

TUESDAY

**01 Beverly Hills** Single Family

<b>1870 CARLA RDG</b>	Open 11-2	<b>NEW</b>
<b>\$19,900,000</b>	5+6.5 CONTEMPORARY	
<b>CONTEMPORARY ESTATE WITH PANORAMIC VIEWS</b>		
<p>Contemporary Trousdale estate w/ panoramic views from downtown to ocean. White terrazzo floors, technology operated by Crestron, Bulthaup kitchen w/ Miele appliances Rhein Zink garage fascia &amp; doors. Motorized Fleetwood pocket doors open to backyard overlooking 180-degree views. 5bd/7bth, staff quarters, media room, glass wine cellar &amp; gym/office. Backyard has infinity edge pool w/ baja shelf &amp; Jacuzzi &amp; cooking area w/ Viking appliances, linear fire feature, TVs, seating area.</p>		
J. Babajian/J. Flagg RODEO REALTY - BH	(310) 623-8800	<a href="http://www.1870CarlaRidge.com">www.1870CarlaRidge.com</a>

<b>1870 CARLA RDG</b>	Open 5:30-7:30	<b>NEW</b>
<b>\$19,900,000</b>	5+6.5 CONTEMPORARY	
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J. Babajian/J. Flagg RODEO REALTY BH	(310) 623-8800	<a href="http://www.1870CarlaRidge.com">www.1870CarlaRidge.com</a>

<b>1089 N HILLCREST RD</b>	Open 11-2	<b>NEW</b>
<b>\$11,900,000</b>	6+6.5 1sty-CONTEMPORARY	
<b>TROUSDALE ESTATES WITH SPECTACULAR CITY/OCEAN VIEW</b>		
<p>Exciting major renovation just completed!. Cooper Pacific custom kitchen with state of the art appliances, temp controlled glass wine walls. Spacious mstr suite opens to patio and pool..Four additional double en suite BRs and separate en suite mds/office.. New pool,spa, outdoor kitchen with built-in BBQ. High ceilings throughout, new wide plank hwd flooring throughout, extensive LED lighting, new heating/cooling systems, new driveway with motor court, gated.. ALSO OPEN TWILIGHT 5:30-7:30 PM</p>		
Joy Denton SOTHEY'S INT. RLTY.	3102669877	

<b>1500 LOMA VISTA DR</b>	Refresh. 5:30-7:30	<b>NEW</b>
<b>\$9,850,000</b>	4+4 CONTEMPORARY	
<b>TROUSDALE TWILIGHT OPEN WITH TACO TRUCK FOR CINCO</b>		
<p>Join our Trousdale Cinco de Mayo celebration! Light, bright contemporary w/ sweeping city to ocean views. Spacious living room, kitchen w/top of the line appliances, breakfast area, dining room &amp; media room. 3 beds including luxurious master + an office that can become an add'l bed. Walls of glass open to the backyard featuring a grassy lawn, al fresco dining spaces, heated pool and spa. Large gated motor court w/ parking for 6+ cars, new landscaping, updated entertainment system &amp; more.</p>		
MLS#15-899531 Williams & Williams HILTON & HYLAND	310.691.5935	<a href="http://1500lomavista.com">1500lomavista.com</a>

<b>1130 SUTTON WAY</b>	Open 11-2	<b>NEW</b>
<b>\$7,490,000</b>	4+6 MODERN	
<b>GREAT UPSIDE POTENTIAL FOR BUILDER!</b>		
<p>Secluded apx 30,000 sqft lot in prime Beverly Hills one-story spacious home.Modern design ideal family home open floor plan.Large living room w/ fireplace &amp; views.Formal dining room &amp; family/media room w/ wet bar all open, ideal for entertainment.Sparkling pool &amp; spa,outdoor shower,sports court &amp; grassy area.His &amp; her master bath &amp; closets.Gourmet kitchen w/ Wolf oven &amp; range-top,Miele dishwasher,breakfast room.Security system, outdoor sound system.Canyon &amp; treetop views.</p>		
MLS#15-900011 Bahman Benny Farahmand NELSON SHELTON	310 428 1728	

<b>1133 SAN YSIDRO DR</b>	Open 11-2	<b>NEW</b>
<b>\$4,895,000</b>	5+4.5 2sty-COUNTRY ENGLISH	
<b>WARM CUSTOM-BUILT HOME IN PRIME BEVERLY HILLS</b>		
<p>This custom-built 1980's home exudes warmth and pride-of-ownership. On the prime north-of-Sunset estate portion of San Ysidro, the home offers an abundance of amenities &amp; custom features: spacious floor plan, large public rooms opening to the private backyard, ground-floor master suite with fireplace and French doors, 3 or 4 additional bedrooms (potentially 5 total), spacious family room w/ vaulted ceilings in second floor wing, with bedroom suite -- ideal for media/in-law/teenage/guests.</p>		
Stephen Baker KELLER WILLIAMS/BH	310-490-8510	<b>Flexible &amp; Unique Floor Plan</b>

<b>1910 LOMA VISTA DR</b>	Open 11-2	<b>NEW</b>
<b>\$4,250,000</b>	4+4.5 MID-CENTURY	
<b>NEW MID-CENTURY TROUSDALE ESTATE W/ VIEWS!</b>		
<p>This wonderful mid-century Trousdale estate presents an unprecedented opportunity to bring this character rich home to modern day. The long-time estate of iconic comedian, actor/writer, Sid Caesar, this 4bd+4.5ba home has the kind of incredible potential that is seldom seen these days! A large motor court makes way for a perfectly secluded lot w/ tranquil canyon views. Fantastic flr plan, high ceilings &amp; floor to ceiling glass doors that look out to the patio, pool, &amp; views.</p>		
MLS#15-900639 Sally FJ/Marie Ilous JOHN AAROE GROUP	310-691-7888	<a href="http://www.1910lomavista.com">www.1910lomavista.com</a>

<b>224 S WETHERLY DR</b>	Open 11-2	<b>NEW</b>
<b>\$3,495,000</b>	5+5 2sty-CONTEMP MED	
<b>THE HOME YOU HAVE BEEN WAITING FOR...NEWER 5BR MEDITERRANEAN!</b>		
<p>Dramatic entry, elegant LR w/ fp, lg formal DR, gourmet eat-in Kit &amp; lovely adj. Family rm. Grand stair leads to Master Suite w/ fp, huge walk-in closet, luxurious bath w/ dual sinks, Jacuzzi tub, steam shower &amp; balcony. Secondary BRs w/ en-suite baths &amp; lg closets. Features incl. sound system &amp; multi-zone NEST climate control. Lush landscaping, pool, spa w/ waterfall, patio, built-in wall heaters, BBQ area &amp; movie screen. Perfect indoor-outdoor lifestyle, close to amenities &amp; houses of worship.</p>		
MLS#15-900029 Judy Ross-Bunnage COLDWELL BANKER RES	310-285-7504	

<b>151 N LE DOUX RD</b>	Open 11-2	<b>red</b>
<b>\$3,755,000</b>	4+5 2sty-MODERN	
<b>SUPERB CONTEMPORARY</b>		
<p>A uniquely modern retreat, 151 N. Le Doux is an incomparable property in Beverly Hills, minutes from acclaimed schools, shopping, dining and nightlife. The new construction contemporary, by Architect David Parker and Design and Build firm Noesis Group, features an innovative design and exquisite flow, with the kitchen, family, dining and living areas all open to each other. Glass pocket doors disappear to seamlessly blend interiors with the outdoor living area, complete with pool and spa.</p>		
MLS#15-881289 Aileen Comora THE AGENCY	424-230-3746	<b>Built ins</b>

<b>1220 LOMA VISTA DR</b>	Refresh. 5:30-7:30	<b>rev</b>
<b>\$14,995,000</b>	4+5 MODERN	
<b>TROUSDALE TWILIGHT OPEN WITH TACO TRUCK FOR CINCO</b>		
<p>Join our Trousdale Cinco de Mayo celebration! Just completed designer curated mid-century modern on oversized flat lot. Disappearing walls of glass open to expansive views. 4 beds + 5 baths, including a large master w/ bonus room/yoga studio. World-class materials such as Poliform kitchen cabinets, Miele appliances &amp; wide plank oak floors throughout. Large gated motor court w/ parking for 8+ cars, TV room that converts to theater, zero edge pool, &amp; more.</p>		
MLS#15-897495 Williams & Williams HILTON & HYLAND	310.691.5935	<a href="http://1220lomavista.com">1220lomavista.com</a>



TUESDAY

<b>570 CHALETTE DR</b>	Open	11-2	592G3	<b>rev</b>
<b>\$7,950,000</b>	5+5.5	1sty-CONTEMP MED		



**GREAT LOCATION! GREAT SCALE!**

Magnificent home in coveted Trousdale Estates. Grand scale & high ceilings throughout, the house boasts spacious living & entertaining spaces w/impeccable attention to detail. Chef's kitchen features a center island w/breakfast bar. Oversized master bedroom w/sitting area that overlooks the beautifully manicured backyard. Outdoor spaces provide a private California oasis w/outdoor loggia, pool with fountains, spa and fire pit. Stunning city lights views enhance the elegance of this home!

MLS#15-894905  
Jeeb O'Reilly/Josh Flagg 310.980.5304  
ELLIMAN/RODEO

Dshwshr,Frzr,Hood Fan,Rng/Ovn,Fridg

<b>200 N SWALL DR #408</b>	Open	11-2	632H2	<b>red</b>
<b>\$1,075,000</b>	2+3	MODERN		



**\$75,000 PRICE REDUCTION !**

FRONT FACING CORNER UNIT IN THE DESIRABLE AND PRESTIGIOUS "SOMERSET COMPLEX" IN BEAUTIFUL TREE-LINED STREET IN BEVERLY HILLS. SPECIOUS AND BRIGHT. RARITY IN COMPLEX FOR 2+DEN UNIT. CONSIST OF 2 MASTER SUITS, WALK-IN CLOSETS AND A LARGE DEN/OFFICE. 2.5 BATHROOMS. 1,720 SQUARE FEET OF LIVING SPACE. HIGH CEILINGS. LARGE LIVING ROOM WITH FIREPLACE AND WRAP AROUND PATIO. GREAT FORMAL DINING AREA. BRIGHT KITCHEN WITH BREAKFAST AREA. FULL SERVICE BUILDING.

MLS#15-881967  
Steve Oren 310-980-8495  
KELLER WILLIAMS BEVE

Blt-Ins,Dshwshr,Dryer,micro, Refrigeratr

<b>615 N BEVERLY DR</b>	Refresh.	11-2	632F1	<b>rev</b>
<b>\$7,495,000</b>	5+7	2sty-TRADITIONAL		



**BEVERLY HILLS' MOST CELEBRATED ESTATE**

Built in 1939, this exceedingly picturesque Pennsylvania Dutch Colonial Revival style home, by architect Gerard R. Colcord, was purchased by legendary movie producer Jerry Wald (Mildred Pierce, From Here to Eternity, Johnny Belinda) and his beloved wife Connie in 1943. The home features spacious rooms, a stunning theater + projection room, guest house, and extraordinary old world craftsmanship. This is a beautiful "architectural," in near original condition, and awaits the next lucky stewards.

MLS#15-882337  
Bret Parsons 310-497-5832  
COLDWELL BANKER BH

www.615NorthBeverly.com

**01 Beverly Hills** Lease

<b>703 N MAPLE DR</b>	Refresh.	11-2	592F7	<b>NEW</b>
<b>\$35,000</b>	5+7	2sty-MODERN		



**LONG-TERM OPPORTUNITY ON A NEWLY REMODELED GATED ESTATE!**

FABULOUS LONG-TERM RENTAL! TOTALLY & TASTEFULLY REDONE GATED MODERN ESTATE. SUNLIT RMS W/HI CLNGS & WALLS OF GLASS. STUNNING BRAND NEW KITCHEN & BATHS. DRAMATIC ENTRY & HUGE LIVING ROOM OVERLOOK ENORMOUS GROUNDS W/PATIOS/LAWNS/PL/SPA/CABANA SUITE. SUPERB 1ST FLOOR MASTER SUITE W/DUAL BATHS/WALK-INS. 3 OTHER GENEROUS BD SUITES UPSTRS + MDS DOWN. SEP FAM AREA & DEN/OFFICE. RARE OPPORTUNITY TO BE THE FIRST POST-REMODEL OCCUPANT OF A GREAT HOME ON THE PRETTIEST STREET IN THE FLATS!

MLS#15-900679  
MICHAEL J. LIBOW 310-285-7509  
COLDWELL BANKER- BHS

Blt-Ins

<b>524 N ARDEN DR</b>	Open	11-2	592G7	<b>rev</b>
<b>\$5,150,000</b>	4+5	SPANISH		



**CLASSIC SPANISH IN PRIME BH FLATS**

Gracious Home w/ Superb Detailing & Wonderful Character! Formal entry w/ grand circular staircase, LR w/ hi beam ceilings, beautiful picture window, & FP. FR w/ blt- ins, FP & access to patio. FDR w/ adjoining Butler's pantry, Kit w/ Indry rm & separate maids/bath. Brkfst rm opens to priv patio, pool & bkyd. Upstairs are 3 generous en-suite bdrms, mstr bd w/ walk-in closets & amazing "in the round" orig tile bath. Gst Hse over garage w/ LR, Bdrm, bath & kit.

MLS#15-884655  
James Hancock 310-770-6351  
COLDWELL BANKER RESI

www.524ArdenDrive.com

<b>1510 LEXINGTON RD</b>	Open	11-2	592E7	<b>rev</b>
<b>\$39,000</b>	10+8	MEDITERRANEAN		



New owner and new look. Located on one of the most elite sections of Beverly Hills, North of Sunset behind the Beverly Hills Hotel, on over 1.5 acres of park-like ground rests an Italian Estate. Renovated 6 bed/5 bath, Guesthouse 4 bed/3 bath, 6,600sf 2-story home. Amenities: large flagstone-bordered pool & cabana, full size basement & attic, motor court/ porte-cochère, 3 car garage w/ guest quarters above & an indoor/outdoor green house & planting area. The grounds, beautifully landscaped.

MLS#15-885557  
Joyce Rey 310-285-7529  
COLDWELL BANKER RESI

<b>450 S CRESCENT DR</b>	Open	11-2	632G3	<b>rev</b>
<b>\$2,395,000</b>	4+3	CONTEMP MED		



**CONTEMPORARY MEDITERRANEAN BEVERLY HILLS HOME**

Gracious & Warm Beverly Hills Contemporary Mediterranean entertainer's home on a quiet, tree-lined street. 4 bed, 3 bath home w/ hardwood floors. Dramatic entryway w/ high ceilings. Stunning living room w/ high pitched beamed ceiling. Elegant dining room easily accommodates large dinner parties. Open kitchen boasts an oversized center island, granite countertops, custom cabinetry. Grassy backyard w/ patio, & permitted casita. Located close to Beverly Hills shopping & restaurants.

MLS#15-895893  
ST.JAMES+CANTER+SALIM 310.704.4248  
BERKSHIRE HATHAWAY

www.450southcrescent.com

**02 Beverly Hills Post Office** Single Family

<b>1754 FRANKLIN CANYON DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,770,000</b>	5+5.5	4sty-CONTEMPORARY	



**ALSO OPEN FOR TWILIGHT FROM 5PM-7PM**


Stunning 5bd+5.5ba home- over 6,300sqft! Hardwood flrs, moldings, recessed lighting & built-ins thru-out. Beautiful canyon & tree top views. Multi-level w/elevator. Gourmet kitchen, office, open living rm & formal dining. Master suite opens to backyard w/walk-in closet, sitting area & fireplace. Family rm w/entertainment bar. 2nd master suite w/spa tub & walk-in closet. 3-car garage & large laundry rm. Terraced backyard w/flat grassy area, BBQ & large deck w/hot tub. Near Franklin Canyon Park!

MLS#15-900253  
Lisa Gamo 310-382-8545  
PARTNERS TRUST BW

5bd + 5.5ba + Office + Spa + Elevator

**01 Beverly Hills** Condo / Co-op

<b>131 N GALE DR #1A</b>	Open	11-2	633A2	<b>NEW</b>
<b>\$649,000</b>	2+2	MODERN		



**MID CENTURY MODERNIST CLASSIC IN BEVERLY HILLS**

Front facing 2 + 2 unit in an Architecturally significant bldg designed by Ray Kappe FAIA, Co Founder of SCI-ARC, offers a modern lifestyle in a terrific location. Close proximity to Beverly Center, Trader Joe's, & La Cienega's Restaurant Row. Centrally located, easy access via San Vicente to WEHO, BH or Fwys Downtown. Hardwood floors, updated kitchen & baths, large patio deck, abundant closets, 2 parking spaces, Clean, Light & Bright, low HOD.

MLS#15-900253  
Thomas Glabman 310.614.7345  
HILTON & HYLAND

Dshwshr,Micro,Rng/Ovn,Fridg


**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

<b>X 1846 FRANKLIN CANYON DR</b>		Lunch	11-2	592E4	<b>NEW</b>
<b>\$2,395,000</b>	3+5	3sty-ARCHITECTURAL			
		<b>2008 BUILT CUSTOM ARCHITECTURAL DREAM ESTATE!</b>			
SERIOUSLY STUNNING NEWER ARCHITECTURAL ESTATE ON PRIME QUIET ROAD JUST N. OF SUNSET BEHIND THE BH HOTEL! SUNLIT RMS W/SUPER HI CLNGS, WD FLRS, MULTIPLE BALCONIES. PASTORAL CANYON VIEWS ABOUND. "GREAT" RM DESIGN W/HUGE DINING AREA. 3 BD SUITES UPSTAIRS. MAMMOTH MASTER W/FP/ BALCONY/DUAL WALK-INS/LUXE BA. HUGE LOWER-LVL MEDIA RM/BAR/STORAGE/BATH. FAB CENTER-ISLE KITCHEN W/TOP BLT-INS. LARGE PRIV GRASSY YARD. DIRECT-ACCESS 3 CAR GARAGE! INDOOR/OUTDOOR ENTERTAINER'S PARADISE. WARNER SCHOOL DISTRICT!					
MLS#15-900463					
MICHAEL J. LIBOW 310-285-7509		WWW.1846FRANKLINCANYON.COM			
COLDWELL BANKER- BHS					

<b>9610 OAK PASS RD</b>		Open	11-2	592C2	<b>rev</b>
<b>\$5,999,000</b>	4+6	CONTEMPORARY			
		<b>UNPARALLELED CONTEMPORARY WITH BEAUTIFUL VIEWS</b>			
Incredible views perched on 3.8 acres on one of BHPO's most private, gated, sought after streets. This ultimate hillside compound is equipped w/ a movie theatre, pool, full cabana, chef's kitchen, stunning living room with floor to ceiling windows perfect for entertaining, and beautiful views from nearly every room. The potential for development however is unparalleled on this property, as the house only sits on a small sub-acre portion of the vast estate. ABSOLUTELY PRIVATE AND SECLUDED!					
MLS#14-786047					
Andrew Cohen 310.892.8093		Antna,Blt-Ins,Cbl,Cent Vac,Dshwshr,Other			
HILTON & HYLAND					

<b>9767 APRICOT LN</b>		Open	11-2	592D3	<b>NEW</b>
<b>\$2,095,000</b>	4+4	CONTEMPORARY			
		<b>ULTIMATE MID-CENTURY MODERN</b>			
Mid-century contemporary perfect for entertaining & everyday living in desirable cul de sac. Gated entry with a large, grassy courtyard & backyard w/ recently built pool/spa designed by Victoria Pakshong. Outdoor areas lead to grand living/dining rm & gourmet kitchen/family room. 4 beds, all up & 3.5 baths. Master bedroom w/ large walk-in closet, new bath with porcelain heated floors, custom tub & shower. Just minutes away from shopping & restaurants in Beverly Hills.					
MLS#15-900661					
Grace Carelli 310.968.3499		Exquisite and refined - light drenched			
SOTHEBY'S INT'L					

<b>2539 BENEDICT CANYON DR</b>		Open	12-2	592B2	<b>rev</b>
<b>\$5,395,000</b>	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		Blt-Ins,Dshwshr,Elvtr,Grbg Disp			
COLDWELL BANKER RESI					


