site laundry, 6 unit building with no one above, a private 1 car garage and low HOA dues.

MLS#16-119130
Barbara Marcus 310.466.5676
BERKSHIRE HATHAWAY

1530 18TH ST #6		Open	11-2	rev
\$4,395	2+2	2sty-OTHER		



BEAUTIFUL TWO STORY TOWNHOUSE IN SANTA MONICA!

This extensively updated two bedroom, one and a half bathroom townhouse sits in the beautiful Santa Monica with a private rooftop deck approx. 600 ft.². Venetian plaster walls, custom wallpaper and hardwood floors throughout. Downstairs family room leads to both dining room and kitchen, which are complemented with a comfortable outdoor balcony for summertime fun. Master bedroom boasts a finished closet and private balcony, while both bathrooms completed with custom high-end finishes.

MLS#16-111596
Lorraine Casados 424.231.2413
THE AGENCY

BBQ,Dryer,Wshr

1419 15TH ST, UNIT 2		Lunch	11-2	NEW
\$495,000	1+1	1sty-MODERN		



ENCHANTING CONDO IN CENTRAL SANTA MONICA

Enchanting 1 bed,1 bath in central Santa Monica. Spacious living room has hardwood floor & room for furniture and entertainment system. The kitchen has a dishwasher, full size gas range/oven, generous storage, and a dining nook on elegant tile. The bedroom fits a large bed and work space needs. Vintage-inspired bathroom with combination shower/tub and playful tile. Large windows in every room wash the home with natural sunlight. Minutes to the beach and a short stroll to dining and shopping!

Tami Pardee (310) 907-6517
PARDEE PROPERTIES

Refrigerator, Range/Oven, Dishwasher




Property Website & Virtual Tour

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

TUESDAY

15 Pacific Palisades Single Family

748 AMALFI DR	Open	11-2	NEW
\$13,495,000	6+7.5	3sty-ARCHITECTURAL	



QUINTESSENTIAL CALIFORNIA MODERN IN THE RIVIERA

Newly constructed California Modern home is an inspiring canvas for the southern California lifestyle. 12-ft high movable walls of window and abundant outdoor living space. Notable design features incl. 16' cantilever covered entry & floating staircase set against soaring 28' board-form concrete wall. Beautifully proportioned for entertaining. Theater, wine rm, sauna, 2nd level terrace. Master suite w living rm, fireplace, dual baths. Resort like sanctuary w pool, spa, lawn, & outdoor dining.

Hugh Evans III PARTNERS TRUST BW	310.500.1331	builtins, refrigerator, ovens, pool, spa
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1460 AMALFI DR	Open	11-2	NEW
\$5,895,000	5+4.5	2sty-TRADITIONAL	



BEST BUY IN THE PALISADES! FABULOUS RIVIERA LOCATION!

Rare opportunity, one of a kind restored 1941 Riviera classic. Designed by Louis T. Laskin, home has been lovingly maintained & updated by current owners for 28 years. Formal entrance leads to large LR w/fireplace, FDR, den, 50's style kitchen, separate brkfst. room & enclosed sunroom. Distant ocean views. Custom designed English garden w/hundreds of rose bushes & fruit trees. Flowers & herbs around the garden w/open & covered patios areas for enjoyment, relaxation & entertaining.

Paul Pekar GIBSON INTERNATIONAL	310.496.5955	WWW.1460AMALFI.COM
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351 ALMA REAL DR	Open	11-2	NEW
\$5,795,000	4+6	1sty-MEDITERRANEAN	



ALSO LISTED FOR LEASE AT 20,000 FURNISHED

Highly sought Huntington locale. Exquisite single story Italianate built like a compound around enchanting spa-like courtyard w/ pool & waterfall. Meticulously landscaped, gated & private. Quality custom craftsmanship throughout; open wood beams & entire home is surrounded by French doors & skylights. Massive living & formal entertaining combination. Master suite has private fireplace & sitting area. Private backyard w/ canyon & sunset views. Luxurious master bath w/ his & her closets.

Robert Radcliffe SOTHEBY'S INTERNATIO	310-255-5454	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg
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16056 AIGLON ST	Open	11-2	630J5	NEW
\$4,595,000	5+4.5	2sty-TRADITIONAL		



ELEGANT 2 STORY TRADITIONAL IN PALISADES

Newer East Coast Traditional in the El Medio Bluffs offers quality finishes throughout. The 2nd flr master w/ fireplace, coffered ceiling, walk-in closet, bathrm with tub & shower. Main flr includes formal living rm w/fp, dining rm, study/den, guest suite, powder room & chef's kitchen island, Wolf Range, Subzero, wine cooler, pantry & breakfast area. Beautiful fireplace and folding glass doors to a wraparound porch-style patio. 2-car garage, finished wine cellar, finished storage & bonus room.

Jaleh Azarmi COLDWELL BANKER-PAC.	310.573.7452	Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan
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16827 LIVORNO DR	Open	11-2	NEW
\$3,650,000	4+5	2sty-ARCHITECTURAL	



EXCEPTIONAL, MASTERWORK ARCHITECTURAL

Exceptional, masterwork architectural from award-winning Make Architecture AIA. Major ground up construction artfully blends walls of glass and rare "all heart" redwood accents, creating a warm, sunlit Modernist home with soaring, singular volume. Wonderful home for entertaining with seamless, open flow. Master suite aerie with expansive deck and blue water Pacific views. Beautiful gourmet kitchen. A serene Pacific Palisades oasis blending indoor/outdoor living, comfort, and unparalleled design.

Todd Baker COLDWELL BANKER	310-801-1475	www.16827LivornoDrive.com
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1240 TELLEM DR	Open	11-2	NEW
\$3,295,000	4+3	1sty-RANCH	



SPECTACULAR OCEAN AND CITY VIEWS | SINGLE STORY HOME

Unobstructed, ocean, city and Queen's necklace views from this meticulously maintained single-story ranch style home set back off the street for maximum privacy on a gated flag lot. Zen-like sanctuary atrium w/ tranquil fountain & landscaping. Originally 4 bedrooms & presently converted to 3 bedrooms (& can easily be converted back to 4). Large lot w/ plenty of room for an infinity pool. Definitely move-in condition or with a little cosmetic update, make this home shine!

Robert Radcliffe SOTHEBY'S INTERNATIO	3102555454	Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other
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1445 CUESTA LINDA	Open	11-2	NEW
\$3,150,000	4+4.5	2sty-CONTEMP MED	



PERFECT PACKAGE!