<b>1957 COLDWATER CANYON DR</b>		Open	11-2	592F3	<b>red</b>
<b>\$3,795,000</b>	4+5	CONTEMPORARY			
		<b>ENTERTAINER'S DREAM HOME</b>			
Enter on Arrowood NOT Coldwater on private, large corner lot. Open floor plan with floor to ceiling windows and doors, spacious living/ dining rooms, family room, custom built-in bar. Modern kitchen with stainless appliances, designer cabinets and marble countertops. Incredible temperature controlled "old world" wine cellar. Master plus 3 additional bedrooms and baths. Media room with fireplace. Expansive rear yard with sparkling beach entry pool, spa, bbq center, covered loggia, and firepit.					
MLS#15-826917					
Dominique Jeramaz 310-531-2910		BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other			
CITY REAL ESTATE					

<b>1569 LINDACREST DR</b>		Open	11-2	592F5	<b>rev</b>
<b>\$3,950,000</b>	3+4	MEDITERRANEAN			
		This elegant residence is impeccable, pure sophistication. Impressive dramatic entry with soaring ceilings, crown moldings, antique marble mantels, floors of limestone and wide plank wood, a large open living room, dining room with painted murals. Beveled French doors open to the romantic travertine wrap-around-deck. A newly completed entertainment area executed with exquisite taste opens to the living room providing that desirable open concept. Views -mountain and city to the ocean! Pool.			
MLS#14-813289					
Jay Soltan 310-472-3881		Dshwshr,Grbg Disp,Rng/Ovn,pool			
SOTHEBY'S INTERNATIO					

**02 Beverly Hills Post Office** Lease

<b>9654 WENDOVER DR</b>		Open	11-2	592C1	<b>red</b>
<b>\$2,999,000</b>	3+95000 5+5.5	2sty-TRADITIONAL			
		<b>REDUCED! REDUCED! REDUCED!</b>			
Dramatic living rm w/custom vaulted ceilings & lrg dining rm w/coffered ceilings, both w/bay windows. Spacious family/ great rm opens to outdoor dining rm, built-in BBQ, lush patio & pool/spa. New kitchen w/gorgeous cabinetry, center island & SS apps. HW flrs throughout. Dwnstrs guest ste opens to grassy yard & pool area. Upstrs master ste w/custom closet, steam shower & French drs opening to balcony & gazebo. 3 other bdrms +media/play rm complete the upstairs. 3 car garage w/direct access.					
MLS#15-897979					
Stark/Durfee 3103457450		www.9654Wendover.com			
GIBSON INTERNATIONAL					

<b>1517 SCHUYLER RD</b>		Open	11-2	592F5	<b>red</b>
<b>\$8,950</b>	4+3	CONTEMPORARY			
		<b>FABULOUS NEW PRICE!</b>			
Sophisticated Contemporary Retreat located on a quiet street just seconds from the heart of Beverly Hills. Walls of glass overlooking the verdant garden setting, high ceilings, & fine finishes including hwd floors, crafted iron railings, glass tile, & faux painted walls. Living rm, FDR, & gourmet kitchen. Fabulous master suite w/sitting area, private "Juliet" balcony, abundant closet space, & luxurious bath. The backyard offers a tranquil setting w/spacious brick patio & lush terraced gardens.					
MLS#15-885337					
Jade Mills 310-285-7508		Blt-Ins,Dryer,Frzr,Grbg Disp,Hood Fan			
COLDWELL BANKER					

<b>9555 HEATHER RD</b>		Open	11-2	592F4	<b>rev</b>
<b>\$100,000</b>	8+10	TRADITIONAL			
		<b>SEE FULL PAGE AD!!</b>			
SHORT TERM AT \$130,000 PER MONTH (AVAILABLE MAY & JUNE) ALSO FOR SALE \$28,500,000 - Immaculate gated & private estate on over 1.3 acres has been recently remodeled. It's rich ambiance emulates a supreme Connecticut / Hampton residence. The estate offers outdoor kitchen, pool/spa, tennis and sports court, putting green, koi pond, bowling alley, theater, game room & guest house with separate entrance.					
MLS#15-896023					
Joyce Rey/Stacy Gottula 310-285-7529					
COLDWELL BANKER BHS					






TUESDAY

**03 Sunset Strip - Hollywood Hills West** Single Family

<b>9312 NIGHTINGALE DR</b>	Open	11-2	592H4	<b>NEW</b>
<b>\$20,995,000</b>	4+7	ARCHITECTURAL		



MLS#15-900795  
Williams/Rappaport  
HILTON & HYLAND/WEA 310.691.5935

**BEAUTIFUL BIRD STREETS ARCHITECTURAL WITH VIEWS**

Unique architectural on one of the most exclusive Bird Streets w/ city views. Designed by renowned architect Zoltan Pali using the finest materials such as rich rift oak floors throughout & glass pocket doors for seamless indoor-outdoor lifestyle. Open floor plan includes custom kitchen, large family room w/ views of DTLA, 3 en-suite guest beds, & a master w/ disappearing walls of glass on 3 sides. Home theater, 980-bottle wine cellar, finished 4-car garage, zero edge infinity pool & more.

9312nightingale.com

<b>2251 MARAVILLA DR</b>	Open	11-2	593D3	<b>NEW</b>
<b>\$5,995,000</b>	5+5	3sty-MODERN		



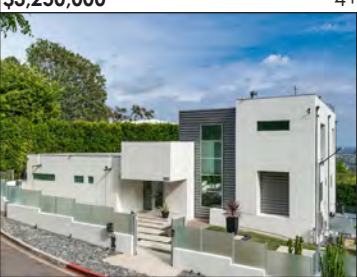
J. Altman & M. Abramov  
DOUGLAS ELLIMAN 310.819.3250

**STUNNING MODERN ARCHITECTURAL HOME IN PRIME OUTPOST ESTATES**

Located on quiet cul-de-sac w/spectacular city/canyon/ocean views. Incredible open floor plan for entertaining. Sleek, gourmet kitchen open to DR & FR. Fleetwood doors disappear to reveal a large outdoor deck w/infinity pool/spa. 5 bed/4.5 bath, 2-car garage, motor court, office & elevator. Master suite w/luxurious bath, walk-in closet & wraparound balcony. State-of-the-art electronics & technology throughout all surrounded by beautiful gates & mature landscaping providing exceptional privacy.

www.TheAltmanBrothers.com

<b>8320 HOLLYWOOD</b>	Open	11-2	593A4	<b>NEW</b>
<b>\$3,250,000</b>	4+4	2sty-ARCHITECTURAL		



Bennett Carr  
SOTHEBYS INT. REALTY 310-777-5151

**DRAMATIC ARCHITECTURAL WITH CITY VIEWS**

In an ideal Sunset Strip location. There are two stories with a flexible floor plan and an open gourmet kitchen. All major rooms enjoy city views of downtown Los Angeles to the ocean and opens to large terraces. The expansive master suite on the second floor has a separate bed and sitting areas, marble bath, huge walk-in closet, and a private balcony. Outdoor area: rooftop deck, patio, spa, cooks barbecue, and bar. Attached two-car garage and a gated Zen garden entrance with reflecting pool.

<b>1333 MILLER DR</b>	Open	11-2	592J5	<b>NEW</b>
<b>\$2,100,000</b>	3+3	SPANISH		



Sam Jacobson  
KW HOLLYWOOD HILLS 310-746-8839

**Classic 1930's Spanish style home, perched above the Sunset Strip, featuring 3 bedrooms and 3 baths, an incredible pool and spa, large open chefs kitchen featuring a Viking Oven and Sub Zero refrigerator. Close to the hottest restaurants, gyms and shopping. This charming home is priced to sell.**

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>3310 BENNETT DR</b>	Open	11-2	593C1	<b>NEW</b>
<b>\$1,999,000</b>	3+4	SPANISH		



Corey Nelson  
SOTHEBY'S SUNSET 310.927.0095

**IMPECCABLY-REDESIGNED SPANISH VIEW HOME**

No stone left turned on this gorgeous hedged & gated Spanish view home in the Hollywood Hills. The thoughtfulness & care that went into this complete remodel is incomparable. New roof, systems, flooring, windows, kitchen, baths. An entertainer's dream w/ the perfect open floor plan, wrap around decking to encapsulate the wonderful lush canyon views, grassy yard w/ the ideal space and orientation for a pool, custom gas fire pit & the utmost in privacy.

Cing Fan,Dshwshr,Dryer,Grbg Disp,Micro

<b>2037 HOLLY HILL TER</b>	Open	11-2	593E3	<b>NEW</b>
<b>\$1,200,000</b>	3+2	2sty-SPANISH		



MLS#15-894415  
James Campbell  
SUNSET STRIP REALTY 310-388-7332

**OLD HOLLYWOOD SPANISH IN WHITLEY HEIGHTS**

Romance and drama galore in this 'old Hollywood' Spanish in Whitley Heights. This home is very private. City views! Remodeled Kitchen w/ Stainless Steel appliances and stone countertops. Living room and dining room are great for entertaining. Living Room has a beautiful batchelder firelace and barrel ceilings. Masterbedroom has two walls of windows and walk in closet. Hardwood floors throughout. Backyard has outdoor area andin ground spa. Close to universal studios, Hollywood Bowl, and 101 FWY.

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

<b>8616 APPIAN WAY</b>	Open	11-2	POOL!	<b>NEW</b>
<b>\$1,095,000</b>	2+2	1sty-MID-CENTURY		



Jeff Yarbrough  
KW | L.A. LUXE GROUP 323.854.4300

**IT'S FIXIN' TIME IN THEM THAR HILLS! MID-CENTURY WITH POOL!**

Just what every buyer and flipper want right now: A mid-century fixer with a pool above the Sunset Strip! Rumor has it superstar modern architect Ed Fickett may have had a hand in the design of this 1954 2BR/2BA poolside retreat. The home's one-story floor plan makes indoor/outdoor living a reality. A big, bright, airy kitchen makes hanging with the chef a must. Plenty of off-street parking for more than 4 cars. BONUS ALERT: Located in the highly-desirable WONDERLAND School District (per LAUSD).

www.8616Appian.com

<b>3874 BROADLAWN DR</b>	Lunch	11-2	563B7	<b>NEW</b>
<b>\$1,050,000</b>	3+2	TRADITIONAL		



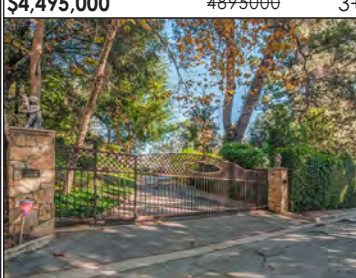
Bryan Miyamoto  
KW LOS FELIZ 323-300-1188

**BEAUTIFUL OASIS IN HOLLYWOOD HILLS!**

Once in a life time, oasis in the city just hit the market! Conveniently located near all the major film studios. This traditional home is the one you've been waiting for. Gorgeous and inviting front yard has a beautiful fountain and city view. Kitchen has beautiful modern custom cabinets, granite countertops, stainless appliances, slate flooring and a wine cellar. Cozy, warm and bright living room features fire place and beautiful hardwood floor. POOL AND BEAUTIFUL GARDEN TO DIE FOR! MUST SEE!

Cbl,Cing Fan,Dshwshr,Dryer

<b>7631 WILLOW GLEN RD</b>	Open	11-2	593A2	<b>red</b>
<b>\$4,495,000</b>	4895000	3+4	1sty-TRADITIONAL	



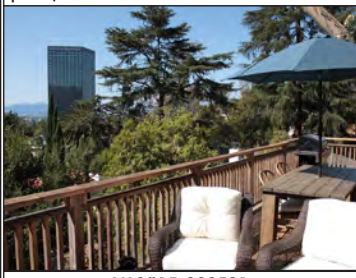
Jeeb O'Reilly/ScottSegall  
DOUGLAS ELLIMAN 310.480.4823

**RARE 1+ ACRE PARCEL**

Private, gated estate in a magical setting & up a long driveway. This Traditional property is a rare 1+ acre parcel (mostly flat) w/lush grounds & mature trees. The entry leads to the living & dining room, chef's kitchen, den (4th bed) & master. Attached guest wing w/2 additional beds & large bonus room. Meandering grounds w/patios, "studio" & swimmers pool. An oppoty to own significant grounds in lower Nichols Cyn. Upside oppoty for a developer or owner user. Plans avail to modify existing home.

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

<b>3681 FREDONIA DR</b>	Open	11-2	563B7	<b>red</b>
<b>\$999,000</b>	2+1			



Carrie Weiner  
KELLER WILLIAMS HH 310-795-5377

**POTENTIAL IN THE HILLS**

Expand the current house or build new at the front of the lot while living in existing home. Or build up to 8 units on the property (as per the zoning). Zoned RD1.5 & previously approved for a multi-unit build. Fenced 13,000+ sq. ft. lot surrounds private jewel of a home in the Hollywood Hills. City lights view from the living room & wraparound deck. High ceilings & many upgrades throughout this 2 bed, 1 bath home. Easy access to Studios, Hollywood, & the 101 while still feeling tucked away.

Dshwshr,W/D,Grbg Disp,Rng/Ovn,Fridg



<b>9250 CORDELL DR</b>	Open	11-2	592G5	<b>rev</b>
<b>\$5,750,000</b>	3+5			



**GLAMOUR IN THE DESIRABLE BIRD STREETS OF HOLLYWOOD HILLS**

This John Woolf Hollywood Regency, once lived in by Errol Flynn, has now been completely restored to its original glamour in the desirable Bird Streets of the Hollywood Hills with stunning city views to downtown LA. The main floor features silver-leaf wood floors, original marble fireplace, antique chandelier suspended from the high ceilings & 5 pairs of arched french doors that overlook the city from all terraces. Stunning steel & silver kitchen features 2 La Cornue ranges & 2 sub-zeros.

MLS#15-894465  
Chad Rogers 310.858.5417  
HILTON & HYLAND [www.chadrogers.tv](http://www.chadrogers.tv)

<b>1524 N ORANGE GROVE AVE</b>	Open	11-2	593B4	<b>rev</b>
<b>\$2,950,000</b>	4+3	CONTEMPORARY		



**PRICED TO SELL.** Newly remodeled Modern Craftsman home in desirable Sunset Square. This beautifully landscaped home offers the finest in indoor/outdoor living. Very private 4 bedroom, three bath with converted garage/guest house. Spacious living room and dining area offers an abundance of natural light and newly remodeled kitchen with Caesar Stone throughout leading to private garden, lounge area and heated pool with hot-tub.

MLS#15-883377  
J Nash & S Resnick 424.230.6088  
HILTON & HYLAND **BBQ,Cbl,Dshwshr,Dryer,Frzr,Other**

<b>1621 N CRESCENT HEIGHTS</b>	Open	11-2	593A4	<b>rev</b>
<b>\$2,395,000</b>	3+3	SPANISH		



**3 BEDROOM SPANISH COMPLETELY REMODELED W POOL & GRASSY YARD**

Newly Staged & redesigned 3 Bedroom Trad Spanish. Highlights: Larger kitchen with center island & Viking appl/ generous Living with high ceilings & fireplace/ cozy Dining area. The property is gated, offers two grassy areas, a salt water pool with ample room to enjoy and entertain, an outdoor kitchen, two car garage, security cameras and it's all within walking distance to the Chateau Marmont and trendy hotspots.

MLS#14-817535  
Connie Louise De Groot 310 913-1184  
GIBSON INTERNATIONAL **BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other**

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

<b>9024 CYNTHIA ST, UNIT 204</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,200,000</b>	2+2.5	CONTEMP MED	



**PRIME LOCATION AND LUXURIOUS LIVING**

Built to look like Old Hollywood, "Villa Cynthia" is one of the most desirable buildings in West Hollywood. This light, bright and spacious 2 bed 2.5 bath boasts high vaulted ceilings, a cooks kitchen, custom finished through out, office/Den, 2 fireplaces, 1 in the living room and the other in the sizable master bedroom with a spa like bathroom, ample closet space through out and a juliet balcony off the 2nd master. A true gem in one of LA's most highly sought after neighborhoods.

Lindsay Galbraith 310 916-8622  
SOTHEBY'S

**03 Sunset Strip - Hollywood Hills West** *Lease*

<b>8343 W SUNSET BLVD</b>	Lunch	11-2	593A5	<b>NEW</b>
<b>\$27,000</b>	2+3	SPANISH		

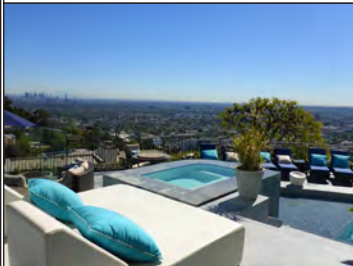


**CINCO DE MAYO PARTYTIME PINKTACO LOBSTER TACOS & TEQUILA BAR**

This unique and luxurious Spanish estate is privately gated off of the famous Sunset Strip. This retreat styled home demonstrates the finest of details and the ultimate privacy and security. Rotunda entry leads to grand, formal living room, huge dining room & top of the line kitchen. Master suite has great bathrm & city views, opens to the most gorgeous landscaping that gives you resort-like feeling with privacy w/private pool, spa, Cabana, fire pit, BBQ area outdoor. PERFECT for Entertaining

MLS#15-819151  
Melissa Zee 310.309.0099  
RODEO REALTY INC. **Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other**

<b>1500 VIEWSITE TER</b>	Lunch	11-2	592J4	<b>red</b>
<b>\$29,000</b>	3+4	2sty-ARCHITECTURAL		



**BREATHTAKING VIEWS OF LOS ANGELES, 2 MINS FROM SUNSET**

REDUCED! Spectacular jetliner views from this Architectural nestled at front of Sunset Strip exclusive ridge. 3 bed / 3 Baths, Pool and Infinity spa, Smart home automation system, fleetwood pocket doors create amazing indoor outdoor flow, multiple outdoor terraces to entertain large parties. Fully furnished.

MLS#15-878071  
Jay Martinez 323-377-8332  
JOHN AAROE GROUP **Cbl,Dshwshr,Frzr,Grbg Disp,Hood Fan,Othe**

**04 Bel Air - Holmby Hills** *Single Family*

<b>419 ST CLOUD RD</b>	Open	11-2	592B6	<b>NEW</b>
<b>\$11,995,000</b>	5+7	TRADITIONAL		



**BEAUTIFUL TRADITIONAL IN PRIME BEL AIR**

Rare opportunity to take this house to approx 10k sqft (per Underbuilt Report) in size. In prime lower Bel Air this gated 2 story classic 30's traditional with large public rooms, exceptional details, and formal living, family, dining room + updated cooks kitchen. Large grassy backyard with pool, pool house with bed/bath. This is not to be missed!

MLS#15-819429  
J. Harris & D. Parnes 4244005914  
THE AGENCY **Blf-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg**

<b>15105 MULHOLLAND DR</b>	Open	11-2	561H7	<b>NEW</b>
<b>\$7,199,000</b>	5+8	ARCHITECTURAL		



**ARCHITECTURAL SHOWPIECE**

Secluded and private, this entertainer's architectural showpiece boasts unobstructed jetliner city views atop the hills of Bel Air. Enter into a private 8-car motor-court w/stunning city & canyon views. The entrance opens into an elegant reception area w/head-on city views, elevator, & guest suite. The lower level opens into a sound-proofed entertainers dream boasting a two-story club-like atmosphere. In total, the home boasts approximately 2500 square feet of outdoor entertaining space.

MLS#15-900189  
Jason Oppenheim 3103430087  
THE OPPENHEIM GROUP [www.ogroup.com](http://www.ogroup.com)



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TUESDAY

<b>920 MORAGA DR</b>	Open	11-2	591H7	<b>NEW</b>
<b>\$4,295,000</b>	5+5	1sty-TRADITIONAL		




**TRADITIONAL TRANSITIONAL STYLE**

This Newly renovated estate is a dramatic blend between traditional elegance & contemporary cool! This light filled Entertainer's home has an ideal indoor/outdoor flow from the airy living room & open dining area to the expansive backyard, pool & fountain. The gourmet kitchen sits harmoniously w/ the adjacent family room & breakfast area. 5 bedrooms include exceptional Mstr bedroom, ba & his/hers closets. Chic & sophisticated living with wonderful art spaces on one of the most coveted streets.

MLS#15-900915  
Nancy Ross/ Laura Barton 310-500-3985  
PARTNERS TRUST BH

[www.920Moraga.com](http://www.920Moraga.com)

<b>11540 THURSTON CIR</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,000</b>	4+3.5	CONTEMPORARY	




**NEWLY REDESIGNED CONTEMPORARY HOME LOCATED IN LOWER BEL AIR**

Newly redesigned contemporary home located in prime lower Bel Air. 3 beds/2.5 baths with a modern, open floor plan and high end finishes. In addition, this home boasts a unique separate guest suite w/ its own bath that could also be used as an office/studio. The entertainer's kitchen contains custom Italian cabinetry and Viking appliances. The bedrooms are generously sized w/ tons of closet space & private access to the backyard. Warner and Roscomare School Districts.

Jon Grauman 310.403.6477  
THE AGENCY

Range/oven, dishwasher, built-ins

<b>10390 CARIBOU LN</b>	Refresh.	11-2	592	<b>NEW</b>
<b>\$1,495,000</b>	4+3	2sty-ARCHITECTURAL		



**CARIBOU TRAILS**

Canyon retreat with yard, trails & gardens. 4 bed/3 bath architectural home. Huge open floor plan with dining area, living room and kitchen. 2 bed/1 bath are down while upstairs features the master plus an additional bedroom with a huge loft. Abundant natural light, and high ceilings flow throughout. Fireplaces in Living Room & Master. 2 Car Attached Garage. plus driveway parking for more. Entire Property is gated and fenced. Sale includes two APN's 4371-045-017 and 4371-045-027.

Steven Foonberg 310-474-1013  
WESTSIDE REALTY-BGR

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

<b>10656 LINDAMERE DR</b>	Refresh.	11-2	591J4	<b>red</b>
<b>\$4,600,000</b>	4+6	1sty-CONTEMPORARY		

Remodeled in 2014. Floor to ceiling panoramic windows with beautiful tree-top views. All bedrooms look out to a sparkling pool. Kitchen features Viking appliances and imported stone counter tops.

MLS#15-877721  
Peter Paik 213-923-0227  
Dshwshr,Grbg Disp,Rng/Ovn,Fridg.  
GMC REALTY ADVISORS

<b>443 BELLAGIO TER</b>	Open	11-2	591H7	<b>red</b>
<b>\$2,995,000</b>	4+4	MEDITERRANEAN		



**MAJOR PRICE REDUCTION!**

Fantastic opportunity for owners & developers! Offered for the first time since 1966, this 1960's 1 1/2 story Mediterranean is a gem. With updating this home can be a sophisticated and glamorous stunner. The LR & DR are fabulous for entertaining and open to a charming atrium with fountain. Brick fireplaces are found in the LR, Master, & Den. The pool area has a European feel that echoes the tone of the house. So many rooms open to the private pool/garden area.

MLS#15-885341  
Janie Peet-Thompson 310.820.9344  
BERKSHIRE HATHAWAY

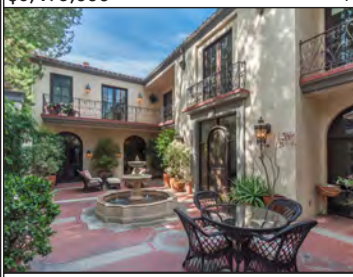
Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>1475 BEL AIR RD</b>	Open	11-2	592A5	<b>rev</b>
<b>\$4,449,000</b>	5+5	CONTEMPORARY		

Glamorous prime Bel Air, East Gate location. Amazing view to the ocean property with nearly 40,000 square feet of land. 5BD, 4.5BA, enormous beamed living room, wet bar, dining area and sunroom.

MLS#15-892577  
Kay Pick 310 777 6379  
Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan  
COLDWELL BANKER BHN

<b>05 Westwood - Century City</b>				Single Family
<b>10286 CENTURY WOODS DR</b>	Open	11-2	<b>NEW</b>	
<b>\$6,495,000</b>	4+6	VILLA		



**ABSOLUTE PERFECTION NESTLED IN PRESTIGIOUS CENTURY WOODS!**

Recently remodeled Villa of your dreams! Gated & pvt. courtyard, leads you to the breathtaking 2-story foyer. The main level features a generous living room, dining room, office/game room, & a chef's kitchen. The master suite exudes comfort w/frplce, sitting area, dual baths, walk-in closets, & spacious balcony. 3 more generous bdrm suites. State of the art lighting & sound systems, elevator, 2 powders & large refrigerated wine storage. Rare offering- Best guard gated community on the Westside!

Sally F Jones/Dan Weiser 310-691-7888  
JOHN AAROE GROUP

[www.10286centurywoodsdrive.com](http://www.10286centurywoodsdrive.com)

<b>10529 WYTON DR</b>	Open	11-2	632C1	<b>NEW</b>
<b>\$2,950,000</b>	4+4	SPANISH		




**ELEGANT LITTLE HOLMBY SPANISH COLONIAL REVIVAL**

Old world craftsmanship includes wonderful tile and ironwork, hardwood floors, original light fixtures and more. Wonderful mountain and city views to the east. Sunlit rooms, expansive and lush gardens and a tranquil koi pond create an emotional quality that speaks to a different era and possibly to a simpler lifestyle. Sidewalks, grassy parkways, historic English-style streetlamps, leafy mature trees, rolling hills and architecturally interesting character homes define the neighborhood.

MLS#15-900525  
Neil Smith 310-990-9641  
HERITAGE PROBATE

No Court Confirmation Required!

<b>2235 SELBY AVE</b>	Refresh.	11-2	632	<b>NEW</b>
<b>\$1,449,000</b>	3+1.75	1sty-SPANISH		




**FABULOUS 3 + 1.75 SPANISH HOME IN PRIME WESTWOOD**

Spacious 1827 sq. ft. & filled with architectural detail throughout. Formal large living & dining rooms. Kitchen includes sunny breakfast area. Three light filled bedrooms, two with access to the deck and private back yard. Beautiful hardwood floors. Westwood Charter School.

Jennifer Kleiner 310-281-4591  
COLDWELL BANKER BHS

[www.2235Selby.com](http://www.2235Selby.com)

<b>05 Westwood - Century City</b>				Condo / Co-op
<b>1825 S BEVERLY GLEN #203</b>	Refresh.	11-2	632D3	<b>NEW</b>
<b>\$949,000</b>	2+3	2sty-CONTEMPORARY		



**CHIC MODERN CENTURY CITY CONDO**

Chic and sophisticated renovated modern townhouse-style condo in an elegant boutique building. This 2-story, 2 bedroom, 2 1/2 bathroom home is fresh, luxurious and updated with an array of high-end amenities including white oak hardwood flooring, carrera marble, custom tiger wood feature walls and doors, stainless steel fireplace, warm floors and jacuzzi tub in master bath, LED lighting and surround sound throughout. A one of a kind Condo located just blocks from Century City mall.

MLS#15-899939  
Carolynn Cozen 310 435-0651  
SOTHEY'S INTERNATIO

Blf-Ins,Dryer,Wshr

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TUESDAY

<b>1415 CAMDEN AVE, UNIT 402</b> Open 11-2 632 A4		<b>NEW</b>
<b>\$900,000</b>	2+2.5 CONTEMPORARY	
		
<b>EXQUISITE!! BEAUTIFUL!! PRISTINE!!</b>		
A GORGEOUS PENTHOUSE CONDOMINIUM. PREMIER FRONT CORNER (SOUTHEAST) UNIT. SPACIOUS INTERIOR (1838 sq.ft.) WITH MARBLE FLOOR ENTRY TO A BRIGHT / OPEN LIVING ROOM. TREMENDOUS LIGHT THROUGH THE WINDOW SPACES. TWO STORY DESIGN / HIGH CATHEDRAL STYLE CEILINGS. PLANTATION SHUTTERS ON FLOOR TO CEILING WINDOWS. ACCESS TO A SPACIOUS LOFT WITH A BOOKCASE, BED, WALK-IN CLOSET, AND BATHROOM. REMODELED KIT. W/ GRANITE COUNTERS, TILE FLOORING, LARGE BREAKFAST AREA. VERY WELL MAINTAINED BUILDING & COMMON AREAS.		
ANNETTE BRAVOS COLDWELL BANKER	310-924-1112	Refrigerator, Oven, Washer + Dryer

<b>10450 WILSHIRE BLV, UNIT 3C</b> Open 11-2 632/C2		<b>NEW</b>
<b>\$465,000</b>	1+1 1sty-CONTEMPORARY	
		
<b>LARGE LUXURY 1 BEDROOM ON THE WILSHIRE CORRIDOR</b>		
Live the life of luxury on the Wilshire Corridor. Quiet rear facing unit. Condo features oversized living rm w/ hardwood flrs, lrg balcony & sep formal dining. Updated kitchen w/ tile flrs, granite counters & newer cabinets. Remodeled bath w/ granite counters & deep soaking tub. Large mstr brdm w/ laminate flrs & a walk-in closet. Landry in unit. 24/7 valet, security, pool, spa, gym & meeting rm. HOD's incl. all utilities & basic cable. Close to UCLA, Westwood, Century City & Beverly Hills.		
Scott McIntosh COLDWELL BANKER	310-500-6107	www.10450Wilshire3C.com


<b>1650 VETERAN AVE #108</b> Open 11-2 632B4		<b>NEW</b>
<b>\$759,000</b>	2+2 1sty-CONTEMP MED	
		
<b>GORGEOUS REMODEL IN LUXURY BUILDING</b>		
Remodeled bright 2 bedroom, 2 bath corner unit in a luxury building. Features include double door entry, wood floors, crown moldings, high ceilings & remodeled eat-in kitchen. Great room with stone fireplace and French doors opens to private patio. Master suite with large patio, walk-in closet & gorgeous bath. This desirable building features a newly updated lobby, gated garage & EQ insurance.		
MLS#15-897571 Beverly & Kimberly Gold GIBSON INTERNATIONAL	310-496-5995	www.PropertiesByGold.com

<b>10747 WILSHIRE BLVD #703</b> Open 11-2 632B3		<b>red</b>
<b>\$499,000</b>	5+8000 1+2 CONTEMPORARY	
		
<b>BEST PRICED 1+DEN IN THE WILSHIRE CORRIDOR</b>		
1 bd 2 ba + DEN in the Wilshire Selby East w/ approx. 1,076SF. Property features, an open floor plan w/ white stained wood floors, recessed lighting w/ dimmers, granite kitchen, 2 balconies, plantation shutters, master bedroom w/ walk in closet. The building has a 24/7 doorman & pool. All conveniently situated in Westwood, close to movies, places of worship, restaurants, theaters, Westwood Village, Century City & of course UCLA. One of lowest HOD's for having a doorman in the Corridor		
Jonathan C. Sands RODEO REALTY - BH	310-704-6612	Jon@JonCSands.com

<b>10433 WILSHIRE BLV, UNIT 601</b> Open 11-2		<b>NEW</b>
<b>\$749,000</b>	2+2 MODERN	
		
<b>PRIME CORNER UNIT IN THE WILSHIRE HOLMBY</b>		
Updated kitchen with stainless steel appliances and counter top, hardwood floors and recessed lighting throughout. Large master suite. City and mountain views. Walk around balcony. Not to be missed!		
Michael N & Katie C NOURMAND&ASSOCIATES	310.666.3294	www.nourmand.com

<b>10727 WILSHIRE #1505</b> Open 11-2 632B3		<b>rev</b>
<b>\$3,300,000</b>	3+3.5 1sty-CONTEMPORARY	
		
<b>WELCOME TO THE REMINGTON PRIVATE ESTATES!</b>		
The finest example of vertical estate living is now available at the Remington Private Estates. A private elevator accesses this warm, yet sophisticated, 3 bedroom and 3.5 bath home. Offers extremely spacious master suite with extraordinary large walk in closet, guest-bedroom, washer & dryer, and a gourmet kitchen outfitted with professional appliances. Adjacent to the Kitchen is the inviting living/dining area accented by floor to ceiling south facing windows. Unit can be sold furnished.		
Shawn S. Kormondy KELLER WILLIAMS BH	323-638-7567	Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

<b>1500 CAMDEN AVE #3F</b> Refresh. 10-2 632B4		<b>NEW</b>
<b>\$725,000</b>	2+2 CONTEMPORARY	
		
<b>~\$25K PRICE REDUCTION FOR NEWLY REMODELED WESTWOOD CONDO</b>		
Updated 2BD/2BA unit features new kitchen cabinets w/ soft-close drawers/doors & under-cabinet lighting, quartz counters, glass mosaic backsplash, GE Profile SS appliances, H/W laminate floors, crown molding, base boards, central A/C, large balcony, gas F/P, upgraded wetbar w/Whynter wine fridge, spacious master brdm w/new carpet & en-suite bthrm including dual sinks, spa tub, waterfall shower, huge walk-in closet, in-unit stackable W/D, low HODs, & tandem gated parking. Bright, open, & clean!		
MLS#15-890363 Austin Chen HORIZON REALTY	310.948.2629	Fridge,D/W,Micro,Rng/Ovn,W/D,Wine Fridge

<b>10450 WILSHIRE #10A</b> Open 11-1 632C2		<b>rev</b>
<b>\$1,400,000</b>	3+3 TRADITIONAL	
		
<b>THE CHURCHILL BUILDING ON THE WILSHIRE CORRIDOR</b>		
REDUCED! Exquisite 3bd, 2.5ba end unit with breathtaking views in every direction, oversize living room opens to dining room. French garden on the spacious patio with ocean views. Every room has been designed with elegance using the most beautiful wallpaper and fabrics throughout. The Churchill's amenities include a 24-hour concierge, doorman, valet parking, heated swimming pool & spa, gym, on-site manager & much more.		
Greenberg/Weinstock BERKSHIRE HATHAWAY	310.968.0605	www.10450wilshire10a.com

<b>10590 WILSHIRE #903</b> Open 11-2 632C3		<b>NEW</b>
<b>\$595,000</b>	2+2 9sty-ARCHITECTURAL	
		
<b>BEAUTIFUL 2B, 2B GRANITE KITCHEN, MARBLE BATHS MOVE-IN</b>		
Beautiful 2 Bedroom, 2 Bathroom condo in prime Westwood location. Light and bright. Open floor plan in entry, dining and living room with travertine floors. Living room with limestone fireplace, wet bar and balcony. Granite kitchen with custom cabinetry, recess lights and custom marble with medallion design on floor. Spacious Master bedroom with en suite marble bath and spacious walk in closet. Second bedroom with balcony and two closets. Unit has Western exposure with views.Close to UCLA		
Martha Freeman NELSON SHELTON ESTAT	310-963-4006	Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan

<b>10375 WILSHIRE BLVD #11C</b> Refresh. 11-2 632C2		<b>rev</b>
<b>\$1,175,000</b>	2+4 MID-CENTURY	
		
<b>SWEEPING HILLSIDE VIEWS FROM CLASSIC CORRIDOR BUILDING</b>		
Rare North facing unit in the Wilshire Terrace, the premier co-op on the Wilshire Corridor. Sliding glass doors encase much of the unit, surrounding you in completely unobstructed views of Bel Air, the Hollywood Hills and the neighboring LA Country Club. This 24-hour full service building has everything: valet parking, doorman, concierge services, pool and spa, a hair salon, exercise room, two private parks and more.		
Alexander Barad SOTHEBY'S LOS FELIZ	323-251-9779	Blf-Ins,Dshwshr,Dryer,Fridg,Wshr



TUESDAY


**06 Brentwood** Single Family

<b>589 MORENO AVE</b>		Open 11-2 631F5	<b>NEW</b>
\$9,695,000		6+8 2sty-TRADITIONAL	
		<p><b>RECENTLY COMPLETED NEW ENGLAND TRAD IN HEART OF BRENTWOOD</b></p> <p>Exceptionally well built &amp; designed 2 sty New England Trad in the heart of BW. Perfect flr plan, gorgeous gdns &amp; the very best BW lifestyle- just a stone's throw to the Ctry Mart. 6 BR,6.5 BA, fab kit/fam rm, paneled lib, step dn LR, lg FDR, mud rm, upstairs fam rm-all flooded in natural lt. Lg basement includes ldry w/ dbl machines, md's &amp; bth, lg gym, screening rm, wet bar, powder rm, wine rm &amp; extensive storage. Every imaginable space &amp; amenity. Fresh, yet timeless. Blt to last!</p>	
MLS#15-901087 David Offer 310-820-9341 BERKSHIRE HATHAWAY		www.589moreno.com	

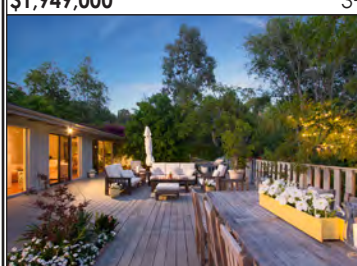
<b>11909 FOXBORO DR</b>		Open 11-2 631G3	<b>NEW</b>
\$5,595,000		6+8 3sty-TRADITIONAL	
		<p><b>BRAND NEW CONSTRUCTION IN PRIME BRENTWOOD!</b></p> <p>Traditional style 3-level 6,000+/- Sq. Ft. 6-bed/8-bath home. Enormous cooks kitchen/family room combo that opens via glass paneled doors to a grassy yard, outdoor kitchen &amp; outdoor dining area w/ built-in seating. Kitchen w/ top of the line Wolf/Sub-Zero stainless appliances. Lavish master suite w/ vaulted ceilings, huge custom built walk-in closet &amp; large deck with views over the backyard. Crestron/Lutron smart house/home automation, movie theater, security cameras, touch-screen panels &amp; gym.</p>	
MLS#15-900077 David Kelmenson 310-500-1430 PARTNERS TRUST BRENT		www.FoxboroDrive.com	

<b>240 N KENTER AVE</b>		Open 11-2 631F3	<b>NEW</b>
\$3,350,000		5+5 ARCHITECTURAL	
		<p><b>OUTSTANDING SPACIOUS LUXURIOUS REMODEL</b></p> <p>Quiet, warm and inviting - this home has more than 4200 sq ft of interior space. Custom finishes include walnut cabinets and high end appliances including Sub Zero and Wolf. Relax in the peaceful pool side setting or walk up the outdoor stairs to your own secret garden area nestled in beautifully landscaped private grounds. Fabulous location with private gated camera entry just minutes from San Vicente shops, local parks and schools. Wonderful home for impressive entertaining.</p>	
MLS#15-900407 JoAnn G. Schoemann 310-386-5509 TELES PROPERTIES			


<b>1112 WELLESLEY AVE</b>		Refresh. 11-2 631H5	<b>NEW</b>
\$3,150,000		5+6 2sty-SPANISH	
		<p><b>AN INVITING HOME OF WARMTH AND BEAUTY</b></p> <p>Approach this Mediterranean, surrounded by lush, mature foliage, thru a gated front entry, creating privacy as you enter the inviting courtyard. An allure of warmth is exuded from each special feature that punctuates this home. Each room is beautifully situated. The entertaining areas are encircled by French drs, high ceilings &amp; hrdwd flrs, creating a light &amp; airy ambience, producing an entirely welcoming entertaining space.</p>	
MLS#15-899951 Sandi Jacoby 310-820-9312 BHHS		Dshwshr,Frzr,Grbg Disp,Intrcm,Rng/Ovn	

<b>12547 PROMONTORY RD</b>		Refresh. 11-2 591E4	<b>NEW</b>
\$2,775,000		5+4.5 2sty-CONTEMP MED	
		<p><b>PRISTINE HOME IN EXCLUSIVE MOUNTAINGATE COMMUNITY.</b></p> <p>Best example of city living in the country. Sweeping staircase. Fabulous views of the driving range from the North course, mountains and valley views. Just bring your suitcase and tooth brush and move right in! 24 hour guard gate, 5/4.5, family room and library/study, 3 fireplaces, sumptuous master suite, including fireplace, 2 walk in closets, dressing area. Great flow for entertaining in the house and in the lovely large yard. Come see!</p>	
MLS#15-900177 Carole Schiffer 310-442-1384 COLDWELL BANKER RESI		Micro,Rng/Ovn,Fridg,Trsh Cmpctr,Wshr	