A truly perfect package! 4 bedroom home + guesthouse + 3 car garage. Grand lot close to half acre with insane canyon views & peek at the ocean. Pool & spa. Open kitchen, breakfast area & family room. Superb condition. Grounds include wonderful landscaping and beds for growing vegetables. Pretty patios.

Joan Sather SOTHEBY'S INTERNATIO	310-740-0302	Range, Oven, Microwave, Dishwasher
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1355 BEREIA PL	Open	11-2	NEW
\$1,995,000	3+2	RANCH	



GORGEOUS OCEAN VIEWS!

Prime ocean view Ranch style home overlooking the Village and Alphabet Streets. This mostly original 3 bed/2 bath home offers great opportunity to update, expand or re-build. Situated on an expansive 9,427 sq/ft downslope lot with panoramic ocean and mountain views.

Dan Urbach BERKSHIRE HATHAWAY	310.230.3757	www.1355Berea.com
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336 VIA DE LA PAZ	Open	11-2	red
\$5,275,000	5+5	TRADITIONAL	



Stunning traditional home situated in the coveted Pacific Palisades Bluffs, within walking distance to captivating ocean views, dramatic western sunsets, and Palisades Village. Wonderful family home featuring: 5 bedrooms, 4.5 Baths, stunning eat-in Chef's Kitchen opening to large family room leading to private back yard with pool, BBQ, outdoor dining, fire pit, and sun decks.

Elisabeth Halsted BERKSHIRE HATHAWAY H	310-820-9340	Dshwshr,Dryer,Frzr,Rng/Ovn,Fridg,Other
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204 TRANQUILLO RD	Open	11-2	red
\$2,745,000	4+3	RANCH	




Seaside neighborhood of Castellammare. Reminiscent of The Amalfi Coast. Stunning ocean and mountain views. Updated one story California Ranch style home. Wrap around deck with fire pit. Gourmet kitchen, Carrera marble, center island, stainless appliances, wine refrigerator. Laundry room with Miele washer/dryer. Hardwood floors, fireplace saltwater pool area includes barbecue and fire pit. Pool house from converted garage. Expansive corner lot with fenced in yard.

Adrian Grant JOHN AAROE GROUP	310-962-7142	Blt-Ins,Cbl,Dshwshr,Grbg Disp
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TUESDAY

X 468 SURFVIEW DR	Lunch	11-2	rev
\$6,899,000	5+6	VILLA	



TROPICAL OASIS WITH MAGNIFICENT VIEWS

This gated estate has views of Pacific Ocean, Catalina, Palos Verdes, and Channel Islands. This 6,507 sq ft home sits on 19,516 sq ft lot with 5 bed, 5.5 bath. Great room has floor to ceiling glass doors and Pecan hardwood floors throughout. Rooms include family room, formal and guest room. Kitchen features Viking appliances, Sub Zeros. Master has floor to ceiling windows, his and her walk-ins, private balcony, views from bed and bath. Yard has pool, spa, kitchen, fire pit, and grassy yard.

MLS#16-103736
Anthony Marguleas 310-663-4606
AMALFI ESTATES
Blt-Ins, Cbl, Dshwshr, Frzr, Grbg Disp, Other

18341 COASTLINE DR	Open	11-2	rev
\$2,995,000	4+3	2sty-ARCHITECTURAL	



ARCHITECTURAL WITH PANORAMIC OCEAN VIEWS

Enjoy stunning panoramic, whitewater, Queen's Necklace & Santa Monica Bay views from glamorous, newly remodeled architectural home on prestigious Coastline Drive. This smart home by Control 4 has it all -- gorgeous pool, great entertainment spaces including gourmet kitchen w/ imported custom European cabinetry, high end stainless appliances, Caesar-stone counters. Private ocean view master suite w/ romantic balcony ideal for enjoying sunsets, plus ocean view office (or 4th bedroom).

MLS#15-967397
Marta Samulon 310-230-2448
COLDWELL BANKER RESI
Blt-Ins, Dshwshr, Grbg Disp, Micro, Rng/Ovn

15 Pacific Palisades *Condo / Co-op*

638 PALISADES DR	Open	11-2	NEW
\$1,595,000	3+3	2sty-CONTEMP MED	



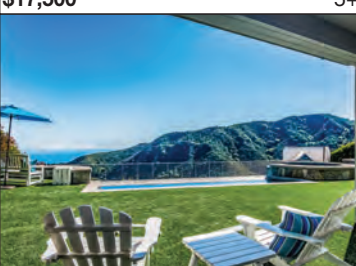
PHENOMINAL HOME-ALTERNATIVE W/ A YARD!!

Phenomenal Home-Alternative for those seeking a 2,300+ sq ft, property w/ a yard. Features include updated Kitchen w/ SS appliances & Caesarstone counters, Side & Backyard, Bonus Rm (sq ft not reflected) ceramic tile floors & Alarm. Spacious & open floor plan is perfect for entertaining & flows outdoors to your private yard. Sizeable Master Bdrm has sitting area, fireplace & peek-a-boo ocean view from balcony. Direct access, oversized 2-car garage, closets & bonus rm provides ample storage.

MLS#16-119616
robbie sikora 310.710.5214
GIBSON INTERNATIONAL
www.638Palisades.com

15 Pacific Palisades *Lease*

1120 CUMBRE ALTA CT	Refresh.	11-2	NEW
\$17,500	5+5	2sty-CONTEMPORARY	



METICULOUS POOL HOME WITH BREATHTAKING VIEWS

This home has it all! Vaulted entry leads to family room w wet bar, living room with soaring ceilings, dining room and kitchen with top of the line appliances. The entertaining areas open to an infinity pool, spa, fire pit, BBQ counter and yard. Upstairs a lavish master suite w the same beautiful views has a fireplace, dual vanities, two closets and generous shower and separate soaking tub. Three additional bedrooms up and an office and en suite bedroom downstairs complete this home.