<b>2088 RIDGE POINT DR</b>		Open 11-2 591E4	<b>NEW</b>
\$2,489,000		4+4 CONTEMP MED	
		<p><b>EXQUISITE MEDITERRANEAN VILLA IN PRESTIGIOUS MOUNTAINGATE</b></p> <p>Tremendous volume &amp; natural light throughout. Gourmet cook's kitchen w/center-island opens to large family room w/ fireplace. French doors in family room, living &amp; formal dining room open onto charming trellis covered outdoor entertaining area &amp; grassy yard, overlooking the Mountaingate Country Club fairways. Beautiful built-in outdoor kitchen/bbq. Elegant study, powder room w/shower, butler's pantry, office &amp; bonus room. Master suite has sitting area, fireplace &amp; views. Community heated pool.</p>	
MLS#15-899535 Anne Leeds 310.487.0733 GIBSON INTERNATIONAL		David Wang 310.266.6332	

<b>12330 ROCHEDALE LN</b>		Open 11-2 631F1	<b>NEW</b>
\$1,949,000		3+2 MODERN	
		<p><b>MODERN MID-CENTURY CRESTWOOD HILLS HOME!</b></p> <p>Private gated 3 BR, 2 BA Mid-Century Crestwood Hills Sanctuary. Peaceful views of the Ocean and nature await you. Open living &amp; dining room adds to the calm Zen atmosphere. Wrap around floor to ceiling sliding glass doors with six skylights allows an abundance of natural light to pour in. Enjoy the twilight sunset while dining on the expansive deck. Custom cabinetry, Corian countertops, large breakfast bar, &amp; stainless steel appliances are a few of the perks you will find in the chef's kitchen.</p>	
MLS#15-900457 Suzanne & Enzo 310-210-6533 TELES / SOTHEBY'S		Cbl,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

<b>351 N KENTER AVE</b>		Refresh. 11-2 631F2	<b>red</b>
\$3,950,000		5+5 MEDITERRANEAN	
		<p><b>PRIVATE &amp; GATED MEDITERRANEAN</b></p> <p>2-story remodeled 5 bedroom, 5 bath home in lovely North of Sunset Brentwood location. Open floor plan, and family room/kitchen combo open to grassy backyard. Formal dining room, Gourmet kitchen with center island and breakfast area. Sumptuous master suite &amp; master bath opens to patio. Two additional bedroom suites and 2 additional bedrooms down. Three car garage and motor court.</p>	
MLS#15-885571 Myra N/Josh G 310.888.3333 NOURMAND&ASSOCIATES		www.351Kenter.com	

<b>505 MORENO AVE</b>		Refresh. 11-2 631F5	<b>red</b>
\$3,950,000		4+4 CONTEMP MED	
		<p><b>REDUCED</b></p> <p>Gated Contemporary Mediterranean home located in prime Brentwood. Four bedrooms + 4 baths. Spacious Living room with fireplace and dining room. Fabulous gourmet kitchen with state of the art appliances and large dining area/ breakfast room. Open floor plan with hardwood floors, high ceilings. Sumptuous master suite with Juliette balconies. 2 car attached garage. Move in condition!</p>	
MLS#15-881665 Myra N & Nicole C 310.888.3333 NOURMAND&ASSOCIATES		BBQ,Cbl,Clng Fan,Dshwshr,Dryer,Other	

<b>2220 MANDEVILLE CANYON RD</b>		Open 11-2 631D1	<b>rev</b>
\$14,500,000		5+7 SOUTHERN COLONIAL	
		<p><b>LEGENDARY TENNIS COMPOUND IN BRENTWOOD</b></p> <p>Must RSVP to be admitted 310-979-3981. A once-in-a-lifetime offering: remodeled Southern Colonial crowning a gorgeous acre of rolling lawn and gardens. Designed by Gerard Colcord, the home is reminiscent of 'Gone with the Wind', w/ lovely architectural elements, relaxed elegance and unpretentious charm. Stunning grounds include a N/S championship tennis court, 2-story gst hse, pool and much, much more. A trophy property for the person who craves privacy, security, and a distinguished lifestyle.</p>	
MLS#15-892781 Mary Lu Tuthill 310-979-3990 COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	



TUESDAY

<b>X 224 S MEDIO DR</b>	Lunch	11-2	631F4	<b>rev</b>
<b>\$4,950,000</b>	5+6	CAPE COD		




**\$350,000 REDUCTION!**

Traditional home in the heart of Brentwood. Features 5 bed 5.5 bath a center hall floor plan, abundance of natural light, dramatic great room opening to large eat-in gourmet cook's kitchen w center island, multiple fireplaces, second-floor master suite w deck access luxurious bathroom w dual vanities & steam shower, plus 3 additional en-suite bedrooms & upstairs family room, full guest suite to comfortably accommodate visitors, along w a living room & formal dining room w coffered ceiling.

MLS#15-894247  
Simon Beardmore 310-481-4345  
SOTHEBY'S INTERNATIO

**BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other**

<b>2448 PESQUERA DR</b>	Open	11-2	591C7	<b>rev</b>
<b>\$3,695,000</b>	5+6	TRADITIONAL		



**EXCEPTIONAL EAST HAMPTONS WITH MODERN FARMHOUSE FLAIR**

Exceptional East Hamptons build with "Modern Farmhouse" flair. Major ground up construction with dramatic soaring 2-story foyer. Wonderful home for entertaining, with expansive living, dining, and great rooms. Gourmet kitchen with Thermador appliances. Master suite with spacious volume. Sparkling pool/spa with built-in barbeque & grassy backyard for play and dining al fresco. A wonderfully built oasis in Brentwood on a serene, tree-lined cul-de-sac.

MLS#15-825963  
Todd Baker 310-801-1475  
COLDWELL BANKER

[www.2448Pesquera.com](http://www.2448Pesquera.com)

**06 Brentwood** Condo / Co-op

<b>11937 W SUNSET BLV, UNIT 7</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	Prjct	4sty-SPANISH	



**IDEAL GATED LIVING NORTH OF SUNSET IN BRENTWOOD**

Welcome to Las Ventanas the ideal living in today's modern world. The Santa Barbara Spanish Revival Architecture is timeless and provides the feel and grandeur of privacy and luxury. The home is similar to NY Brownstone with it's grace and varying levels. With a total of 4beds/ 3.5 baths, or 3 Beds and a media room, the details include hand scraped maple floors, designer stonework, Viking Appliances, carved stone sinks, soaring 15-foot ceilings, 2 private patios, fountain, bbq and 2 fireplaces.

Diane Forbes Halliburton 310.345.7082  
GIBSON INTERNATIONAL

**Randy Forbes 310.345.7082**

<b>171 N CHURCH LN #403</b>	Open	11-2	631H1	<b>NEW</b>
<b>\$639,000</b>	2+2	ARCHITECTURAL		



**BRENTWOOD LOFT STYLE TOWNHOUSE W HUGE VIEWS & OUTDOOR PATIOS**

Architectural Building w A Chic Metropolitan Lifestyle Near the Getty. Living Room w 2-Story Ceilings Overlooking City & The Hills of Bel Air & Sun Room Balcony. Modern Eat-In Kitchen w Central Formal Dining Area. Mstr w Sun R, Walk-In Closet & Ba w Soaking Tub, Wall of Mirrors & Glass Shower. Upstairs Has An Open Loft Studio, Two Amazing Roof Decks, One w a Pergola Shade & The Other w an Outdoor Dining Gazebo & BBQ Station. Laundry In-Unit, Gorgeous Pool, Spa, Sauna & New Gym.

MLS#15-900237  
Jason Reitz/Ryan Brown 323-656-1800  
ROCK REALTY GROUP

[www.171Church403.com](http://www.171Church403.com)

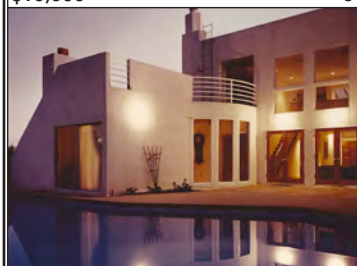
<b>11951 MAYFIELD AVE #201</b>	Open	11-2	631H5	<b>rev</b>
<b>\$739,000</b>	2+2	TRADITIONAL		

Bright & breezy condo in prime Brentwood. South-facing corner with windows on three sides floods this spacious open plan w/warm light. Impeccable condition and beautifully updated for modern living.

MLS#15-892171  
Alice Plato 3107044188  
Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg,  
COLDWELL BANKER RESI

**06 Brentwood** Lease

<b>806 TEAKWOOD RD</b>	Open	11-2	631E1	<b>NEW</b>
<b>\$10,500</b>	6+5	ARCHITECTURAL		



**IF THE WORD "SPACIOUS" MEETS YOUR CRITERIA, WE HAVE IT**

Designed by renowned architect Hak Sik Son this house takes full advantage of it's setting . Enter into a grand living room with 2 story ceilings filled with light and life. Kitchen with new appliances, 6 bedrooms, 4 fireplaces, a pool, breakfast area, dining area and family room. 2 car direct entry into the home.

MLS#15-898989  
Cheryl Platz 310-365-6613  
TELES PROPERTIES

**Dshwshr,Dryer,Frzr,Grbg Disp,Rng/Ovn**

<b>2220 MANDEVILLE CANYON RD</b>	Open	11-2	631D1	<b>rev</b>
<b>\$45,000</b>	5+7	SOUTHERN COLONIAL		



**LEGENDARY TENNIS COMPOUND IN BRENTWOOD**

Must RSVP to be admitted 310-979-3981. A once-in-a-lifetime offering: remodeled Southern Colonial crowning a gorgeous acre of rolling lawn and gardens. Designed by Gerard Colcord, the home is reminiscent of 'Gone with the Wind', w/ lovely architectural elements, relaxed elegance and unpretentious charm. Stunning grounds include a N/S championship tennis court, 2-story gst hse, pool and much, much more. A trophy property for the person who craves privacy, security, and a distinguished lifestyle.

MLS#15-893301  
Mary Lu Tuthill 310-979-3990  
COLDWELL BANKER RESI

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

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

<b>1514 S CARMELINA AVE</b>	Open	11-2	631-H6	<b>NEW</b>
<b>\$1,525,000</b>	4+4	CAPE COD		



**OPEN TUESDAY 11-2PM!**

Brand new elegant East Coast Traditional detached townhomes in the heart of West LA adjacent to Brentwood and Santa Monica. These 3 or 4 bedroom homes have 3.5 baths, private yards, gourmet island kitchens with Viking & Sub Zero S/S appliances. The family rooms open to a landscaped patio or yard. The spacious master suites have coffered ceilings, walk in closets, balconies and master baths with separate tub & shower & dual sinks. The attached 2 car garage is EV charger ready.

MLS#15-900837  
Mike Cockinos 310-612-5606  
COLDWELL BANKER - BW

**Cing Fan,Dshwshr,Grbg Disp,Hd Fan,Micro**

<b>2045 BELOIT AVE, UNIT 203</b>	Open	11-2	<b>NEW</b>
<b>\$655,000</b>	2+2	ARCHITECTURAL	



**GORGEOUS CONDO IN TRENDY SAWTELLE AREA**

UPDATED, BEAUTIFUL & BRIGHT CONDO. OPEN LVG RM, DNG RM, HWD & BERBER CARPET FLRS, BALCONY, HIGH CEILING, RECESSED LIGHTING , GORGEOUS BRICK WALL FIRE PLACE & CUSTOM BUILT CLOSETS.SPA TUB, SPACIOUS EURO-STYLE GOURMET KITCHEN, STAINLESS STEEL APPLIANCES, ITALIAN CABINETS, GRANITE COUNTERS. (LG) WASH/DRY IN UNIT. EXTRA STORAGE. CENTRAL A/C & HEAT. GUEST PARKING.

MLS#15-892171  
Mitra Yaghoobian 310-422-2777  
WESTSIDE INVESTMENT

**Wash/ Dry ,Refri, Stv, Oven,Micro**



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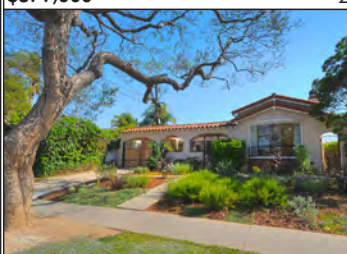


TUESDAY

<b>1741 GRANVILLE AVE, UNIT 111</b> Open 11-2	<b>NEW</b>
\$519,000 2+2 1sty-CONTEMPORARY	
	<b>RENOVATED 2BR/2BA CONDO IN SUNNY WEST LA</b>
Newly renovated & modern 2BR/2BA 1st floor unit in highly desirable West LA area is steps away from large beautiful park w/tennis courts, baseball field, playground & rec center, close to UCLA, shops & restaurants. Bright & open unit. Stainless steel appliances w/newly designed clean-lined kitchen cabinetry, beautiful hardwood floors, designer closets in each bedroom & hallway. Kitchen opens up to main living and dining area & out to the large windows leading to one of the two spacious patios.	
The Kostrey Collection (310) 621-4341 KW LARCHMONT	Range/Oven,Fridge,Dishwashr,Microwave

<b>2861 MOTOR AVE</b> Open 11-2 632F6	<b>rev</b>
\$2,495,000 4+4 TRADITIONAL	
	<b>TRADITIONAL HOME WITH CLASSIC DETAILS</b>
Updated trad home w classic original details & wood floors. Floor plan flows from the step down living room to the formal dining rm & updated kitchen w SS appliances, eat-in area, & French doors to entertainer's patio. Enjoy the family room/ den w FP & large lower level bonus rm. 4 BD & 3.5 BA including 3 bedrms upstairs. Master suite w built-in storage, walk-in closet, dressing area, & spa-like bath. The pvd yard is beautifully manicured & multiple patio areas are perfect for entertaining.	
MLS#15-893873 Sally Forster Jones 310-691-7888 JOHN AAROE GROUP	www.2861motor.com

<b>12030 ROCHESTER AVE #209</b> Open 11-2 631H5	<b>NEW</b>
\$379,000 1+1 TRADITIONAL	
	<b>GREEN GARDEN VIEWS! GREAT BUY!</b>
A charming verdant setting greets at the entrance of the courtyard. Quiet rear location. Light and Bright. Large living room with fireplace, kitchen with newer appliances. Bedroom has large walk in closet. A/C units in bedroom and living room. Nice balcony faces tree lined courtyard. Terrific central location close to Santa Monica, Brentwood, UCLA and Beverly Hills.	
MLS#15-900339 Randy Freeman 310-420-9242 BERKSHIRE HATHAWAY	randyfreeman4realestate.com

<b>09 Beverlywood Vicinity</b> <i>Single Family</i>	
<b>8916 SAWYER ST</b> Refresh. 11-2 632-H5	<b>NEW</b>
\$879,000 2+2 SPANISH	
	<b>BEAUTIFUL SPANISH</b>
Located on a pretty jacaranda tree lined street is one of the prettiest Steinkamp homes in the Crestview neighborhood. A beautiful, professionally landscaped native planted front yard leads to a huge courtyard filled with arches and custom wrought iron works. This home is meticulously maintained and upgraded. Living room has magnificent leaded stained glass picture window, pretty fireplace and gleaming hardwood floors. Romantic D.R. overlooks the wonderful front courtyard.	
MLS#15-900599 Anne Austin 213-718-1527 COLDWELL BANKER HPS	Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

<b>12222 WILSHIRE #504</b> Open 11-2 631H5	<b>rev</b>
\$849,000 2+2 CONTEMPORARY	
	<b>PRICED TO SELL! VIEW! LOCATION! VALUE!</b>
Best building view side with Wilshire Corridor style luxury, amenities and concierge services: Preferred bright Southwest corner with spectacular views from Century City eastward, and to the ocean and Catalina to the west. This updated Contemporary condo has 2 Bedrooms/2 Baths, cherry stained wood floors, 2-car, side by side parking, and more: Pool, Spa, Gym, Entertainment/Meeting rooms. Brentwood and Santa Monica adjacent, this is Westside living at a great value with a vibrant urban location.	
MLS#15-899251 MICHAEL HIATT 310-481-4342 SOTHEBY'S	Washer/Dryer/Balcony

<b>9335 KINCARDINE AVE</b> Open 11-2 632G6	<b>NEW</b>
\$775,000 3+2 TRADITIONAL	
	<b>FIXER WITH LOTS OF POTENTIAL</b>
Great opportunity to remodel or fix up this charming 1947 3 bedroom 2 bath traditional located in the desirable Beverlywood vicinity on a corner lot. This is a wonderful starter home in the castle heights elementary school district! Features include hardwood floors throughout, a spacious dining room with crown molding and wainscoting, the living room is bright with a wood burning fireplace. Large master has a private bathroom. Backyard is sunny and great for entertaining.	
MLS#15-900595 Jim Smith 310-866-8845 SOTHEBY'S	

**08 Cheviot Hills - Rancho Park** *Single Family*

<b>10419 CHEVIOT DR</b> Open 11-2 632E6	<b>NEW</b>
\$1,795,000 3+2 TRADITIONAL	
	
Magnificent property located high on a knoll welcomes you with a serene water feature. This Split Level 3 Bd. 2 and 1/4 Bath and Den, features newly updated eat in kitchen with sunny built in window bench eating area, White Marble counters and new high-end built-ins. Features include gorgeous new hardwood floors throughout home. Formal Dining Room, Living room with wood burning fireplace and plantation shutters. Bedrooms and den are located on the second level.	
MLS#15-899957 Martin Feinberg 310-729-6573 KELLER WILLIAMS-SANT	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

<b>09 Beverlywood Vicinity</b> <i>Condo / Co-op</i>	
<b>1278 S CAMDEN DR #103</b> Open 12-2 632G4	<b>NEW</b>
\$749,000 2+3 1sty-CONTEMPORARY	
	<b>SPACIOUS CONDO IN GREAT LOCATION</b>
OPEN 12-2 DUE TO STREET CLEANING-Sophisticated, spacious condo-prime location, adj to Beverly Hills/Century City. Unit is well above street level. Large open spaces in living/dining-and open kitchen with breakfast bar and new stainless appliances. Sun light streams in thru windows + French doors. Bedroom suites are also large and inviting, master with serene tree top view. Ample closets and storage, inside laundry, side x side parking.Building amenities include meeting and exercise room.	
MLS#15-899705 S.Stewart,M.Shore 310-701-0712 COLDWELL BANKER	Blt-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn

<b>10312 LORENZO DR</b> Open 11-2 632F6	<b>rev</b>
\$3,795,000 6+6 TRADITIONAL	
	<b>STUNNING CUSTOM CAPE COD IN PRIME OLD CHEVIOT HILLS</b>
Stunning double-story entry w 20 ft ceilings & paneled walls. Numerous custom finishes throughout; French limed oak floors from France. Spectacular chef's kitch w island seating for 8, Subzero/Wolf/Bosch/Miele appliances. Oversized family room w disappearing glass walls open the home for spectacular indoor/outdoor entertaining. Approx. 4,000 sq.ft. home on 7,505 sq.ft. lot. Large yard w room for pool. Oversized wood deck for dining and entertaining. 2-car garage w outlet for electric cars.	
MLS#15-894617 Ginger Glass 310-927-9307 COLDWELL BANKER BHN	www.10312lorenzodrive.com



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TUESDAY

**10 West Hollywood Vicinity** Single Family

<b>8751 ASHCROFT AVE</b>		Open 11-2 592H7	<b>NEW</b>
<b>\$1,749,000</b>	2+3	1sty-TRADITIONAL	
<b>GORGEOUS, GATED TRADITIONAL WITH POOL</b>			
<p>ON ONE OF THE BEST STREETS IN PRIME WEST HOLLYWOOD WEST SITS THIS STUNNING, GATED HOME ON LARGE LOT. 2 BD/1.75 BA PLUS BONUS ROOM WITH BATH. GORGEOUS AND PRIVATE BACKYARD WITH POOL, BRICK PATIO AND GRASS. HARDWOOD FLOORS THROUGHOUT, LARGE LIVING ROOM WITH HIGH CEILINGS AND FIREPLACE, FORMAL DINING ROOM AND GOURMET EAT IN KITCHEN WITH BLACK GRANITE COUNTERS AND STAINLESS STEEL APPLIANCES. SPACIOUS MASTER BDRM WITH GREAT CLOSET SPACE AND FRENCH DOORS OPENING TO BACKYARD. INCREDIBLE LOCATION.</p>			
MLS#15-900087			
D Banchik & M Collins BHHS CA PROP & CB		310-777-2866	
Dshwshr,Grbg Disp,Rng/Ovn,Fridg			