Jacqui Bell 310.266.8520

16 Mid Los Angeles *Single Family*

5414 GEER ST	Open	11-2	NEW
\$460,000	3+1	CRAFTSMAN	




OPPORTUNITY IS KNOCKING

Designers, artists, hipsters, entertainment folk, and those who love classic architecture, this is the home for you. Almost all original detailing intact! 1913 craftsman framed in redwood awaits your touch to make it amazing. A spacious two bedroom charmer. Additional room with a closet that can be used as a third bedroom or an office or a den. Comfortable separate dining room. Newly constructed redwood deck connects the master bedroom to a spacious backyard. Front porch

MLS#16-118436
Randolph Davis 310-382-4392
KELLER WILLIAMS RLTY
Clng Fan, Dryer, Grbg Disp, Rng/Ovn, Fridge

18 Hancock Park-Wilshire *Single Family*

818 S RIMPAU BLVD	Open	11-2	NEW
\$2,295,000	5+4	2sty-MEDITERRANEAN	



RECENTLY RENOVATED

Flooded with light! Hardwood floors in entry, Dining room and huge formal Living room. 5 bedrooms/3.5 sleek baths. Stainless steel appliances in Gourmet Kitchen which opens to Breakfast room, 2 bedrooms with large luxurious bath plus Powder down. Great family /media room (which could be a 6th bedroom if needed!) opens to rear patio with a spacious yard waiting for your landscaping touches. Upstairs are 3 bedrooms/2 baths including the large Master Suite. A/C, Easy to show, move right in!

MLS#16-119742
Lisa Hutchins (323) 460-7626
COLDWELL BANKER HPN
Dshwshr, Rng/Ovn

346 N ARDEN BLV	Open	11-2	NEW
\$1,799,000	3+2		



WINDSOR SQUARE STYLISH RE-INVENTED ENGLISH TUDOR

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
THE AGENCY

455 N HIGHLAND AVE	Open	11-2	NEW
\$1,699,000	4+3	2sty-COUNTRY ENGLISH	



2 STORY ENGLISH WITH POOL

4 Bedrooms, 3 baths, family room; Center hall. Fireplace, stained glass windows; coved ceiling, hardwood floors. Sparkling pool. Move-in condition. Welcome home!

Cecille Cohen 213-810-9949
COLDWELL BANKER HPN
Call Cecille for more info




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Put their Property in the MLS

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

FOR SALE
THE MLS.com The Source Of Real Time Real Estate™

TUESDAY

140 N PLYMOUTH	Open	11-2	red
\$1,995,000	2+00000	3+3	



WINDSOR SQUARE GATED FAMILY HOME

This gated and private home sits on one of the best blocks in Windsor Square. Impeccably remodeled Spanish with a modern twist, flooded with natural light coming in from countless french doors and windows on all sides. Featuring arched ceilings, grey stained hardwood floors, ample sized eat in kitchen with top of the line appliances, and a dining room with glass doors leading out to a front courtyard perfect for entertaining guests.

MLS#16-112092
Jackie Smith 213.494.7736
THE AGENCY

5037 ROSEWOOD AVE, UNIT 303	Open	11-2	NEW
\$699,000	2+2	1sty-SPANISH	



ROSEWOOD VILLAS - SPANISH REVIVAL 2 BD / 2BA TOP FLOOR UNIT

Light and bright top floor two bedroom, two bathroom unit in the popular Rosewood Villas complex. This lovely unit has an expansive living room with fireplace, custom built kitchen with Whirlpool appliances and granite counter-tops, spacious bathrooms with tumbled marble, custom built master closet, engineered hardwood floors and skylights. Conveniently located next to parks, boutiques and restaurants.

Refrigerator, Stove, Dishwasher, W&D

Claudia J. Hipolito 323-697-2360
COLDWELL BANKER LF

458 S SYCAMORE AVE	Refresh.	11-2	rev
\$2,795,000	5+6	2sty-ARCHITECTURAL	



JUST REDUCED!!! GORGEOUS BRAND NEW 2 STORY MODERN.

Sliding glass doors flow out to the covered patio, wonderful for entertaining and enjoying the sparkling pool and spa. Dramatic rooftop deck with amazing views of the hills and city. Gorgeous kitchen, SS appliances, large center island and breakfast bar with sink and microwave. Sexy master bedroom, huge walk-in fitted closet with large terrace, luxurious master bath. This home is wired for security, sound and smart-home technology. Incredible location. What an amazing lifestyle to be had!

MLS#16-107584
Steven Aaron (310)432-6589
KW BEVERLY HILLS

Bit-Ins, Dshwshr, Micro, Rng/Ovn, Fridg

585 N ROSSMORE AVE #207	Open	11-2	POOL!	rev
\$525,000	1+1	CONTEMPORARY		



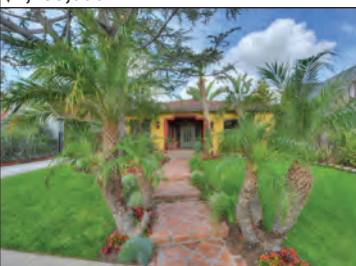
LUXURY CONDO IN HANCOCK PARK

Luxury condo in secure building in prime Hancock Park. Open floor plan, hardwood floors, high ceilings, custom cabinetry throughout, recessed lighting, gas fireplace and private balcony. Stainless-steel appliances, glass backsplash and ceramic tile in kitchen. Large master with walk-in closet. Spa-like bathroom with a tub/shower combination with marble tile. Large laundry room with space for storage. Rooftop pool with city views. Top-of-the line gym. BONUS: Unit comes with two parking spaces.

MLS#16-117496
Chris Jacobs 310-904-3568
L.A. LUXE GROUP KWBH

www.RossmoreAve.com

945 S MUIRFIELD RD	Refresh.	11-2	rev
\$1,799,000	3+3	MEDITERRANEAN	



STUNNING SPANISH OASIS

STUNNING SPANISH MEDITERRANEAN INSPIRED OASIS IN BROOKSIDE. Beautifully landscaped front lawn with palm trees. Central hall plan opens to a spacious living room with decorative large dining room. Sizable kitchen with state-of-the-art appliances leads to den, wonderful outdoor covered patio, spacious backyard and guest house. Roomy bedrooms and full size bathrooms. Bright and full of light! This home will not disappoint!

MLS#16-113744
John Duerler 3234622748
HANCOCK HOMES REALTY

Cing Fan, Dshwshr, Dryer, Frzr, Grbg Disp

19 Beverly Center-Miracle Mile				Single Family
637 N GARDNER ST	Open	11-2	NEW	
\$2,969,000	5+4.5	2sty-CONTEMPORARY		



STUNNING DESIGNER SHOWPLACE
[WWW.637GARDNER.COM](http://www.637gardner.com)

Custom designed Noesis Group lifestyle property. Enter nearly 4000 sq ft through a gated courtyard & discover this sophisticated luxury property complete with all expected amenities and exquisite designer finishes throughout. Porcelanosa bath tiles, sleek custom Mito Italian kitchen with Miele appliances. Generous luxurious master retreat. Private open air 2nd-story patio, ground level covered patio area overlooking a zero edge spa, decorative pool, flat grassy yard & more. A must see property!

MLS#16-117032
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

18 Hancock Park-Wilshire Condo / Co-op

645 WILCOX AVE, UNIT 2A	Refresh.	11-2	NEW
\$1,150,000	2+2.5	1sty-CONTEMPORARY	



SITED AT THE 13TH HOLE OF THE WILSHIRE COUNTRY CLUB

This beautifully updated and meticulously maintained condominium is one of only three units to boast two bedrooms PLUS a den and the largest square footage in Hancock Park Terrace. Generous south facing living and dining rooms have expansive golf course views. Custom cabinetry and crown moldings add a look of distinction. Hancock Park Terrace offers a lushly landscaped, guard-gated community with pool & spa, just minutes from LA Tennis Club, Wilshire CC, Larchmont Village and Hollywood Studios.

Blt-ins, diswhr, hoodfan, micw, rng/oven

J Hutchison/ Bartenetti (310) 562-5907
COLDWELL BANKER HPN

141 S MARTEL AVE	Open	11-2	NEW
\$1,699,000	3+2	2sty-COUNTRY ENGLISH	




BEAUTIFUL & CHARMING COUNTRY ENGLISH

The home features a grand LR w/ vaulted ceiling, hand stenciled wood beams & fireplace, formal DR w/ French doors to a lovely patio, chef's kitchen w/ built in appliances & granite counters. 2br/1ba down, MBR up w/ balcony overlooking the garden, separate dressing room w/walking closet & master bath. Adjacent to the garage you'll find a guest house consisting of a living room w/kitchenette & 1br/1ba. Private yard offers drought tolerant landscaping, open patios and lots of privacy and serenity

fridge, stove/oven, dshwshr, wshr/dryr

N. Hartman/L. Brenner 323-860-4245
COLDWELL BANKER

651 WILCOX AVE, UNIT 1C	Open	11-2	593/E7	NEW
\$839,000	2+2.5	1sty-TRADITIONAL		



ONE OF HANCOCK PARK TERRACE'S FINEST

Beautifully updated. Spacious and sophisticated condo with large living and dining rooms. Tons of natural light. 2 large bedrooms. 2/5 baths. Amazing amount of custom closet space. In unit washer and dryer. Private balcony for alfresco dining. Formal entry. Great neighborhood. Near Larchmont Village and Wilshire Country Club. Homeowners dues include 24 hour guard gated security and earthquake insurance.

Completely Updated. Move In Condition

The Woodwards 323 697 5808
KELLER WILLIAMS LARC

1066 STEARNS DR	Open	11-2	NEW
\$1,385,000	2+2	1sty-COUNTRY ENGLISH	



COUNTRY ENGLISH IN HISTORIC CARTHAY SQUARE

Walk to Museum Row or The Grove, from this beautiful Country English on a tree-lined street in Historic Carthay Square. With modern upgrades and vintage features, this charming home features a permitted 2-story guest house. Kitchen w/Viking Pro stove, fridge and double oven. The Master Suite w/ensuite spa bath flows through French Doors to the outdoor pool. The main BR feat a soaking tub atop pebble accents, an Eco toilet and built in speakers for the ultimate home spa experience.

MLS#16-119582
Morgan Pasco 3106063887
MORGAN REAL ESTATE

Dshwshr, Rng/Ovn, Fridg

TUESDAY

1706 S BURNSIDE AVE	Open	11-2	NEW
\$698,000	3+2	SPANISH	



SPANISH 3+2 UNDER \$700K

Great price for this lovely 3bd 2ba Spanish Bungalow just east of Culver City. Close to Washington and Venice Blvd. Features Copper plumbing, wood floors & forced air heating! Good sized master bd & newer master ba! Great kitchen w/ dishwasher! Private back patio, with Mexican pavers! Near Ballona Creek! Laundry area! First showing on Sunday 2:00 to 5:00. Do not disturb occupants.

MLS#16-119568
 Bobbie Carrasco 310-396-7829
 RON MICHAEL PROPERTI

Dshwshr,Fridg

20 Hollywood	Single Family		
707 N MCCADDEN PL	Open	11-2	NEW
\$1,147,000	3+3	SPANISH	



OPPORTUNITY KNOCKS!

At the intersection of Hollywood and Hancock Park sits this 2,200 sq ft (per plans) three-bedroom home with two separate detached, two-car garages. The larger of the two is about 650 sq ft (additional, per plans) and comes equipped with a loft area. The main house is a 1922 Spanish that could serve the needs of an entry-level home in the area or, possibly, a developer looking for a project. Plans & drawings of the existing structures are available at the property.

MLS#16-118682
 Coleman Laffoon 323.702.5551
 HILTON & HYLAND

www.hiltonhyland.com

402 N FLORES ST	Open	11-2	rev
\$3,895,000	5+5.5	2sty-SPANISH	




CONTEMPORARY SPANISH PRIME BEVERLY GROVE WWW.402FLORES.COM

Exquisite sophistication built NEW in 2016, this walled & gated, 5 BDR contemporary Spanish is the epitome of today's modern lifestyle. Volume ceilings, stone & hardwood floors, folding walls of glass, FORMAL DINING & LIVING ROOM, designer kitchen, complete w/ large center island. The exceptional master retreat features private balcony, spa bath, exceptional closet. Stunning pool, extended entertainer's patio with pool, spa & waterfall. Gated off street parking for up to 6 cars. Amazing home!

MLS#16-110798
 Omega Group-Ron Keinan 310.779.5348
 KELLER WILLIAMS

www.OmegaGroup.LA

6509 LA MIRADA AVE	Lunch	11-2	NEW
\$859,000	3+3	3sty-CRAFTSMAN	



IN THE HEART OF HOLLYWOOD

This 3 bedrooms, 3 baths, Single Family Home built in 2009 has views of Hollywood & Downtown.

Solar Panels & EV Charging Station. Private Roof Top Patio. SEE FULL PAGE COLOR AD.

BRYAN ABRAMS 818-266-4300
 JOHN AAROE GROUP

PRIVATE ROOF TOP PATIO

341 N CRESCENT HEIGHTS BLVD	Open	11-2	rev
\$3,195,000	5+5.5	2sty-SPANISH	



GORGEOUS SPANISH REVIVAL WWW.341CRESCENTHEIGHTS.COM

Rarely does a property come along which blends the stunning details of classic Spanish architecture with all the modern amenities & attention to detail such as you'll discover in this walled & gated compound just minutes from all city services, renowned restaurants, every possible entertainment venue & world class designer shops. This home features nearly 4600 sq ft, 5 bedrooms, 5.5 baths PLUS over 500 sq ft of complimentary outdoor living spaces. Stunning must see designer perfection!