**10 West Hollywood Vicinity** Condo / Co-op

<b>500 N ORLANDO AVE, UNIT 101</b>		Open 11-2 593/A7	<b>NEW</b>
<b>\$1,079,000</b>	2+4	CONTEMP MED	
<b>DESIGNER NEWER TOWNHOUSE WITH PRIVATE ROOFTOP DECK!</b>			
<p>Completed in 2012, this prominent, sophisticated and sun filled townhouse seems to have it all! There are 2 bedrooms, 4 bathrooms (1 full, 3/4, &amp; 2 half) + 2 additional bonus rooms/dens/offices with one having a separate entrance and its own half bath. Readily available and perfect for entertaining are 3 usable outdoor spaces including a rooftop deck with scenic views of the city and hills! Additional sought after features include stainless steel appliances, central air/heat, washer/dryer inside</p>			
Tom Scrocco/Randy Isaacs COLDWELL BANKER - SS		310-887-0255	
www.TomAndRandyProperties.com			

<b>930 N DOHENY DR #103</b>		Open 11-2 592H6	<b>NEW</b>
<b>\$890,000</b>	2+2.5	CONTEMP MED	
<b>CLASSIC DOHENY DRIVE</b>			
<p>An exquisite 2 bedroom, 2.5 bath condo located in prime West Hollywood. A classic double door entry leads to a large living room with private terrace, formal dining room, and a custom chef's kitchen with marble counters, professional grade appliances, and adjoining laundry room. Two sizable bedroom suites are located on opposite sides of the apartment. Amenities included are two side-by-side parking spaces in a gated garage, plus a concierge, pool, hot tub, party room, and fitness center.</p>			
MarkMeyerEstates.com KELLER WILLIAMS HH		310.365.8565	
Dshwshr,Dryer,Fridg,Wshr			

<b>880 HILLDALE AVE, UNIT 11</b>		Refresh. 11-2	<b>NEW</b>
<b>\$850,000</b>	2+2.5	2sty-CONTEMPORARY	
<b>PRIME NORMA TRIANGLE 2BR SOPHISTICATED WEHO TOWNHOUSE</b>			
<p>1st floor living area features stunning original wide-plank, peg-and-groove hardwood oak floors, crown moldings, plantation shutters, gas fireplace &amp; custom built-ins throughout. Gourmet cook's kitchen with custom cabinetry, Sub-Zero refrigerator, stainless steel Viking appliances &amp; honed, scratch-resistant marble countertops &amp; center island. Stairway leads up to 2nd floor featuring two bedroom suites w/vaulted ceilings, gas fireplace and in-unit laundry closet. Side-by-side parking.</p>			
The Kostrey Collection KW LARCHMONT		(310) 621-4341	
Fridge,W/D,Range/Oven,Dishwshr,BBQ			

<b>1233 N LAUREL AVE, UNIT 216</b>		Open 11-2 593/B5	<b>NEW</b>
<b>\$649,000</b>	2+2	MID-CENTURY	
<b>HIGHLY UPGRADED TOP FLOOR CORNER!</b>			
<p>Stylish and sophisticated 2BD/2BA top floor, corner unit condo. Upgraded top-of-the-line appliances and attention to detail. Central A/C. Full size w/d. Energy efficient windows and sliding glass door with plantation shutters. Newer carpeted living areas, hardwood and tile in the kitchen, dining room and bathrooms. Front facing balcony. Beautiful upgraded pool area. Gorgeous entryway. Side-by-side parking. Prime West Hollywood location near the Sunset Strip and all that the city has to offer.</p>			
Tom Scrocco/Randy Isaacs COLDWELL BANKER - SS		310-887-0255	
www.TomAndRandyProperties.com			

<b>960 N SAN VICENTE BLVD #7</b>		Open 11-2 592H6	<b>NEW</b>
<b>\$649,000</b>	2+2	CONTEMPORARY	
<b>JUST LISTED! RENOVATED CONDO IN WEHO</b>			
<p>Spacious &amp; beautifully renovated 2 bed/ 2 bath townhouse-style condo features open floor plan; large living/dining room, custom kitchen, &amp; pvt patio on the lower level. Upstairs has large Master suite w/ custom tiled bath &amp; pvt balcony, a queen-sized guest bedroom, all w/ ample natural light. Hardwood floors &amp; custom tile throughout. Boutique complex offers common laundry &amp; well maintained grounds, Low HOAs, side by side parking! Desirable location near all the best WeHo has to offer.</p>			
Bryant   Reichling SOTHEBY'S		323-395-9084	
www.960SanVicente7.com			

<b>1345 N FULLER AVE #102</b>		Open 11-2 593C5	<b>NEW</b>
<b>\$609,000</b>	2+2	CONTEMP MED	
<b>2BR/2BA CONDO WITH WASHER/DRYER IN UNIT</b>			
<p>Stunning and spacious updated condo with polished concrete floors, recessed lighting, crown molding and built-in stereo speakers. Remodeled kitchen with newer cabinets, granite countertops, stone backsplash and ss appliances. Bathrooms have newer cabinets, natural stone counters and tile floors. The building has a private pool &amp; sun deck on the west side affording ample afternoon sun. Close to shopping, restaurants, wkly Farmers Market, tennis and other recreation at Plummer Park.</p>			
Jason Woodruff KELLER WILLIAMS HH		310-623-1366	
Fridge, Dshwshr,Washer/Dryer, Oven			

<b>1250 N KINGS RD, UNIT 307</b>		Open 11-2	<b>NEW</b>
<b>\$525,000</b>	1+1.5	1sty-CONTEMPORARY	
<b>SQUEAKY CLEAN CONDO!</b>			
<p>Stunning and spacious 1 bedroom/ 1.5 bath condo in prime West Hollywood location with recessed and custom light fixtures and beautiful hardwood floors. The gracious living room flows effortlessly into the formal dining area and features an office nook. The eat-in kitchen has custom cabinets, newer appliances and a pass-through for easy entertaining. Natural light abounds with a sliding glass door to the south-facing balcony. The large bedroom has plantation shutters and ample closets.</p>			
Eric Lowy COLDWELL BANKER SUNS		213-507-0950	
Cable, Refrigerator, Dishwasher			

<b>1345 N FULLER AVE #201</b>		Open 11-2 593C5	<b>NEW</b>
<b>\$429,000</b>	1+1	CONTEMP MED	
<b>GREAT CONDO IN PRIME LOCATION</b>			
<p>Light and bright one bedroom condo in a prime location. Great floorplan, clean, updated and move-in ready. Large living room with French doors leading to a balcony, spacious bathroom, plenty of closet space and a sunny bedroom that opens to its own private balcony. Building has a pool and sun-deck. One garage parking space.</p>			
Justin Paul Huchel HILTON & HYLAND		310.617.4824	
www.justinhuchel.com			

Why Advertise? Large Distribution Area

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



TUESDAY

<b>970 PALM AVE, UNIT 116</b>	Open	11-2	592H6	<b>NEW</b>
<b>\$349,000</b>	1+1	1sty-MID-CENTURY		



**AFFORDABLE CHARM IN CENTRAL WEST HOLLYWOOD**

THIS CHARMING POOLSIDE UNIT IN THIS DESIRABLE COMPLEX IS PRICED TO MOVE FAST! LOADS OF LIGHT, BAMBOO FLOORING, RAFIA WALLCOVERINGS, NEARLY NEW APPLIANCES, CENTRAL HEAT & AIR. THE RESORT LIKE AMENITIES INCLUDE A HEATED POOL, SPA, BBQ AREA, CONTROLLED ACCESS LOBBY, AND 1 COVERED PARKING SPACE. WALKING DISTANCE TO TRENDY SHOPPING, RESTAURANTS, NIGHTLIFE AND EVERYTHING WEST HOLLYWOOD HAS TO OFFER. WONDERFULLY ACTIVE COMPLEX IN THIS WELL MAINTAINED MID-CENTURY BUILDING. EASY TO SHOW!!

Rusty Hamrick 310-993-8536  
COLDWELL BANKER BHN

Refrigerator, Dishwasher, Microwave

<b>739 CALIFORNIA AVE</b>	Refresh.	11-2	671H5	<b>rev</b>
<b>\$2,595,000</b>	4+4	2sty-ARCHITECTURAL		



**VENICE GREEN RATED HOME**

Designed by R&D Architects of Venice, this contemporary residence couples exposed concrete walls w/walls of glass & pop-out windows providing both solid construction & privacy w/immense amounts of light & air in this Unparalleled Venice Residence. The kitchen features European frameless cabinets & top of line SubZero/Wolf Appliances w/a sitting-area & counter tops of quartz stone. Fabulous roof top deck.

MLS#14-816573  
Tamra (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>8788 SHOREHAM DR #23</b>	Open	11-2	592H5	<b>rev</b>
<b>\$1,395,000</b>	2+3	CONTEMPORARY		




**STUNNING 2290 SF 2BD+2.5BA+OFFICE CONDO ABOVE SUNSET STRIP!**

Luxury 2Bd+Den+2.5Ba+2290SF Condo In Private Celebrity Building Above Legendary Sunset Strip. Elevator To Your Own Private Entry. Massive Kitchen-Family Room W/ Modern Italian Design. Open Living-Dining Room W/ Fireplace, High Ceilings, & Brazilian Wood Floors. Large Master Suite Boasts City Views, Big Walk-In Closet, Huge Spa-Bath. Junior Suite Has Walk-In Closet, 3 Balconies. Side x Side Parking. In-Unit Laundry Room. Windows On 3 Sides, Feels Like A Home! Close To Chic Shopping & Restaurants.

MLS#15-890089  
ST.JAMES + CANTER 310.704.4248  
BERKSHIRE HATHAWAY

www.8788shoreham23.com

<b>12 Marina Del Rey</b>	Single Family			
<b>X 925 HOWARD ST</b>	Lunch	11-2	672/A6	<b>NEW</b>
<b>\$2,650,000</b>	3+3	3sty-ARCHITECTURAL		



**BEAUTIFUL ARCHITECTURAL IN COVERED GOLDEN TRIANGLE**

One of a kind architectural in Marina Del Rey's coveted Golden Triangle. This home encompasses sleek details throughout with a spacious floorplan ideal for modern day living. This home affords polished concrete floors, an oversized kitchen with state of the art appliances, 3 beds and 3 baths, converted art room with soaring ceilings, a creative loft space with rooftop deck, and two additional outdoor gardens allowing you to enjoy that highly sought after indoor outdoor feel.

Tami Pardee 310.907.6517  
PARDEE PROPERTIES

Fridge,Range,Microwave,Outdoor Fireplace

<b>960 N SAN VICENTE #12</b>	Open	11-2	592H6	<b>bom</b>
<b>\$589,500</b>	2+2	2sty-CONTEMPORARY		



**WEST HOLLYWOOD/SUNSET STRIP 2+2 END UNIT TOWNHOUSE**

In the Heart of West Hollywood. Light and Bright Upper end unit with South East views just 2 blocks from all that the Sunset Strip/WeHo and Santa Monica Blvd. have to offer. Well maintained original condition 2 story 2 bedroom, 2 bath townhouse style unit in the rear of the building. Main level features open floor plan living/dining area with a fireplace and a balcony. Upper level features a master bedroom and bath plus a 2nd bedroom and bath. 2 side by side parking spaces. Low HOA dues.

MLS#15-882363  
Mark Bessey 310.266.7853  
JOHN AAROE GROUP

Grbg Disp,Fridg

<b>3121 YALE AVE</b>	Refresh.	11-2	672A6	<b>NEW</b>
<b>\$1,587,000</b>	2+2	1sty-TRADITIONAL		



**MARINA DEL REY GOLDEN TRIANGLE HOME**

Golden Triangle Gem beautifully remodeled 2 bedroom / 2 bath home. New stainless Kitchen with Bosch Refrigerator, Viking Range and high efficiency quartz countertops opens to dining and living area with French doors that open to the private deck and slab lined back yard that offers al fresco dining and lounging. Skylights abound that bring in an enormous amount of natural streaming light.

MLS#15-890393  
Tamra (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES

Blf-Ins,Dshwshr,Dryer,Grbg Disp,Micro

**11 Venice** Single Family

<b>X 205 BERNARD AVE</b>	Lunch	11-2	671	<b>NEW</b>
<b>\$2,695,000</b>	3+2.75	2sty-CRAFTSMAN		




**VENICE BEACH CAPE COD STYLE MODERN CRAFTSMAN BUILT IN 2007!**

Charming 3 BD/2.75 BA home features Heart pine floors, built-ins & surround sound/speaker system. Downstairs has living room w/ fireplace, dining room, Viking Professional kitchen w/ Carrera marble counters, Shaw prep & kitchen sinks. Family room w/ French doors that open to patio & backyard w/ fire pit. Upstairs is the perfect romantic retreat plus 2 guest beds, guest bath & laundry. Master has vaulted wood ceilings, French doors w/ balcony, spa inspired master bath w/ steam shower & spa bath.

Tamra (Tami) Pardee 310-392-2402  
PARDEE PROPERTIES

Viking Prof. Kitchen, Washer/Dryer

<b>12 Marina Del Rey</b>	Condo / Co-op			
<b>1 CATAMARAN ST, UNIT D</b>	Open	12-2	671H7	<b>NEW</b>
<b>\$2,750,000</b>	2+2.5	2sty-TRADITIONAL		



**BEACHFRONT PENTHOUSE**

Gorgeous southwest corner penthouse with whitewater views. Two-story, with 2 spacious bedrooms & 2.5 bathrooms. Loft, family room, huge master suite w/ocean view. Fireplace with marble and wood mantle. Large balcony. Enjoy the ocean air and the sound of crashing waves! Walk to shops and restaurants and trendy Abbot Kinney.

Peter & Ty Bergman 310-821-2900  
BERGMAN/GIBSON INTL

Complimentary Valet Parking!

<b>826 VENEZIA AVE</b>	Open	11-2	671J5	<b>rev</b>
<b>\$2,975,000</b>	3+4	2sty-ARCHITECTURAL		



**STYLISH & NEW: INDOOR/OUTDOOR MODERN WALK STREET AREA**

Set on a palm tree-lined block in the Walk Streets neighborhood, this new 2-story modern, with stunning 360° view roof deck, offers a sophisticated open living environment. Impressive 20-foot long stackable window-wall opens to a spacious private patio & water feature, oversized windows & extra-tall ceilings thru-out, freestanding fireplace, open cook's kitchen & dining area. Master Suite boasts walnut plank floors, spa style bath & private patio. 2 additional bedroom suites each w private bath.

MLS#15-894671  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

www.826VeneziaAve.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



TUESDAY

**13 Palms - Mar Vista** Single Family

<b>3040 MOUNTAIN VIEW AVE</b>		Open	11-2	672B2	<b>red</b>
<b>\$2,499,000</b>	4+5	MODERN			
<b>ENTERTAIN IN &amp; OUT AT MAR VISTA HILL'S MINI GETTY</b>					
<p>Phenomenal Modern Design by acclaimed architect Shekar Ganti of E Design International. Meticulously placed windows &amp; skylights maximize nat light. Master Chef's Kitch is one of many highlights on the 1st flr. LR &amp; FR feature 22ft high ceilings w/ FR boasting 22ft walls of glass accentuating jetliner city views! All bedrooms w/ own en suites. Master Suites are featured on 1st &amp; 2nd flr. NEW-great outdoor space off FR! Make this well thought out Modern creation &amp; location on 1/2 cul-de-sac yours!</p>					
MLS#15-877239					
Eric Hass PARTNERS TRUST BRENT		310-597-2131		CentVac,Dshwshr,Grbg Disp,Hd Fan,Rng/Ovn	

<b>3318 MILITARY AVE</b>		Open	11-2	672D1	<b>rev</b>
<b>\$1,899,000</b>	4+4	CONTEMPORARY			
<p>Amazing Remodeled home with all amenities. A contemporary look is accented by custom hardwood flooring, high ceilings, and an open floor plan. Gourmet island kitchen with stainless steel appliances.</p>					
MLS#15-822359		Blf-Ins,Rng/Ovn,Fridg			
Timothy Jarnot		310-795-7807		WESTLINE PROPERTIES	

<b>3909 MICHAEL AVE</b>		Open	11-2	672B5	<b>rev</b>
<b>\$1,395,000</b>	3+2	1sty-RANCH			
<b>NEWLY REMODELED MARVISTA HIDEAWAY!</b>					
<p>Tucked away in one of the Westside's most desired neighborhoods, this newly remodeled abode offers ideal Mar Vista living. Tastefully redesigned and updated, this California contemporary ranch home affords gorgeous hardwood floors throughout, designer kitchen with state-of-the-art appliances, 3 bedrooms &amp; 2 baths, an abundance of natural light pouring into every room, and an open floorplan for flexible modern day living.</p>					
MLS#15-895185					
Tamra (Tami) Pardee PARDEE PROPERTIES		310-907-6517		Dshwshr,Frzr,Rng/Ovn,Fridg	

**13 Palms - Mar Vista** Condo / Co-op

<b>3544 S CENTINELA AVE, UNIT 103</b>		Open	11-2	672B3	<b>NEW</b>
<b>\$539,000</b>	2+2	1sty-TRADITIONAL			
<b>PRIME UPGRADED 2+2 CONDO IN CHARMING COURTYARD COMPLEX</b>					
<p>Bright open floor plan w/loads of upgrades including: Living room w/cozy fireplace and wood laminate floors, gourmet kitchen w/newer cabinets, granite counter tops, built-in stainless appliances, and washer/dryer. Spacious, master suite w/ample closet space &amp; built-in entertainment center. Huge front patio and 2nd private patio. Details include central air and heat, crown moldings, and plantation shutters.</p>					
Denise Freed KELLER WILLIAMS SM		310-482-2293		Appliances, Washer & Dryer	

**14 Santa Monica** Single Family

<b>610 &amp; 616 18TH ST</b>		Open	11-2	631E6	<b>NEW</b>
<b>\$7,990,000</b>	9+11	2sty-OTHER			
<b>FABULOUS FAMILY COMPOUND ON DOUBLE LOT IN SANTA MONICA</b>					
<p>Pristine Contemp Medit w/ lg det 2 sty GH on extremely rare west facing double lot w/ 120' of frontage &amp; 17,880 sq ft of land (per assessor's map) on beau palm tree lined 18th St in Gillette's Regent Sq. Main hse has 6 generous BRs + lg yd &amp; sparkling pl/spa. Detached GH features 3 BRs, LR, DR &amp; kitch. In close proximity to beach/shops/restaurants, this special property (610 &amp; 616 18th St) represents a rare oppoty to have a compound on an estate sized lot in an extraordinary locale.</p>					
MLS#15-901131					
David Offer BERKSHIRE HATHAWAY		310-820-9341			

<b>616 18TH ST</b>		Open	11-2	631E6	<b>NEW</b>
<b>\$4,695,000</b>	6+7	2sty-MEDITERRANEAN			
<b>FABULOUS FAMILY HOME IN PRIME NORTH SANTA MONICA</b>					
<p>Pristine Contemp Mediterranean on desirable west side of beau palm tree lined 18th St in Gillette's Regent Square. Clean lines, lofty, sun-filled spaces, perfect flr plan, hdwd flrs, French drs &amp; uniquely lg yd for neighborhood. Fab "great room" consisting of cook's kitchen, breakfast area &amp; fam rm space all open to patios &amp; lg grassy yd. Fab master w/ vaulted ceiling, sep sitting area &amp; covered terrace overlooking garden. Situated on one of best sts in coveted North of Montana neighborhood.</p>					
MLS#15-901127					
David Offer BERKSHIRE HATHAWAY		310-820-9341		www.616-18th.com	