MLS#16-118496
 Omega Group-Ron Keinan 310.779.5348
 KELLER WILLIAMS

www.OmegaGroup.LA

21 Silver Lake - Echo Park	Single Family		
2651 LAKE VIEW TER	Lunch	11-2	NEW
\$1,325,000	3+3	TRADITIONAL	



CHIC AND SEXY SILVER LAKE TRADITIONAL

Sun drenched rooms, great floor plan, 2 FP, bonus room, Silver Lake, Observatory and Hollywood sign views. Flat yard and over sized deck for entertaining. Master suite with walk in closet and master bath, HW floors throughout, FDR, galley kitchen, spa, 2 car garage with direct access to home. Fenced front yard with mature landscaping. Join me for lunch.

Lori Ramirez 323-697-6124
 COLDWELL BANKER

611 N MARTEL AVE	Refresh.	11-2	rev
\$2,995,000	4+5	2sty-MODERN	



SPECTACULAR LUXURIOUS MODERN HOME IN THE HEART OF THE CITY

Soaring ceilings, open floor plan. Dramatic architectural staircase, gorgeous kitchen, great room, top of the line SS appliances. Kitchen and great room flow out to the lush green backyard. The grassy yard features a sexy cabana, pool and BBQ. Sexy master suite w large terrace, Luxurious master bath. There are 2 en-suite bedrooms upstairs plus a den/retreat!! This home has it all; 3 fireplaces, patios, incredible location, an entertainers dream which offers the best of the LA lifestyle!

MLS#16-117804
 Steven Aaron (310)432-6589
 KW BEVERLY HILLS

BBQ,Blt-Ins,Dshwshr,Micro,Fridg

1767 FANNING ST	Open	11-1	rev
\$1,495,000	3+4	CONTEMPORARY	



NESTLED IN THE HILLS OF SILVERLAKE,

This modern home boasts beautiful views of mountains, reservoir and canyons as well as chic interiors. Beyond the zen-like entryway lies an inviting and spacious retreat for both entertaining and relaxation. Securely set behind contemporary glass & steel gates, this private residence provides large main rooms including a modern gourmet Kitchen with black granite surfaces opening to Family Room with surround-windows, plus a Living Rm w/ fireplace. Warm bamboo floors lend an organic feel.

MLS#16-112810
 Shannon McNamara/Ernie C 310-345-7500
 TELES PROPERTIES

1767FanningStreet.com

6212 MARYLAND DR	Open	11-2	rev
\$1,599,000	3+2	1sty-SPANISH	



CHARMING SPANISH HOME

Enter through lovely inner courtyard into this fabulous Spanish home with center hall floor plan, leading to an imposing living room with beamed ceiling and fireplace, formal dining room with additional den, 3 spacious bedrooms & 2 baths. Lots of beautiful original details throughout, ornate crown moldings, hardwood floors. Serene and private yard.

MLS#16-108636
 L. Brenner / N. Hartman 323-860-4245
 COLDWELL BANKER

Dshwshr,Dryer,Frzr,Hood Fan,Range/Oven


Questions? Need Assistance?
 Contact our Help Desk Department!

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

TUESDAY

22 Los Feliz Single Family

3431 AMESBURY RD	Open	11-2
\$2,950,000	5+5.5	2sty-VILLA



rev

COME SEE ONE OF THE BEST VALUES IN LOS FELIZ

Tastefully reimagined Contemporary Villa. 1st floor's an entertainer's dream. A wet bar w/ twin wine coolers anchors the intersection of the public rooms. The center island kitchen features custom cabinetry, marble counters & top of the line appliances. The adjacent Great Room has a flp & 9' coffered ceilings. Upstairs are 5 nice-sized bedrooms & laundry. The Master features a spa-like Bath w/ Spanish floor tiles, soaker tub & an oversized shower. In short, a cool house in a hot neighborhood!


MLS#16-117666

Michael Tunick 323-646-3893

BHHS CA PROPERTIES www.3431amesbury.com

10774 FLAXTON ST Open 11-2

\$1,295,000	3+2	TRADITIONAL
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NEW

BEAUTIFUL CULVER CITY HOME

Located in desirable Culver Crest area close to Silicon Beach companies and Vet's park, this well-maintained single-story home features 2006 upgrades. French and Dutch doors, new windows, new plumbing, sound system, tankless water heater, outdoor lighting and firepit, plus parking for 5 cars make this an inviting home ripe for entertainment. Easy to show and move-in condition


MLS#16-117666

Isabelle Mizrahi 310.230.3720

BERKSHIRE HATHAWAY

27 Topanga Single Family

21140 COLINA DR	Lunch	11-2
\$2,350,000	3+2.5	2sty-MODERN



NEW

PRIVACY UP THE MOUNTAIN

This custom-built modern home was designed and built by Deanna Griffith, MIT Mechanical Engineer, class of '92, with product design firm Ashcraft Design through 2015. The property is situated on a small knoll which curves along Colina Dr and offers panoramic views of the canyon. A truly private compound.

MLS#16-119016

Itay Raz 310-614-9276

DOGTOWN REALTY

28 Culver City Income

11151 CULVER	Refresh.	11-2
\$1,195,000	3+2	TRADITIONAL



NEW

LOCATED ON QUIET FRONTAGE ROAD W/ TREMENDOUS UPSIDE.

Situated in the highly desirable Clarkdale neighborhood of Culver City with easy access to the 405 freeway and a stone's throw away from local parks. Enormous light and bright rear unit with high ceilings, huge master suite, and generously sized bedrooms. Massive solarium with separate entrance that could be used as a home office or 4th bedroom. 2 car garage and 2 car carport totaling 4 parking spots. Potential to rent out the garage and add coin operated washer/dryer for additional income.


MLS#16-119016

Matthew Isbell 310.259.7450

GIBSON INTERNATIONAL 3+2 & 2+1 w/ 4 Parking Spots. GRM 16.6

28 Culver City Single Family

4114 LA SALLE AVE	Open	11-2
\$2,395,000	5+6	2sty-ARCHITECTURAL



NEW

STUNNING ARCHITECTURAL IN CARLSON PARK

2-story contemporary architectural in the highly desirable Carlson Park area of Culver City. Open floor plan w/ Great Room that flows to back yard. Chef's kitchen w/ high-end stainless appl & oversized island. Upstairs master w/balcony feat a spa-like ensuite w/soaking tub, shower w/bench and separate WC. Downstairs guest suite and 3 additl BR upstairs all w/ensuite baths & WICs. Gorgeous contemporary finishes complete this stunning property in CC, known for its excellent public school system.


MLS#16-120080

Morgan Pasco 3106063887

MORGAN REAL ESTATE Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

29 Westchester Single Family

7826 AGNEW AVE	Open	11-2
\$1,950,000	4+4	2sty-ARCHITECTURAL



NEW

LUSTROUS MASTERPIECE

On a premier st in desired Kentwood, this 4/4 striking remodel now boasts twice the sq ft. New roof, foundation, electrical, H2O heater, A/C and heater, windows, sprinkler system, lighting. Floor plan and light-filled space make this a home that is as warm and comfortable as it is sleek and impressive. Custom ktn w/ qrtz counters and Thermador appls, mstr bed with walk-in closet, mstr bath with freestyle tub and Grohe fixtures. Deck & bcktyrd firepit make ultimate indoor/outdoor So Cal exp.

MLS#16-120080

Simon Beardmore 310.892.6454

SOTHEBY'S INT RLTY Ari Wintraub 310.428.5045

5327 BALLONA LN Open 11-2

\$1,365,000	5+3	CAPE COD
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NEW

WWW.5327BALLONA.COM

Gorgeous Culver City Cape Cod-style 2-story home built in 2000! Farragut Elementary!Gourmet kitchen with stainless steel appliances, including double oven, wood cabinets, granite counters and center island for counter dining. Near a quiet park with children's play area and Lindberg Park's sports courts & fields, as well as the Ballona Creek bike path to the beach. Located in a private community with well-kept grounds,near the shops & restaurants in both between downtown CulverCity & Playa Vista.

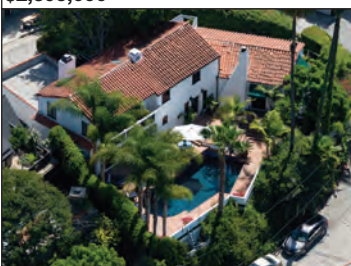
MLS#16-119390

Todd Miller 3105602999

KELLER WILLIAMS-SM Open Sun 2-5pm and Tues 11-2pm

30 Hollywood Hills East Single Family

6001 GRACIOSA DR	Open	11-2
\$2,395,000	3+4	SPANISH



NEW

BEAUTIFUL SPANISH 2-STORY

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.

MLS#16-119390

James Nasser 310-351-9450


WEA



The Source Of Real Time Real Estate™

TUESDAY

3234 DE WITT DR	Open	11-2	NEW
\$979,000	2+1.75	MID-CENTURY	




STUNNING MID-CENTURY

Prof. designed upgrades and restored finishes throughout. Living room marked by peg-and-groove hardwoods, slate flooring, chic wood accents, exposed brick fireplace, sliding doors that open to a covered patio, ideal for entertaining. The kitchen hosts high-end appliances, built-in workspace and bar, as well as windows overlooking a privately landscaped backyard and the Hills. Downstairs, a master-sized bedroom boasts spacious closets, abundance of natural light, and remodeled full-bath

MLS#16-119092
Chad Lund/Ben Bundy (310)801-2641
TELES PROPERTIES

3234DeWittDrive.com

3040 ARROWHEAD DR	Open	11-2	rev
\$2,397,000	5+4	2sty-CAPE COD	



LAKE HOLLYWOOD ESTATES OASIS

Glamorous home on over 1/4 acre (assr) w/Stately palms, rolling lawns & Griffith Park as a backdrop. Design elements include granite counters, Wood cabinets, Grohe fixtures, Maple floors & 3 fpls. The Stylish living room, dining, kitchen & den open through French doors to a spacious patio, yard & views. Chef's kitchen w/Wolf & Miele appls, breakfast bar & picture window shares fpl, wet bar & wine fridge w/den. Upstairs level features 2 masters w/Luxe baths & custom closet. Views from every room.

MLS#16-115038
Terry Canfield Schmidt 323-854-4607
BHHS-BH

Dshwsh,Fridge,Micro,Ov/Range,Wine Fridge,

3486 WONDER VIEW PL	Open	12-2	rev
\$2,280,000	4+3	ARCHITECTURAL	



HUGE PRICE REDUX!


Architectural with captivating city & mountain views. Pool surrounded by lush landscaping.Totally private / quiet. Redefined interior spaces showcase walls of glass for seamless indoor/outdoor flow. Modern European kitch w/ Sub-Zero fridge and Meile appliances,walk-in pantry and sep. laundry room. Master suite has a fireplace, & walk-in closet. Luxurious master bath features glass tile and large tub.Additional amenities: indoor/outdoor sound system, security system, large 2 car garage.

MLS#16-980311
Geri Berger 323-899-0841
RODEO REALTY INC.

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

30 Hollywood Hills East *Lease*

3486 WONDER VIEW PL	Open	12-2	NEW
\$13,500	4+3	ARCHITECTURAL	



GORGEOUS LEASE IN LAKE HOLLYWOOD

Architectural with captivating city & mountain views. Private pool .Private,quiet.Interior spaces showcase walls of glass for seamless indoor/outdoor flow.European kitchen features Sub-Zero fridge, Meile appliances, walk-in pantry. Sumptuous master suite has a fireplace, & elegant walk-in closet. Luxurious master bath features glass tile and large tub.Additional amenities: indoor/outdoor sound system, security system, large 2 car garage. Convenient to studios, downtown & walking trails.

MLS#16-110864
Geri Berger 323-899-0841
RODEO REALTY INC.

Blt-Ins,Dshwshr,Dryer,,Rng/Ovn,Other

31 Playa Del Rey *Single Family*

6209 OCEAN FRONT WALK	Refresh.	1-2	NEW
\$9,995,000	4+8	4sty-MEDITERRANEAN	




FINEST VIEW HOME ON SAND! FREE PARKING

Spectacular oceanfront villa on the sand on prime Silicon Beach Strand. On the north end of Playa's serene beach, this 2011-built home by Tomaro Design Group offers panoramic ocean, mountain & Marina Channel views. Refined beach living w/hi ceilings, French doors opening to the sea, planked wood floors. Master w/stunning views, gourmet kitchen. fam room steps out to huge patio on the beach; home theatre/ man cave; office, library, gym, elevator & roof deck w/swim spa & 360 degree views. Amazing!