<b>214 18TH ST</b>		Open	10-2		<b>NEW</b>
<b>\$3,550,000</b>	3+3	1sty-CALIFORNIA BUNGALOW			
<b>EVERYBODY WANTS THIS HOUSE!!!</b>					
<p>This magical one story house captures you as you approach the porch. There are high ceilings, hardwood floors and an attached garage. The gourmet kitchen has a large island and leads to a lush private yard through bi-fold doors. There are 3 generous bedrooms and the master suite also leads to the yard. Convenient to the kitchen is the family room and an office area. The living room has a fireplace and high ceilings. The yard would be a splendid place for an outdoor soiree.</p>					
Ellen Conrad TELES PROPERTIES		424 202-3288		214eighteenthstreet.com	

<b>610 18TH ST</b>		Open	11-2	631E6	<b>NEW</b>
<b>\$3,295,000</b>	3+4	2sty-TRADITIONAL			
<b>STORYBOOK TRADITIONAL IN PRIME NORTH SANTA MONICA</b>					
<p>Remodeled 20's 2 sty Trad situated on lg lot on quiet &amp; palm tree lined 18th St in Gillette's Regent Square. White picket fence &amp; vegetable garden lead to FLR w/ FP, FDR, remod kitchen, office &amp; fam rm that opens to covered porch, sparkling pl/spa &amp; yd. Det garage doubles as pool side GH or gym. Hdwd flrs, coved ceilings, paneled drs, &amp; Trad detailing thru-out all add to appeal of this warm, inviting cottage. Rare gem in close proximity to beach, grt shopping &amp; restaurants.</p>					
MLS#15-901081					
David Offer BERKSHIRE HATHAWAY		310-820-9341		www.610-18th.com	

<b>235 19TH ST</b>		Open	11-2		<b>NEW</b>
<b>\$3,195,000</b>	3+2	SPANISH			
<b>CLASSIC 30'S SPANISH</b>					
<p>Wonderful opportunity to renovate or build new in this highly desirable location in Gillette Regent Square! Classic 1930's Spanish features three bedrooms and two baths. Many of the original details remain, hardwood floors throughout, grand living room with beamed ceiling, fireplace and mahogany floors, original baths with beautiful tile, archways, coved ceilings and private rear garden.</p>					
Elizabeth Puro TELES PROPERTIES		424-202-3249			

<b>1752 OAK ST</b>		Open	11-2	671H3	<b>NEW</b>
<b>\$1,729,000</b>	4+2	TRADITIONAL			
<b>TRADITIONAL 4BR CHARMER ON OVERSIZED CORNER LOT</b>					
<p>Rare find in prime Sunset Park just blocks from local shops &amp; restaurants &amp; convenient HW access. Light &amp; bright home featuring wood-burning fireplace &amp; hardwood floors throughout. Updated kitchen w/ breakfast bar, excellent cabinet/counter space and adjacent family room that offers floor-plan versatility. Spacious master bath w/ walk-in closet, en-suite bath and french doors that open to grassy backyard &amp; sun-drenched patios. Over 7,300 sq. ft. lot w/ private two-car garage. Welcome Home!</p>					
MLS#15-900929					
Dana Cataldi PARTNERS TRUST BW		310-804-9207		www.1752oak.com	



TUESDAY

<b>1243 PRINCETON ST</b>	Open	11-2	<b>NEW</b>
\$1,425,000	2+2	1sty-SPANISH	



**GREAT LOCATION ON SMR2 LOT**

Spanish Bungalow on a nice size lot! Fix this one up or start all over on one of the best streets close to Wilshire with all the shops and restaurants close by. Beautiful backyard with an abundance of fruit trees.

John Portman 818-645-3681  
PALISADES REALTY

<b>202 SAN VICENTE #6</b>	Open	11-2	671C1	<b>NEW</b>
\$1,420,000	3+3	TRADITIONAL		



**STUNNING SANTA MONICA CONDO JUST BLOCKS FROM THE BEACH!**

Location Location Location! Just a few blocks from the beach and in time for the summer! The perfect LA lifestyle! After a morning stroll down Ocean Ave, an afternoon at the Farmer's market, lunching at the many great restaurants on Montana Ave, such as R and D Kitchen, Blue Plate, and Luxx Cafe, or shopping on 3rd St. Promenade, come home and relax at this very private 3 bedroom (loft was converted to 3rd bedroom), 2.5 baths, with a direct 2 car garage to the unit.

MLS#15-900735  
B. Farrugia/A. Lascano 424.253.5489  
HILTON & HYLAND

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

<b>819 FRANKLIN ST</b>	Open	11-2	631G5	<b>NEW</b>
\$16,000	4+3.5	2sty-SPANISH		




**FOR LEASE: BEAUTIFUL SPANISH ON TOP OF COVETED FRANKLIN HILL**

Charming 1920's Spanish nestled on top of coveted Franklin hill. Sweeping views of the Brentwood Country Club golf course. Truly spectacular! 4bd 3.5ba full of the finest detailing. Distinctive archways lead to large living rm w/frplce & formal dining rm. Gourmet kitchen w/Calcutta Marble counters. Breakfast rm leads to a completely priv backyrd overlooking the golf course. 3bd up including luxurious master suite w/views of the golf course & city lights. Franklin School Dist. FOR LEASE \$16,000/MO.

Charles Pence 310-458-4024  
PARTNERS TRUST SM

Built-ins

<b>1234 12TH ST #1</b>	Open	11-2	671E1	<b>NEW</b>
\$1,099,000	3+3	CONTEMPORARY		



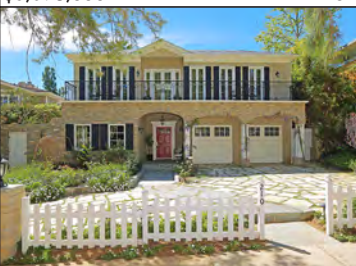
**UNIQUE SANTA MONICA TOWNHOUSE LIKE A SINGLE FAMILY HOME.**

Wonderful 3bd,2.5ba unit w/direct access to side by side parking w/private elevator. Apx 1,861 sf. Direct street entrance with double entry way. Spacious living room w/hardwood floors. Only one common wall. Nest system. Bright unit w/skylights. Recessed lighting & crown moldings throughout. Stacked stone wood burning fireplace. Large dining room w/built-ins. Beautifully remodeled tiled kitchen w/top of the line appliances. Granite counter tops & lots of cupboard space. Roosevelt School district.

MLS#15-900383  
Gary Limjap 310.586.0357  
COLDWELL BANKER SM

Dshwshr,Dryer,Hood Fan,Rng/Ovn,Other

<b>210 21ST PL</b>	Open	11-2	631E5	<b>red</b>
\$5,678,000	5+6	TRADITIONAL		



**SELLER IS MOTIVATED!!**

Stunning New 5BR, 5.5BA Trad Mstr Piece in Gillette Regent Sq. design by John Andrews AIA. Beaut hm for ent. w/nat light, cath ceil in entr, pwrdr rm, lbrty w/built-ins. Lrg DRw/but pntry & hw flrs throughout. LR opens to lrg fam rm w/FP & glass drs that open for in/out liv. Beaut grmt kit w/Calcutta ctrs, cust cab, Wolf Range, Sub Zero frdge, brkfst area. Up has sump mstr w/FP & out ter. Carrera mstr BA w/steam shwr, soak tub & lrg walk-in closet. Lrg yard w/salt wtr pool,fire pit,fruit trees

MLS#15-887405  
Susan Kastner 310-382-8555  
PARTNERS TRUST SANTA

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

<b>1135 17TH ST, UNIT D</b>	Refresh.	11-2	631/F7	<b>NEW</b>
\$1,088,000	2+2.5	2sty-ARCHITECTURAL		



**ARCHITECTURAL TOWNHOME**

Buyers looking for a light filled, 2bd,2.5 bath modern space that includes a loft w/ french doors & roof top sundeck look no more, you have found it! Pristine & move in ready property.Hardwood floors, lots of windows &high ceilings enhance the unique architectural details. Large master suite w/sitting area, fire place, walk in closet, bath tub, separate shower &double sinks, French doors off master lead to large patio. 2nd bedroom w/full bath. 2 car side EQ ins.Great No. of Wilshire location.

Andrew Thurm 3103452661  
COLDWELL BANKER

refrigerator, washer,dryer,stove,fan

<b>650 HALDEMAN RD</b>	Lunch	11-2	631C6	<b>rev</b>
\$4,750,000	4+4	CRAFTSMAN		



**JOIN US FOR LUNCH AND COFFEE IN RUSTIC CANYON!**

Come and be swooned by the transformation. This shingled Craftsman offers a two story open living room centered around a majestic fireplace w/ the backdrop of exterior landscape & pool. The dining room extends toward the cooks kitchen & eat in breakfast area. Accented by an impressive fireplace, a large family room w/French doors opens to the pool. A wide staircase leads to the upper level which offers a master suite which includes a sitting area.

MLS#15-822929  
Frank Langen 310-230-0195  
DEASY PENNER & PARTN

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>930 CALIFORNIA AVE #102</b>	Open	11-2	671E1	<b>NEW</b>
\$829,000	2+2	CONTEMPORARY		



**SINGLE LEVEL REMODELED CONDO**

Single level remodeled unit w/ no common walls in prime Santa Monica North of Wilshire location. Front unit with tons of natural light, sun filled rooms w/ Brazilian Cherry Wood floors, living room w/ frplc., plantation shutters throughout. Recently remodeled kitchen w/ stainless Viking appliances, lot of storage & granite counters. Large master w/ 2 closets, bath w/ double sinks. Enclosed patio is perfect office/work space.

MLS#15-901035  
Penny Negrin 310.230.3799  
BERKSHIRE HATHAWAY H

Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

**14 Santa Monica** Condo / Co-op

<b>608 LINCOLN BLV, UNIT A</b>	Refresh.	11-2	631/D7	<b>NEW</b>
\$1,895,000	3+3	2sty-SPANISH		



**SINGLE FAMILY HOME ALTERNATIVE-NORTH OF MONTANA**

Front facing 3+3 bath town-home, approx 3,000 sq ft remodeled w/gourmet kit, Viking stainless steel appl, new kit. hardwood floors, family rm. formal dining-separate laundry room -Direct access 3 car prvt garage.500 sq. ft. bonus rm./media/play or game room. All 3 bedrooms up & large size master suite w/ walk in closet, beautifully finished bath with separate shower, tub & double sinks.roof top sundeck & outdoor space w/views, ideal for dining & BBQ. Truly a special opportunity,No. of Montana

Andrew Thurm 3103452661  
COLDWELL BANKER

refrigerator, washer,dryer,stove,fan

<b>1225 WASHINGTON AVE, UNIT 6</b>	Open	11-2	<b>NEW</b>
\$799,000	3+2	MID-CENTURY	

3BR/2BA townhouse style condo in excellent North of Wilshire Location. Light&Bright with hardwood and tile floors, marble in baths, dual-pane windows. 1-car pkg. Roosevelt Elem/Lincoln Middle School.

Range/Oven, Refrigerator		
Regina Vannicola	310-625-2061	KELLER WILLIAMS - SM


**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)  
**NEW\*** - new not yet listed  
**red** - reduced

**rev** - review (Automatic Status)  
**bom** - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)




<b>1040 4TH ST #110</b>	Refresh. 11-2 671D1	<b>NEW</b>
\$450,000	1+1 CONTEMPORARY	
	<b>SPACIOUS 1 BED BEACH PAD</b>	
Spacious 1 bed/1 bath only 4 blocks from the beach. Updated kitchen, washer/dryer, central AC, beautiful tile floors throughout, lots of closet space, secure upscale building, secure 1 car parking.		
MLS#15-899215		
Sabine Pleissner 310-745-1055		Bf-Ins,Dshwshr,Dryer,Micro,Rng/Ovn
KELLER WILLIAMS-SANT		


<b>101 OCEAN AVE #D702</b>	Open 11-2 671C1	<b>rev</b>
\$2,600,000	2+2 ARCHITECTURAL	
	<b>STUNNING OCEAN VIEWS</b>	
White water views and remarkable sunsets from the privacy of this sophisticated landmark building. This wonderful bright and modern unit has two bedrooms and two full bathrooms. Building has pool area and gym plus 24 hour concierge service.		
MLS#15-826755		
Paula Ross Jones 310-255-5449		www.101oceanD702.com
SOTHEBY'S INT REALTY		

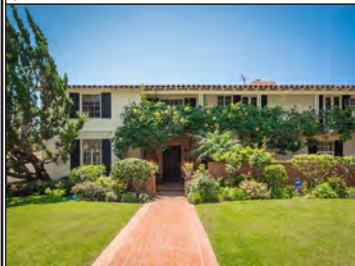
<b>843 12TH ST #4</b>	Open 11-2 631E7	<b>rev</b>
\$999,000	2+3 MEDITERRANEAN	
	<b>REDUCED! FAB SANTA MONICA TOWN HOUSE 7 DOORS FROM MONTANA!</b>	
Private 2 bed, 2.5 Bath Town House seven doors south of Montana. Enjoy sunny western sunset views on the newly fenced patio. Newer Hardwood floors on the 1st floor. Romantic over-sized FP in the living room. Granite Counter tops & newer appliances in spacious kitch w/ sunny southern exposure. Built in wet bar. Glamorous marble powder room. Direct access to side by side parking Laundry in the unit on bedroom level. Big master bedroom w/ high vaulted ceilings. Excellent public schools.		
MLS#15-884879		
Ron Holliman 310-777-6216		12th St. South of Montana Ave.
COLDWELL BANKER BH		

**14 Santa Monica** Lease


<b>101 OCEAN AVE #D501</b>	Open 11-2 671C1	<b>NEW</b>
\$9,500	2+2 ARCHITECTURAL	
	<b>White water views and remarkable sunsets abound from the privacy of this beautiful landmark building sitting at the end of Ocean Avenue and overlooking the PCH, Ocean Mountain and coastline. This wonderful bright and sophisticated unit has two bedrooms and two bathrooms. The building has 24 hour concierge and staff, a large beautiful pool and entertaining area as well as gym and outside dining area that may be used for private parties.</b>	
MLS#15-894739		
Paula Ross Jones 310-255-5449		
SOTHEBY'S INT REALTY		

<b>421 18TH ST</b>	Open 11-2 631E6	<b>rev</b>
\$19,750	5+5 CONTEMP MED	
	<b>REALLY WONDERFUL MEDITERRANEAN HOME</b>	
Unfurnished 5bed/4.5bath ready for you & yours just before summer begins! Four of the five bedrooms are upstairs including the Master. First floor includes formal LR and DR, along with Office/Library with built in cabinets, FR and eat-in Kitchen open out to lovely grass yard and outdoor barbeque, with a putting green. Walk to shops and restaurants on Montana. This home is immaculate and has just been repainted inside and out. Easy to show.		
MLS#15-898035		
Edward Tinney 310.749.2153		BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan,Otr
NOURMAND&ASSOCIATES		

<b>15 Pacific Palisades</b>	Single Family	
<b>1420 BIENVENEDA AVE</b>	Open 11-2	<b>NEW</b>
\$5,995,000	6+5.5 TRADITIONAL	
	<b>SPECTACULAR SPACIOUS PALISADES RETREAT</b>	
Enter into a beautiful rotunda foyer w/ double height ceilings and a sweeping stairway. A spacious light chef's kitchen opens up to a great room and backyard, with a nice pool/spa, waterfall, BBQ area and grassy yard. Large master suite upstairs w/ office, patio, oversized bath and huge closet. Downstairs is a large formal living room and dining room with vaulted ceilings, a great bar area, and a second full size family room/media room. 2 full 2-car garages. Ridgeview Estates gated community.		
Richard Stearns 310-850-9284		
PARTNERS TRUST BW		

<b>15000 ALTATA DR</b>	Open 11-2 631B7	<b>NEW</b>
\$5,795,000	4+5 2sty-MONTEREY COLONIAL	
	<b>CLASSIC HUNTINGTON PALISADES ESTATE</b>	
Classic Huntington Palisades estate located on a large, flat lot on one of the most sought-after streets in the area. Originally built in 1932, the classic style of the residence creates a sense of ambiance rarely found on the Westside. The back yard is spacious with ample entertaining areas and a sparkling pool. Convenient to Village schools, shops and services, the property is a rare find - a perfectly positioned structure on a wonderful lot in a great location!		
MLS#15-898947		
John Closson 310.922.4486		
BERKSHIRE HATHAWAY H		

<b>350 ALMA REAL DR</b>	Open 11-2 631A6	<b>NEW</b>
\$5,495,000	5+5 RANCH	
	<b>VINTAGE HUNTINGTON</b>	
The 65 year wait is over. Be the second owner of this coveted neighborhood traditional on an oversized Prime Huntington corner lot rich with lore and tradition. Priceless wood flooring saved from the original Venice Beach Pier was hand picked and placed throughout the home by the owner which may be maintained, or re-claimed in your new home. Let your imagination run wild.		
MLS#15-900785		
Hernandez / Aragon 310-990-5905		
TELES PROPERTIES		
Bf-Ins,Grbg Disp,Rng/Ovn		

<b>1214 CHAUTAUQUA BLV</b>	Lunch 11-2	<b>NEW</b>
\$4,295,000	5+5 2sty-TRADITIONAL	
	<b>EAST HAMPTONS TRADITIONAL IN THE PALISADES</b>	
Since its completion in 2011, this East Hamptons styled, Traditional has been the cherished residence of its creators. Positioned to incorporate majestic views & generously proportioned on apx 10,000sqft of land along coveted Chautauqua Rim, this home offers 4,200sqft w/a seamless flow throughout. Some highlights include a great room, chef's kitchen, master, theatre & big backyard. Walking Distance to the Village & hiking trails, this rare offering can be your family private sanctuary to enjoy		
MLS#15-898947		
Shamon Shamonki 310-713-4492		
SOTHEBY'S INT REALTY		
Wolf Range, Copper Farm Sink & Subzero		

<b>735 ALMA REAL DR</b>	Open 11-2	<b>NEW</b>
\$3,595,000	5+4.5 2sty-TRADITIONAL	
	<b>CUSTOM BUILT TRADITIONAL IN THE HUNTINGTON</b>	
Custom built Traditional in the sought after Huntington Palisades. Beautiful and welcoming design grace this home which features walnut floors, upstairs play room and wood burning fireplaces in both the living room and outdoor living area. The family room and breakfast area open onto the backyard complete with salt-water pool and spa, built in BBQ and covered entertaining area. The gourmet kitchen includes Viking appliances, honed granite counter tops, brick backslash and butler's pantry		
MLS#15-898947		
Jennifer Pinckert 310.500.1411		
PARTNERS TRUST BRENT		



TUESDAY

<b>X 16957 W SUNSET BLV</b>		Lunch 11-2	<b>NEW</b>
<b>\$3,425,000</b>	5+5.5	3sty-TRADITIONAL	




**NEWER EAST COAST BEACH HOME- FABULOUS STYLE AND VALUE**

Fabulous East Coast Traditional with Ocean and Mountain Views. Built in 2014 this gem is over 5,200SF allowing for gracious rooms similar to those in the Huntington Palisades, yet for half the price. The width of the property allows for the grand four bedroom en-suite layout. All classic and modern elements exist throughout. The best feature for entertaining is the oversized Trex roof deck with Jacuzzi, BBQ, bathroom, TV setup, fridge, sink, and dumbwaiter to kitchen. LUNCH will be served.

Diane Forbes Halliburton GIBSON INTERNATIONAL	310-339-6486	Randy Forbes 310.345.7082
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<b>631 BAYLOR ST</b>		Open 11-1	630H5	<b>red</b>
<b>\$1,495,000</b>	+595000	3+2	1sty-TRADITIONAL	



**ENCHANTING PALISADES COTTAGE**

Move right in to this jewel box of a home. Light and bright with newly refinished wood floors, updated kitchen and baths, large family room with French doors to spacious yard and deck, this is a home for both entertaining and peaceful enjoyment. The open floor plan affords views of the lush landscape in both front and back gardens. This is a great location with easy access to local schools, nearby restaurant and other amenities and the unbeatable "Loop" neighborhood with a pathway to the beach.