MLS#16-118214
Alice Plato 424-280-7280
COLDWELL BANKER RESI

Luxurious finishes throughout, elevator

7335 VISTA DEL MAR LANE	Lunch	11-2	NEW
\$4,999,999	5+5	CONTEMPORARY	



DIAMOND ON THE PDR BLUFF

Rare opportunity to own a premier piece of architecturally significant Real Estate situated on the Silicon Beach Bluff designed to maximize the views from Catalina all the way to Malibu . Fabulous open floor plan with mirrored and tinted windows, separate heating and air conditioning units in each room, private guest quarters, atrium, roof top deck, zen garden and more.
The beach is just 3 min away, LAX is a 7 min drive and sunsets every night are priceless! Silicon Beach is sizzling hot!

MLS#PV16087995MR
Jane Angel 310-292-2290
COLDWELL BANKER

33 Malibu *Lease*

18319 CLIFFTOP WAY	Open	12:30-3:30	NEW
\$18,000	3+4	ARCHITECTURAL	



DRAMATIC MOUNTAIN AND OCEAN VIEW LEASE

Open fir plan w/lge grmt kit and double sided fireplace facing both living & dining areas. Disappearing walls of glass open to pvt infinity pool facing majestic mtn vus. A Walker Zanger Lagos Azul limestone slab covers extra-long island & compliments the custom piano finished white cabinets. 3 beds w/ensuite bath & walk-in closets has been completely re-imagined w/high end designer finishes. Serene master suite enjoys spa-like bath & Zen cyn vus. Pvt front yd. Fantastic indoor/outdoor design!

MLS#16-118662
Enzo Ricciardelli 310-255-5467
SOTHEBY'S INT REALTY

35 Inglewood *Single Family*

429 W 64TH ST	Open	11-2	NEW
\$599,000	3+2	1sty-TRADITIONAL	



3 BEDROOM 2 BATH TRADITIONAL

Traditional 3 bedroom 2 bath with updated kitchen and master suite that opens to outdoor living in the back yard. Hardwood floors, fireplace and converted garage compliment this exceptional value on a tree lined street.

Jeff Lemen 3104822033
KW SANTA MONICA



**Do RIGHT by Your Sellers
Put their Property in the MLS**

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

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

51 West Hills Single Family


8363 MARLA AVE	Refresh. 11-2	NEW
\$915,000	4+3 TRADITIONAL	
WEST HILLS STYLISHLY REMODELED SPACIOUS TRADITIONAL HOME		
 <p>Remodeled Spacious Traditional Home 4BD/ 3BA + Formal Diningrm + Kitchen w/stainless steel appliances & Breakfast Area. Large Livingrm w/grand stone fireplace & carpeted Den both with walls of glass doors in the California style opening on an expansive lush backyard approx.1/3acre, w/covered patio. Elegant parquet foyer leading to upstairs bdrms. Master suite w/fireplace & private bath. A/C Beautifully restored original wood floors throughout.This is a truly special home that won't last long.</p>		
MLS#16-119424 Karen Numme 323-804-2008 THE COLLECTIVE RLTY		Dshwshr,Grbg Disp,Range,Oven

62 Encino Single Family


4849 ENCINO AVE	Open 11-2	NEW
\$8,995,000	6+9 1sty-CONTEMP MED	
MAGNIFICENT TUSCAN ESTATE		
 <p>On 1.37 acres of serene park-like gated grounds, this estate combines modern comfort with old-world, European luxury. Ideal for entertaining. Foyer opens to soaring ceilings & Italian Travertine flrs, w/amenities such as a frml circular DR, chef's kitch, wine cellar, tasting rm, & theater w/bar. Formal LR w/a stone frplc, an elevator, maid's qtrs, study, library, & gym. Exterior grounds hold gardens, sprawling lawns & patios, a loggia, outdoor kitch, tennis court, pool/spa, & full gsthse.</p>		
Jacob Dadon 818.264.8780 JOHN AAROE GROUP		www.4849encino.com

17647 BELINDA ST	Open 11-2	NEW
\$3,995,000	6+8 CONTEMP MED	
OPEN MAY 5/3 & 5/6 11-2PM		
 <p>On a beautiful cul-de-sac South of the Blvd, lies this private, gated retreat hidden behind lush greenery. This grand scale of this Transitional Montecito home features an open floor plan and a main level with a formal living room. A flat grassy yard, pool cabana/guest unit, unique outdoor areas off almost every room, and tons of space to entertain all around the terraces, pool, and fire pit— this private home is truly breathtaking and full of amenities!</p>		
F. Aldjufrie/C. Knizek 310-467-9542 THE AGENCY		BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other


72 Sherman Oaks Single Family

14640 GREENLEAF ST	Open 11-2	NEW
\$3,588,000	5+5.5 2sty-CAPE COD	
SEE FULL PAGE AD		
 <p>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.</p>		
MESICA/PARNES/HARRIS 424-230-3058 THE AGENCY		


<h2>OPEN HOUSE STATUS</h2> <p>Automatic Status: The MLS™ will automatically assign NEW or REV</p>	<ul style="list-style-type: none"> NEW New, automatic status NEW* New, not yet listed RED Reduced REV Review, automatic status BOM Back on Market
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15137 OTSEGO ST	Open 11-2	NEW
\$1,898,000	5+5 MODERN	
STYLISH AND MODERN SHERMAN OAKS HOME		
 <p>Gorgeous & Modern 5 bed, 5.5 bath hm located in sought after Sherman Oaks neighborhood. This beautifully constructed hm boasts structural clarity & rational simplicity. With 4,239 sqft. of living space & high ceilings, the pristine flowing design welcomes abundant light & spacious rooms while successfully bringing the outdoors in w/large sliding glass doors. There is a large dining rm, kitchen with top-of-the-line appliances, and a living rm that leads to a secluded backyard oasis w/pool & spa.</p>		
Berg & Smith 310.500.3931 PARTNERS TRUST BH		15137Otsego.com

3648 DIXIE CANYON AVE	Lunch 11-2	NEW
\$1,799,000	3+4 MEDITERRANEAN	
DREAM OASIS WITH STUNNING PANORAMIC VIEWS!		
 <p>Breathtaking oasis w/ spectacular panoramic city views! Luxurious Mediterranean estate boasts open floor plan great for entertaining. Living room w/ magnificent city views & wood-burning fireplace. Formal dining fits city views. Backyard has state of the art patio, fireplace, pool/spa & rock waterfall. Master bd fits city views, private balcony, fireplace, 2 spacious walk-in closets, his & her sink vanity, separate shower & bath. All bds are spacious & en-suite. Bonus storage room & laundry room.</p>		
Mehry Ziai 310-897-0762 SOTHEBY'S INT REALTY		www.3648dixiecyn.com

15490 BRIARWOOD DR	Open 11-2	NEW
\$1,495,000	4+4 CONTEMP MED	
BEAUTIFUL CONTEMPORARY MEDITERRANEAN		
 <p>Beautiful contemporary Sherman Oaks Mediterranean w/ open floor plan. Glossy chocolate hardwood floors, high ceilings & arched doorways throughout. Master suite w/ private balcony & jetted soaking tub. Stunning Santa Monica Mountains & city views. Junior master, office/guest room, balconies & gourmet kitchen. Grassy yard & patio equipped w/ Bose surround sound speakers & bbq. Easy access to Westside & Valley. Enjoy ultimate privacy on this secluded cul de sac.</p>		
Josh & Matthew Altman 818.983.6886 DOUGLAS ELLIMAN		www.TheAltmanBrothers.com

73 Studio City Single Family

3780 SUNSWEPT DR	Open 11-2	NEW
\$2,350,000	3+3 MODERN	
 <p>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 floorplan perfect for entertaining with glass doors opening to exterior decks and patios. Gallery-like in design, the light and flow of the home will perfectly 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.</p>		
Rutstein Holcomb 310-500-3921 PARTNERS TRUST		

4254 IRVINE AVE	Open 11-2	NEW
\$2,095,000	5+4 2sty-MEDITERRANEAN	
COLFAX MEADOWS ESTATE ON HUGE LOT		
 <p>Fantastic Colfax Meadows Estate on larger lot. Light , bright open floorplan, Spacious rooms. Grand entry, high ceilings & sweeping staircase. Living room w/ fireplace, dining room. Family room w/ fireplace open to sunny breakfast room & large gourmet granite kitchen w/ tons of storage. All Viking Pro appliances. Custom media room. Upstairs loft office area, huge master suite w/ balcony & a total of 4 bedrooms. Family room opens to large grounds, patio, grassy lawn,gated swimming pool & spa.</p>		
Julie Jones 323-481-2061 SOTHEBY'S REALTY		Dshwshr,Grbg Disp,Rng/Ovn,Fridg

TUESDAY

3893 AVENIDA DEL SOL	Open	11-2	NEW
\$1,095,000	1+1	1sty-ARCHITECTURAL	

ROCK HUDSON ARCHITECTURAL - RALPH BOWERMAN A.I.A.


Mid-Century architectural up a private drive. Wrap-around walls of glass, beautiful post & beam style, spectacular views & skinny dip plunge pool. 14,000 sq.ft wooded lot with amazing privacy. The stunning interiors open to breathtaking gardens by noted landscape designer. 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." Moments from city or valley entertainment. Quintessential West Coast style!

John Galich 310 461-0468
RODEO REALTY SUNSET

www.HillsideArchitectural.com

74 Toluca Lake *Condo / Co-op*

4406 MOORPARK WAY	Open	11-2	NEW
\$849,000	3+4	SEE REMARKS	



This tri-level townhome in the heart of Toluca Lake is a rare gem. Warm yet sophisticated, the expansive home features its own private garage with direct access and a dumbwaiter with access to all floors. The layout is masterful with plenty of large open spaces for entertaining and bedrooms that are separate. The home is elegant and peaceful with a master suite that features a separate sitting area with fireplace, dual closets and a delightful master bath

Rutstein | Holcomb 310-500-3921
PARTNERS TRUST

76 North Hollywood *Condo / Co-op*

5706 FAIR AVE #206	Refresh.	11-2	NEW
\$379,000	2+1	CONTEMPORARY	



Fully remodeled top-floor designer condo in trendy NoHo Arts District next to metro lines for DTLA commuters. Living room boasts high ceilings, bamboo floors, Nest system, fireplace, balcony overlooking courtyard. The kitchen has quartz countertops, stainless steel appliances and a large window over the sink overlooking trees. Two bedrooms laid out separately for privacy. Deep soaking tub in bathroom. In-unit laundry, 2 parking, storage unit, pool and gated entry compliment this home.

MLS#16-118582
Jay Martinez/Gil Dirige 323-377-8332
JOHN AAROE GROUP

www.5706FairAvenue.com

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

81 Glendale *Single Family*

1436 E WINDSOR RD	Open	11-2	NEW
\$629,000	2+1	SPANISH	



CHARMING GLENDALE SPANISH COLONIAL


This 1934 2/1 Spanish Colonial home is filled w/ charm & rife w/ original details. Enjoy a quaint breakfast nook, formal living & dining rooms, original Spanish tile, original hardwood flooring, original crystal door hardware, wood-burning Batchelder fireplace, & built-ins throughout. Outside you'll find a gracious back yard w/ drought-tolerant landscaping, mature Maple & Sycamore trees, a covered patio, a two car garage, & a fully insulated second garage ideal for a studio or workspace.

Steve Clark 626-788-3013
KW INTL PORTFOLIO

ref/stv/dw/gd/w/d

89 Calabasas *Single Family*

24359 LA MASINA CT	Refresh.	11-2	NEW
\$5,995,000	5+6	MODERN	



UNIQUE VIEW PROPERTY WITH STATE OF THE ART RECORDING STUDIO

View property with RECORDING STUDIO in a guard gated community of Calabasas. This custom estate has panoramic jetliner views of the valley and is perched on its own hilltop in a cul-de-sac enclave w/other custom homes within Vista Pointe. Just under 10K on the house and approx 3K subterranean garage of which 2/3 was converted into state of the art recording studio with control and 2 live rooms. Open Floor plan with atrium in middle of home with sprawling bamboo trees and retractable roof.


MLS#16-119446
Allyson Carter 818-486-4663
RODEO REALTY

www.allysoncarter.net

WEDNESDAY OPEN HOUSES

81 Glendale *Single Family*

1436 E WINDSOR RD	Open	10-1	NEW
\$629,000	2+1	SPANISH	



CHARMING GLENDALE SPANISH COLONIAL

This 1934 2/1 Spanish Colonial home is filled w/ charm & rife w/ original details. Enjoy a quaint breakfast nook, formal living & dining rooms, original Spanish tile, original hardwood flooring, original crystal door hardware, wood-burning Batchelder fireplace, & built-ins throughout. Outside you'll find a gracious back yard w/ drought-tolerant landscaping, mature Maple & Sycamore trees, a covered patio, a two car garage, & a fully insulated second garage ideal for a studio or workspace.

Steve Clark 626-788-3013
KW INTL - PORTFOLIO

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