MLS#15-882853	Elen McCormick BERKSHIRE HATHAWAY H	310-230-3707	Dshwshr,Rng/Ovn,Fridg
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<b>X 1436 CALLE DEL JONELLA</b>		Lunch 11-2	<b>NEW</b>
<b>\$3,195,000</b>	5+7	2sty-TRADITIONAL	




**BEAUTIFUL HOME W/ BRAND NEW POOL!**

Come for lunch and enjoy this elegant home located on over 30,000 sf in the coveted Palisades Country Estates. Traditional floor plan w/ updated kitchen opens to breakfast & family rooms. French doors lead to beautiful backyard with a BRAND NEW pool and spa! Additional outdoor living, dining, bar and play areas make incredible use of this magical property. Upstairs a soothing master suite, 4 en suite bedrooms--one w prvt ent & kitchenette, upstairs family room and 2 kid-friendly loft spaces!

Jacqui Bell GIBSON INTERNATIONAL	310.266.8520	3 Fireplaces, Stainless Appliances, BBQ
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<b>770 PASEO MIRAMAR</b>		Open 11-2	630G5	<b>rev</b>
<b>\$10,500,000</b>	7+9	ARCHITECTURAL		



**CONTEMPORARY PALISADES STUNNING VIEWS**

Stunning architectural with breathtaking views of the Queens Necklace and City lights. Approx 7,000 sq of contemporary living flows seamlessly through Fleetwood doors from inside to outside. This 7 bed, 9 bath home features living, family, dining and chef's kitchen and games room. The luxurious master with twin closets has a wrap round deck and feature fireplace. Large grassy yard and huge pool and observation deck. The perfect entertaining home.

MLS#15-891765	Rosalind Armitage SOTHEY'S INTERNATIO	310-255-5449	co-listed with Paula Ross Jones
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<b>1120 GALLOWAY ST</b>		Open 11-2	631B4	<b>NEW</b>
<b>\$2,566,000</b>	4+3	2sty-CONTEMPORARY		




**GREAT UPPER ALPHABET LOCATION ON 6,500 SQ FT LOT!**

Great home with a wide range of options! Walk your kids to school and to the Palisades Village from this 3,100 plus sq. ft. 4 bedroom, 3 bath home on a 6,500 square foot lot with a large backyard. Home is light and bright. Great Palisades value! Perfect for families or a contractor upgrade. Tract 9300

MLS#15-899933	Bruce Schwarz PALISADES REALTY	310-779-1773
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<b>16625 MARQUEZ TER</b>		Refresh. 11-2	630H5	<b>rev</b>
<b>\$2,795,000</b>	3+3	CONTEMPORARY		



**VIEWS! VALUES! EXTRAORDINARY LUXURY!**

Intimate. Playful. Boundless: This re-imagined contemporary view home, newly rebuilt in 2012, is rich in design, detail, and warmth, and truly a special place to call home. Natural stone, wood and hand-selected finishes create soothing energy that complement the well-proportioned rooms, balcony and open flow floor plan, bringing together outdoor and indoor living spaces, free-form gardens, and panoramic ocean vistas for relax living, intimate gatherings and extraordinary entertaining.

MLS#15-882341	MICHAEL HIATT SOTHEY'S	310-481-4342	Solar/Multi Zone AC/Fireplace/Security
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<b>655 PALMERA AVE</b>		Open 11-2	<b>NEW</b>
<b>\$2,250,000</b>	3+3	CONTEMPORARY	



**BEAUTIFUL HOME - TRANQUIL SETTING**

Set above street level with tranquil outlooks from every room. Open and bright living and dining off kitchen/breakfast area - all opening to an oasis-like yard. Many windows and doors create and wonderful indoor/outdoor feeling. Enjoy several outdoor spaces, including a large deck off the kitchen and a side flower garden. The main yard has sustainable, water-wise landscaping that compliments the design and details of the house.

Michael Edlen CB - PAC PAL	310-230-7373	Refrigerator, dishwasher, oven, etc.
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<b>17734 PORTO MARINA WAY</b>		Refresh. 11-2	630F6	<b>rev</b>
<b>\$2,450,000</b>	2+2	MID-CENTURY		



**FANTASTIC MOVE-IN READY OPPORTUNITY IN GREAT LOCATION**

Beautifully renovated beach bungalow with breathtaking views and close distance to the sand. Light and bright Mid-century property features a gated courtyard entry, newer kitchen, hardwood floors throughout, fireplace, vaulted ceilings, large viewing deck, 2-car garage, and much more!

MLS#15-893869	Jacqueline Chernov BERKSHIRE HATHAWAY	310.403.7557	Refreshments will be served
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<b>X 631 PALMERA AVE</b>		Lunch 11-2	630	<b>NEW</b>
<b>\$1,749,000</b>	3+1.75	CONTEMPORARY		



**CALIFORNIA DREAMING - UPDATED MID CENTURY CONTEMPORARY....**

Private, secluded, Mid Century Contemporary sits above street level and evokes the Best of California indoor/outdoor living. The property has been extensively remodeled and boasts a stainless steel cook's kitchen with granite counters, cherry wood cabinets and travertine floors. Master bath w/steam shower and spa tub. There are hardwood floors throughout, living room with fp, large family room with tree top views. Rear brick patio with terraced upper flat grassy yard complete this offering.

Brett Duffy BERKSHIRE HATHAWAY	3102303716	Range/Oven,Frig,Dishwasher,Washer/Dryer
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<b>607 RADCLIFFE AVE</b>		Open 11-2	631A6	<b>rev</b>
<b>\$1,949,000</b>	2+1	SPANISH		



**CHARMING SPANISH HOME WITH OCEAN VIEWS**

Ocean and Canyon View property..Buy to live in it as a charming Spanish home with gorgeous Ocean and Canyon views or contract to build the current architectural design, or build your own dream property. This is the perfect opportunity to create a spectacular home in this sought after, peaceful neighborhood near the village.


MLS#15-883797	Paula Ross Jones SOTHEY'S INT REALTY	310-255-5449	www.607radcliffe.com
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TUESDAY

**16 Mid Los Angeles** Single Family

<b>1655 ELLSMERE AVE</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,099,000</b>	4+3 2sty-MEDITERRANEAN	




**JOINING US FOR COFFEE & COOKIES!**

This spacious and recently remodeled two-story home has 4 beds, 3 baths + a large family room. The living and formal dining rooms feature high ceilings, a fireplace and hardwood floors. An expansive kitchen with a large center island and tons of counter space is perfect for a home chef. The Master Suite is generously sized with a walk in closet and gracious bath. Enjoy summer afternoons and dining with friends in the landscaped back yard. Plus tons of storage in the oversized 2-car garage.

Courtney + Kurt RE NOURMAND&ASSOCIATES 323.899.8509	Rage, Hood, Fridge, DW, Central Air
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<b>419 S MCCADDEN PL</b>	Refresh. 11-2 633E2	<b>NEW</b>
<b>\$2,499,000</b>	5+4 2sty-MEDITERRANEAN	



**GREAT POTENTIAL 5BD 4BA!**

Location Location Location!!! Prime Hancock Park area 5+4, 3700 sq ft home. Great potential to renovate any way you would like or move right in. Huge lot over 12,000 sq ft! MUST SEE!

ANNA LEE KELLER WILLIAMS-LARC	213-675-6407
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**17 Mid-Wilshire** Single Family

<b>564 N NORMANDIE AVE</b>	Lunch 11-3 593J7	<b>NEW</b>
<b>\$1,989,000</b>	4+3 TRADITIONAL	




**GLAMOROUS & DRAMATIC OLD HOLLYWOOD MUSEUM**

This Glamorous 'Old Hollywood' estate is a truly one-of-a-kind opportunity, and must be experienced firsthand to be fully appreciated. Located on prestigious Normandie Hill, this remarkable property flawlessly blends old-world character w/ modern style & luxury, to create an entertainer's paradise. Built in 1920, the home boasts a myriad of period details & a spacious, center-hall plan layout, yet it has been tastefully updated to create living & entertaining spaces that are classic yet chic...

John Duerler HANCOCK HOMES REALTY 323-462-2748	www.564Normandie.com
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**18 Hancock Park-Wilshire** Single Family

<b>355 S RIMPAU BLVD</b>	Open 11-2 633F2	<b>NEW</b>
<b>\$8,425,000</b>	6+7 FRENCH	



**TROPHY TENNIS COURT ESTATE!**

Built c. 1927 by noted Chisholm, Fortine & Meikle. Breathtaking light filled chateau with N/S tennis court. Dramatic 2-story foyer with sweeping staircase. Grand scale living rm. Paneled library. Amazing dining room & solarium. Sought after kitchen/family room combo! Elegant powder room suite, full bath w/outside access and finished garage. Private master suite & 4 additional family bedrooms, 3 baths plus office up. 3rd floor finished play/storage rooms. guest studio apt. Pool, BBQ, A/C, etc.

Lisa Hutchins CB - HANCOCK PARK 323.460.7626	#1 Agent in Hancock Park since 1994
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<b>301 S IRVING BLV</b>	Lunch 11-2 633-G2	<b>NEW</b>
<b>\$3,299,000</b>	5+3 2sty-TRADITIONAL	




**WINDSOR SQUARE**

Tradition and sophistication meet beautifully in this five-bedroom, three-and-one half bathroom home. Original detailing and modern amenities create a comfortable setting for the most discerning buyer. Indoor/outdoor living flows seamlessly from the gracious country kitchen to the park like grounds with sparkling pool. The state of the art media room is the perfect place to curl up with an old movie. More details await you - but are far too many to mention here. Welcome home.

James Hutchison COLDWELL BANKER HP 310-562-5907	John Winther - 323.860.4288
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<b>143 N LUCERNE BLV</b>	Open 11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+2 1sty-CAPE COD	




**BEAUTIFUL CAPE COD NEAR LARCHMONT VILLAGE**

Beautiful Cape Cod 3 bed 2 ba one block from Larchmont Village. Light and open living room features a fireplace and bay window. Formal dining room with original built ins. Kitchen features a Viking range and wood burning fireplace. Separate laundry room. French doors lead from family room to the expansive backyard creating an ideal home for entertaining. Beautifully landscaped grounds with patio, grassy area and garden. Bonus room off garage.

Amy Colvin JOHN AAROE GROUP	3106257559
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<b>1106 S LUCERNE</b>	Refresh. 11-2 633F4	<b>NEW</b>
<b>\$925,000</b>	3+2 1sty-COUNTRY ENGLISH	

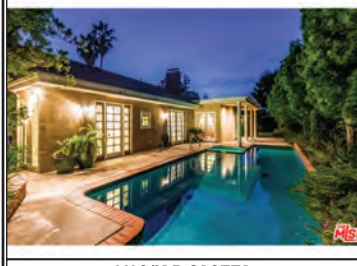


**FRESH ESPRESSO SERVED! REMODELED 3BR, 2BA COUNTRY ENGLISH!**

Come Home to this Stately Country English Gem in historical Oxford Square. This beautiful, large & remodeled home is the one you've been waiting for. Abounding in classic character details that speaks to it's rich circa-1920's history. Turnkey Kitchen with Stainless Steel appliances, Hardwood Floors, Original Batchelder Fireplace, 2 Newly remodeled bathrooms, grand en-suite master, Great layout, Bonus 4th Area for office, 2 car garage, and new Central AC!

Jerry & Rachel Hsieh KELLER WILLIAMS - LF	www.JerryAndRachel.com
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<b>234 S RIMPAU</b>	Open 11-2 633F1	<b>red</b>
<b>\$3,450,000</b>	6+6 CONTEMP MED	



**3% COMMISSION TO BUYERS AGENT! PRIME HANCOCK PARK PROPERTY!**

Exquisite Spacious open floor plan with 6 bedrooms and 6 bathrooms boasting over 4,500sqft on a lot with nearly 14,000sqft!! An Incredible opportunity in a PRIVATE CUL-DE-SAC within prime Hancock Park! Gorgeous naturally lit chef's kitchen has stunning granite counters.. Located seconds from Wilshire Country Club in the heart of Hancock Park, this home is truly in the heart of it all!

Lita Lee COLDWELL BANKER RESI	213-595-2455
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<b>236 N ARDEN BLVD</b>	Open 11-2 633F1	<b>rev</b>
<b>\$2,199,000</b>	4+3 TUDOR	



**TIMELESS TUDOR TWO BLOCKS FROM LARCHMONT**

This timeless Tudor masterpiece has been thoroughly updated & customized to meet your every need. Situated in prime Windsor Square, this retreat is a mere two blocks from Larchmont Village! Grand formal entry w/ vaulted ceilings & sweeping staircase. Large rooms & quality finishes such as Brazilian Cherry hardwood floors make this home comfortable, functional & stylish. Formal living w/ stately frpl & formal dining lead into the gourmet chef's kitchen w/ Wolf & SubZero appliances.

John Duerler HANCOCK HOMES REALTY	323-462-2748
www.236Arden.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



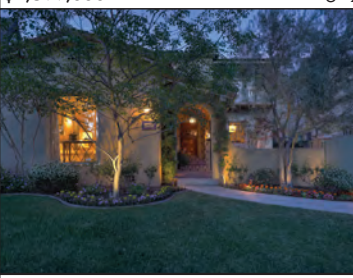
TUESDAY

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

<b>5037 ROSEWOOD AVE, UNIT 106</b> Open 11-2 593-G7		<b>NEW</b>
<b>\$599,000</b>	2+2 3sty-SPANISH	
		
<p><b>STUNNING 2BD+2BA IN SPANISH REVIVAL BUILDING</b></p> <p>Quiet front facing unit w/ southern exposure built in 2008. Largest floor-plan in the bldg. Unit features a large open kitchen w/ granite counter top, breakfast bar &amp; stainless steel appliances. Hardwood floors through-out the living areas w/ fireplace and balcony w/ tree lined views. Master BD w/ tumbled limestone bath &amp; oversized tub w/ separate shower stall. Spacious 2nd BD w/ balcony. 2nd bath has tub/shower combo. Washer/dryer inside. Spanish foyer with fountain courtyard entry to units</p>		
Susan Lau COLDWELL BANKER	310-979-3960	<a href="http://www.5037Rosewood106.com">www.5037Rosewood106.com</a>

**19 Beverly Center-Miracle Mile** Single Family

<b>1108 S POINT VIEW ST</b> Open 11-2 633A3		<b>NEW</b>
<b>\$2,499,000</b>	5+6 2sty-SPANISH	
		
<p><b>INCREDIBLE 2-STORY SPANISH ON BEAUTIFUL TREE LINED BLOCK!!</b></p> <p>Exceptional, one-of-a-kind 2-story Spanish with epic scale and unwavering attention to authentic period detail, built from the ground up in 2009 mid-block in Carthay Square. 5 bedrooms / 6 baths + family room and den, 4,318 square feet. Huge kosher cook's kitchen with center island and stainless steel appliances, opulent designer baths with hand painted Mexican tile, dramatic spiral staircase, private grassy back yard.</p>		
Ned Brown TELES PROPERTIES	(310)993-4338	Dshwshr,Rng/Ovn,Fridg

<b>106 S VISTA ST</b> Open 11-2 633C1		<b>NEW</b>
<b>\$1,899,000</b>	3+2.5 SPANISH	
		
<p><b>LOVINGLY RESTORED STYLISH SPANISH</b></p> <p>Lovingly restored stylish Spanish w/ a fantastic floorplan, loads of original charm and guest house with bath on a beautiful tree lined block.</p> <p><a href="http://www.106southvista.com">www.106southvista.com</a></p>		
Jenna Cooper TELES PROPERTIES, IN	(323) 481-0644	BBQ,Dshwshr,Hood Fan,Rng/Ovn,Fridg


<b>1342 S ORANGE GROVE AVE</b> Open 11-2 633B4		<b>NEW</b>
<b>\$1,249,900</b>	5+4 2sty-SPANISH	
		
<p><b>RARE 5 BEDROOM SPANISH IN WILSHIRE VISTA</b></p> <p>Stylish 5 Bed/3 1/2B 2-story home w/plenty of storage. Upstairs has 2 masters, both with en-suite baths &amp; walk-ins. First flr w/3 Bed and 1 1/2 baths, w/ formal step down LR w/rustic ceiling beams, hardwoods &amp; new casement windows thruout. Cook's kitchen w/granite counter tops, ample pantry &amp; counter space. Newly redone backyard with custom Cumaru decking &amp; eco-friendly turf. This home is the perfect mix of style and function.</p>		
Morgan Pasco MORGAN REAL ESTATE	3106063887	Grbg Disp,Rng/Ovn

<b>1369 CARMONA AVE</b> Open 11-2 633C4		<b>NEW</b>
<b>\$829,000</b>	3+2 SPANISH	
		
<p><b>3BR SPANISH GEM IN DESIRABLE WILSHIRE VISTA</b></p> <p>Enchanting 3BR+2BA 1-story Spanish gem w/guesthouse in desirable Wilshire Vista. This warm &amp; inviting home features LR w/fireplace, formal DR, bright updated kitchen w/ample cabinetry &amp; work station. All bedrooms are spacious w/roomy walk-in closets. Hrdwd flrs, updated BAs, mostly newer windows/lighting &amp; central heat. Backyard includes patio area, grassy yard, cozy 1BR+1BA guesthouse, garage &amp; ample driveway parking. Close to BH, Mid-Wilshire area &amp; trendy Pico shops &amp; restaurants.</p>		
Jeremy Ives TELES PROPERTIES, IN	310-858-1902	<a href="http://1369CarmonaAvenue.com">1369CarmonaAvenue.com</a>

<b>843 N CURSON AVE</b> Open 11-2 593C6		<b>rev</b>
<b>\$2,999,000</b>	5+5 2sty-CONTEMPORARY	
		
<p><b>STUNNING NEW ARCHITECTURAL</b> <a href="http://WWW.843CURSON.COM">WWW.843CURSON.COM</a></p> <p>Spectacular new designer home features walled and gated contemporary architecture at it's finest. Soaring ceilings, bright open plan, walls of glass and all the luxury amenities expected by today's buyers. Over 4500 sq ft of designer perfection includes a 425 sq ft outdoor living room, gorgeous outdoor entertainment area complete with pool, spa, two-sided fireplace, outdoor barbeque PLUS a 450 sq ft private guest suite. This is a must see exceptionally new and innovative home design!</p>		
Omega Group-Todd Michaud KELLER WILLIAMS	310.429.8191	<a href="http://www.OmegaGroup.LA">www.OmegaGroup.LA</a>

<b>726 N MANSFIELD AVE</b> Open 11-2 593D6		<b>rev</b>
<b>\$2,699,900</b>	4+5 2sty-CONTEMPORARY	
		
<p><b>CUTTING-EDGE NEW CONSTRUCTION!</b></p> <p>Cutting-edge contemporary compound featuring 4 bedrooms and 5 bathrooms. Over-sized designer kitchen outfitted with 2 islands and abundant storage make chefs of any caliber feel right at home. Indoor-outdoor living is at its peak with pocket doors, atrioms, and a rooftop deck.</p>		
The Sunset Team KW HOLLYWOOD HILLS	310-623-1345	<a href="http://www.726Mansfield.com">www.726Mansfield.com</a>

**19 Beverly Center-Miracle Mile** Condo / Co-op

<b>136 S SWALL DR #4</b> Open 11-2 632H1		<b>NEW</b>
<b>\$629,000</b>	2+2 TUDOR	
		
<p><b>UPDATED 2 BDRM BY TRENDY ROBERTSON BLVD!</b></p> <p>Updated 2 bed/2 bath condo in desirable small 6-unit complex located a few blocks from Robertson Blvd.'s trendsetting retail and restaurants. Open floor plan with large living room including built-in bookshelves and fireplace opening to formal dining room with built-in cabinets and sliding door to balcony. Spacious sun-filled kitchen with updated stainless steel appliances including double ovens, 5-burner gas range and workspace/desk area. Large master suite with balcony, custom walk-in closet</p>		
Chad Lund/Patty Best TELES PROPERTIES, IN	310-801-2641	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn

**19 Beverly Center-Miracle Mile** Income

<b>111 N HARPER AVE</b> Open 11-2 633/A1		<b>NEW</b>
<b>\$1,650,000</b>	TRADITIONAL	
		
<p><b>FABOULOUS FOURPLEX IN PRIME BEVERLY GROVE!</b></p> <p>Located on one of the best streets in Beverly Grove, this property consists of 4 spacious 1 bedroom, 1 bathroom units with beautiful period details, hardwood floors, generous living rooms with fireplaces, formal dining rooms, laundry areas inside each unit and convenient front and rear entrances. The property also offers 3 single car garages, 1 double garage and 1 additional surface parking space. One unit to be delivered vacant. Property is in primarily original condition.</p>		
Allison Schwarz COLDWELL BANKER	310-887-0290	<a href="http://WWW.ALSESTATES.COM">WWW.ALSESTATES.COM</a>

**Why Advertise? Large Distribution Area**

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




TUESDAY

<b>6137 W 6TH ST</b>	Open	11-2	633B2	<b>rev</b>
<b>\$2,350,000</b>	SPANISH			
	<b>SPECTACULAR CLASSIC SPANISH DUPLEX ON MIRACLE MILE!</b>			
Comprised of three bedrooms and two baths in each unit, and features many original details throughout. From the oversized living room with period stained glass windows to the graceful dining room and the central family room perfect for hosting dinner parties, each unit boast over 2,000 sq. ft. of living space. The current owners have diligently updated all systems to include, electrical, plumbing and HVAC and have tastefully restored the building w/o compromising the integrity of the arch style.				
MLS#15-896727		Fridg,Trsh Cmpctr		
B. Farrugia/A. Lascano HILTON & HYLAND		424-253-5489		

**20 Hollywood** Single Family

<b>X 1426 N SYCAMORE AVE</b>	Lunch	11-2	593D5	<b>NEW</b>
<b>\$999,000</b>	4+3	1sty-COUNTRY ENGLISH		
	<b>PRIVATE OASIS IN THE HEART OF HOLLYWOOD!</b>			
Tired of condo living in the big city and need more space in your life? But you want privacy and still need to be close to all the action? Look no further. This chic country English style home in Hollywood is the one for you! The private home is located in prime Hollywood location features updated kitchen with custom cabinets, TWO master bedrooms with their spacious own bathrooms, beautiful backyard where you can entertain your guests this summer.				
MLS#15-900859		Dshwshr,Dryer,Micro,Fridg,Wshr		
Bryan Miyamoto KW LOS FELIZ		3233001188		

<b>866 N KENMORE AVE</b>	Open	11-2	593/J6	<b>NEW</b>
<b>\$585,000</b>	3+1	1sty-CAPE COD		
	<b>DESIGNER DONE EASTSIDE RETREAT FOR \$585,000!!!</b>			
Original CA Bungalow details mix w/hip, modern amenities in this charming, turn-key, 3/1 right out of Lonny Magazine. Completely renovated inside & out: Kitchen Aid appliances, large farm sink, claw foot tub, hardwood floors, walk-in closets, central HVAC & much more! Located on the best street in Silverlake West or Curb's "Next Highland Park"...call it what you'd like, it's close to all & HOT! Take the Metro all over LA or walk to SQRRL, Scoops, DeSano Pizza & more. So much bang, so little buck!!				
MLS#15-900861		Range, Washer, Dryer, Fridge, Disposal		
Krista Crews ACME REAL ESTATE		917.821.7280		

<b>763 N GOWER ST</b>	Open	11-2	593F6	<b>rev</b>
<b>\$475,000</b>	1+1			
	<b>THE QUINTESSENTIAL HOLLYWOODLAND BUNGALOW</b>			
Step back in time to Old Hollywood in this quintessential Southern California bungalow! Centrally located would be an understatement, as this adorable property has Larchmont Village, Studios, and so much more all at its fingertips! With all the comforts one would need, this is the perfect pad for a professional, a couple, or a burgeoning family. Efficient, sensible design and clever use of space has resulted in a cozy, comfortable bungalow with a surprising array of features.				
MLS#15-886831		www.763Gower.com		
John Duerler HANCOCK HOMES REALTY		323-462-2748		


**20 Hollywood** Condo / Co-op


<b>1353 N FULLER AVE #PH9</b>	Open	11-2	593C5	<b>rev</b>
<b>\$849,000</b>	2+2	2sty-CONTEMP MED		
	<b>STUNNING FRONT FACING TOP FLOOR PENTHOUSE!</b>			
Stunning condo with it's own private panoramic city views rooftop deck!!! Located in newer contemporary building close to downtown Hollywood & West Hollywood. This open & bright 2 bedroom + 2 bathroom + loft unit features soaring two-story ceilings in the living & dining area, fireplace, hardwood floors, spacious open contemporary kitchen with stainless appliances, & multiple balconies. Spacious master suite with modern spa bath & walk in closet.				
MLS#15-894593		www.1353Fullerph9.com		
St. James + Canter BERKSHIRE HATHAWAY		310-291-1029		


**21 Silver Lake - Echo Park** Single Family

<b>X 1961 PRESTON AVE.</b>	Lunch	11-2	<b>NEW</b>
<b>\$899,000</b>	3+2	CONTEMPORARY	
	<b>SILVER LAKE GEM</b>		
This beautiful completely remodeled Silver Lake Gem with views from all windows, quartz countertops, new appliances, new floors throughout, all new carpet, interior and exterior paint. Oversized brand new custom built redwood deck overlooks the exquisite glowing lights of Los Angeles. Many more extras, must see to appreciate. This one will not last!!! BROKER OPEN Tue, May 5 from 11AM-2PM			
MLS#DW15075864MR		Also Open May 9 & May 10 from 1pm-4pm	
Robert Colangeli IET REAL ESTATE		(562) 949-9111	

**22 Los Feliz** Single Family

<b># 3360 LEY DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,899,000</b>	4+3.5	2sty-MID-CENTURY	
	<b>STYLISH MID-CENTURY RESTORED TO NEW GLORY!</b>		
1960'S MID-CENTURY MODERN TWO-STORY FEATURES ORIGINAL TERRAZZO FLOOR ENTRY STEP DOWN LIVING ROOM AND DINING AREA WITH GLASS SLIDERS TO LARGE DECK VIEWS AND SPA. IMPRESSIVE RESTORATION WITH CUSTOM PERIOD-STYLE FINISHES THROUGHOUT. NEW KITCHEN WITH WHITE CABINETRY AND CAESARSTONE COUNTERTOPS OPENS TO FAMILY ROOM WITH SLIDERS TO DECK. UPSTAIRS OFFERS LUX MASTER WITH DOUBLE CLOSETS,NEW BATH, AND SLIDERS TO DECK AND STUNNING VIEWS. THREE ADDITIONAL BEDROOMS, ONE WITH ENSUITE BATH, TWO SHARE HALL BATH.			
MLS#15-900861		www.carterorlandestates.com	
Karen Lower COLDWELL BANKER BH		323-804-8043	

<b>4759 AMBROSE AVE</b>	Open	11-2	594A3	<b>NEW</b>
<b>\$1,299,000</b>	3+1	SPANISH		
	<b>UPDATED SPANISH IN THE HEART OF LOS FELIZ</b>			
Warm and inviting, updated Spanish, best priced redone home in desirable Los Feliz Village location! Generously sized living room with high barrel ceilings and fireplace. Attention to detail throughout with upgrades like Brazilian teak wood floors and beautiful cook's kitchen. 3 gorgeous bedrooms & two updated baths. French doors open to flat grassy yard, cobblestone patios, and amazing separate bonus space for guests, office. Wonderful location, walking distance to Los Feliz shops, restaurants.				
MLS#15-900861		www.carterorlandestates.com		
Carter + Orland KELLER WILLIAMS RLTY				

<b>X 3151 MADERA AVE</b>	Lunch	11-2	594/E2	<b>NEW</b>
<b>\$749,000</b>	3+2	SPANISH		
	<b>ATWATER VILLAGE SPANISH</b>			
Picture perfect 3 bed 2 bath + Den. This fantastic home features hardwood floors & an open concept kitchen. Both the kitchen & master suite French doors lead you to one of the most beautiful, lush, backyards in Atwater. Abundant outdoor space features a deck off of the master suite & BBQ area directly off of the kitchen. Additional features include: renovated bathrooms, dual pane windows & central air/heat. Bonus/Laundry room at rear of the garage would make a perfect space for home office/studio.				
MLS#15-900861		FentonLA.com		
Shannon Fenton NOURMAND & ASSOC-HW		310-365-6118		

<b>4311 CLAYTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$585,000</b>	2+1	CALIFORNIA BUNGALOW	
	<b>EXCEPTIONAL LOS FELIZ BUNGALOW</b>		
Handsome Los Feliz bungalow deftly combines high style and a warm atmosphere in a chic "tiny-house". Gated and sitting high above the street, you are greeted by a lush garden area in the front. Ascend the steps and you enter a jewel box of artistic inspiration. The main living area features high beamed ceilings, a dining area and open kitchen. Through the hall you access the stylish bathroom and two bedrooms, easy access to Silverlake and Los Feliz Village.			
MLS#15-900861		310-500-3921	
Rutstein   Holcomb PARTNERS TRUST			



TUESDAY

<b>2126 E LIVE OAK DR</b>	Open	11-2	593H3	<b>red</b>
<b>\$2,450,000</b>	4+5	MEDITERRANEAN		



**\$750,000 REDUCTION! A MUST SEE!**

This Mediterranean villa is located on one of the most storied streets in all of the Oaks. Past an impressive façade resides a creative enclave with inspiring views. Select updates including a bespoke and hand-crafted kitchen along with an expanded Master suite with over-sized closet and bath. Terraced and lush on a street-to-street lot, the grounds are meant to be enjoyed with a mini citrus orchard, a swimmer's pool, and 500 sf detached guest house with separate access from the street above.

MLS#15-889405  
Bryant | Reichling 323-854-1780  
SOTHEBY'S

[www.2126LiveOak.com](http://www.2126LiveOak.com)

<b>4426 CROMWELL AVE</b>	Open	11-2	594B2	<b>rev</b>
<b>\$2,599,000</b>	4+5	SPANISH		



**WWW.4426CROMWELLAVE.COM**

Elegant 4 bd/4.5 ba 1930s Spanish. Spacious courtyard in front and beautiful pool & spa in the back. Stunning formal living and dining rooms with a beautiful, modern kitchen that connects to a breakfast room and city-view balcony. Luxurious master suite with a terrace to take in views of the city and pool below. Bottom floor offers a versatile family room plus a spacious playroom or home office/studio. Includes large laundry room, wine cellar and 3-car garage. Also OPEN TUES 5-7pm wine & cheese.

MLS#15-881645  
Dia, Ray & Chase 323-646-0350  
KELLER WILLIAMS

Dshwshr, Micro, Rng/Ovn, Fridg

**22 Los Feliz** Income

<b>1953 N KENMORE AVE</b>	Open	11-2	593J3	<b>NEW</b>
<b>\$1,950,000</b>		MEDITERRANEAN		



**CLASSIC MEDITERRANEAN DUPLEX**


An unique opportunity to purchase a character duplex which rarely appears on the market. Each unit is approximately 2,400 square feet each. Exquisite Mediterranean Prime Los Feliz Duplex. A trophy property that rarely comes on the market. Each unit 3 bd.+2 ba. Approximately 2,400 square feet each. Upper unit vacant at close of escrow. Many original features. Large yard and parking for four cars.

MLS#15-900511  
Allen Levoff 213-999-6564  
SOTHEBY'S LOS FELIZ

Clng Fan, Elvtr, Grbg Disp

**28 Culver City** Single Family

<b>4224 MILDRED AVE</b>	Open	11-2	672C5	<b>NEW</b>
<b>\$875,000</b>	2+1	CALIFORNIA BUNGALOW		



Mother's Day Special! Come one-come all to the hottest deal of them all. Cash buyers, investors & developers get it while you can. Perfect 5596 sq. ft. lot to build a fabulous new home for those Silicon Beach-LA buyers. Best of all... its Culver City schools and services. Ideally located in a pocket known as Culver West, in the Marina del Rey adjacent area, just S. of Washington, close to shopping, restaurants, movies, Abbot Kinney and the beach.

MLS#15-900939  
Laurie Woolner 310.699.0980  
POWER BROKERS INTERN

Blt-Ins

**28 Culver City** Condo / Co-op

<b>5215 SEPULVEDA BLVD #21C</b>	Open	11-2	672G4	<b>NEW</b>
<b>\$605,000</b>	2+2.5	3sty-CONTEMPORARY		



**TRI LEVEL TOWNHOUSE IN CULVER CITY**

Tri-Level Townhouse with direct entrance from 2 car garage. Unit is located at rear of complex. Large living room which opens to private enclosed patio. Master bedroom has its own bathroom and overlooks landscaped grounds. There is a bonus room downstairs which makes a great home office or other use. Laundry inside of unit. Quiet location at rear of the complex. Low HOA at \$368/month.

MLS#15-900719  
Michael Kayem 310-739-8029  
RE/MAX ESTATE PROPER

Dshwshr, Hood Fan, Rng/Ovn

**29 Westchester** Single Family

<b>8844 VILLANOVA AVE</b>	Open	11-2	702E3	<b>NEW</b>
<b>\$995,000</b>	5+4	TRADITIONAL		



**UPDATED & READY TO MOVE IN!**

This updated 5 bedroom + office/study with built in shelves, 4 bath home is situated on a lovely tree lined street in Westchester. Some features include large living room with fireplace, updated kitchen with granite counter tops open to bright family room, a master suite downstairs and another one upstairs with a walk-in closet. There is also an elevator for easy access to the second floor. Two car attached garage. This home is move in ready and has a lot to offer. This is a Trust Sale.

MLS#15-893879  
Nancy Sanborn 310-777-2858  
BERKSHIRE HATHAWAY

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

**X 6318 W 77TH ST** Lunch 11-2 702G1

<b>\$988,000</b>	3+1.5	MID-CENTURY		<b>NEW</b>
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**3 BEDROOM, 11/2 BATH TIMELESS MID-CENTURY HOME**

Coveted North Kentwood, bright, well-maintained mid-century gem will lure you in with its stunning curb appeal of lush drought tolerant gardens and its timeless mid-century sophistication. Inside, with the touches of detail from a bygone era and numerous modern updates, beautiful high wood beamed ceilings compliment oak floors. French doors open up the first of 3 bedrooms to a spacious living room with 2 large picture windows allowing in enormous amounts of light and a wood/gas burning fireplace

MLS#15-900813  
Ian Hale 310-200-2298  
RE/MAX ESTATE PROPER

**30 Hollywood Hills East** Single Family

<b>6560 LAKERIDGE RD</b>	Refresh.	11-2	593 E1	<b>NEW</b>
<b>\$1,289,000</b>	3+2.5	1sty-MID-CENTURY		



**STUNNING MID CENTURY WITH VIEWS**


This classic mid century modern home, built in 1959 is located in the prestigious Lakeridge estates. the home has high ceilings, an abundance of natural light and stunning views of the Hollywood Hills and canyon that you see immediately upon entering the home. Just moments from the thriving city you feel completely relaxed in this private enclave. 3/2.5

Steve Clark, Julia Allos 818.519.9363  
DEASY PENNER & PART

stv, fridge, freez, nest, frplc

**31 Playa Del Rey** Condo / Co-op

<b>8164 MANITOBA ST #5</b>	Refresh.	11-2	702C3	<b>NEW</b>
<b>\$699,000</b>	3+3	CONTEMPORARY		



**WELCOME HOME!**

ULTRA CHIC 3 BEDROOM/3 BATH END UNIT TOWNHOUSE. FEATURES INCLUDE: LIVING RM W/BRIGHT OPEN FLOOR PLAN, NEW BAMBOO FLOORS, FIREPLACE, A REMODELED KITCHEN W/STAINLESS APPLIANCES, & DINING AREA. ALL BEDRMS ARE ON THE 2nd FLOOR, MASTER SUITE W/VAULTED CEILINGS & WALK IN CLOSET. A LAUNDRY ROOM W/ADDITIONAL STORAGE/WORKSHOP AREA OFF THE ATTACHED 2 CAR GARAGE. MANITOBA WEST OFFERS 24 HR. GUARD GATE, POOL, JACUZZI, FITNESS CENTER, & SO MUCH MORE! ALL WITHIN WALKING DISTANCE TO BEACH, BIKE & RESTAURANTS!

MLS#15-898903  
Laura Anderson 323.646.6569  
KELLER WILLIAMS LARC

Rng/Ovn, Fridg, Wshr

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)      **rev** - review (Automatic Status)  
**NEW\*** - new not yet listed      **bom** - back on market  
**red** - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)



<b>8687 FALMOUTH AVE, UNIT 101</b>	Open	11-2	702C3	<b>NEW</b>
<b>\$599,500</b>	2+2.5	2sty-TRADITIONAL		



**END-UNIT TOWNHOUSE IN SEAGATE VILLAGE**

Step into a spacious and remodeled end-unit townhome. The living and dining areas feature hardwood floors, plantation shutters, a balcony and a fireplace. The updated kitchen has granite counters, white cabinetry, tile backsplash and flooring. The master suite has a walk-in closet and a 2nd closet, plus a balcony. The MB has dual sinks with a granite countertop and white cabinetry, slate flooring and updated tile work. The second large bedroom also has plantation shutters and its own bath.

Adrienne Tourtelot 310-413-1088  
COLDWELL BANKER BW

Range/oven, refrigerator, washer/dryer

**39 Playa Vista** Single Family

<b>13025 DISCOVERY CREEK</b>	Lunch	11-2	702D1	<b>NEW</b>
<b>\$2,088,000</b>	3+4	3sty-ARCHITECTURAL		



**WELCOME TO PLAYA VISTA!**

Award winning Architectural with over 3,800 sq ft. 3BR + 3.5 BA, Family room, dining rm, amazing master suite on entire 3rd level, 5 patios, 2 indoor and 1 outdoor fireplace, gourmet kitchen, with a sushi bar granite counter, maple wd frs, elevator, awesome roof top deck w/360 views! 2nd level fam rm/office/creative space with beautiful custom built ins, separates two spacious bedrooms en suite! Two car oversized garage with direct access, also a 3rd deeded parking space in security garage!

MLS#15-900713  
Joyce Gottlieb 310-283-8931  
BERKSHIRE HATHAWAY

Blt-Ins,Cbl,Dshwshr,Elvtr,Frzr,

**41 Park Hills Heights** Single Family

<b>4659 DON MIGUEL DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$990,000</b>	5+3		



**NEW LISTING - SFR WITH VIEWS!**

Enjoy the views from this lovely Baldwin Hills home that offers five bedrooms & three baths. Spacious entry way leads you to the Living & Dining rooms: both have sliders that open to the rear patio, fireplaces and wood floors. Kitchen has granite counters & center island 5 burner stove with modern hood fan. Walk in laundry room with sink. 2 car garage with direct access. Views of Kenneth Hahn State Park from all rooms at the rear of the home. Views of Downtown Los Angeles from the second floor.

Kristen Novoa 310-650-1078  
HOM SOTHEBY'S REALTY

**60 Tarzana** Single Family

<b>19536 ROSITA ST</b>	Open	11-2	560F4	<b>bom</b>
<b>\$2,495,000</b>	5+5.5	TRADITIONAL		



**IN FINE STYLE...**


Finest of materials, finishes and design. 5 bedroom 5.5 bathroom New England Traditional style home Huge Gourmet Kitchen is stunning w/double oven Wolf range, 72" Subzero fridge/freezer, two center islands, Calacatta marble counters & full back splash of herringbone design cut stone. Upstairs has 4 bedroom suites. Master Bedroom befitting a home of this quality w/ terrace. Sun drenched back yard provides a great environment for both living & entertaining w/pool, spa, fire pit and full BBQ Island.

MLS#15-894157  
Lee Ziff 310-991-3977  
KELLER WILLIAMS BH

BBQ,Blt-Ins,Dshwshr,Frzr,Micro,Other

**61 Lake Balboa** Single Family

<b>6941 ORION AVE</b>	Open	11-2	<b>NEW</b>
<b>\$599,995</b>	2+2	1sty-MID-CENTURY	




Mid-Century exposed post beam Green home two bed, two bath, a den & an office. Lots of windows lending to natural light. Great indoor/outdoor flow. Solar Panels and drought friendly landscaping. Vaulted ceilings, dark wood floors, two fireplaces. Kitchen has granite counters & stainless steel appliances & lg pantry. Master bed features two walk-in closets. Lg covered patio with lush landscaping. Central air/heat, 2-car garage w EV Charger, ample storage, !

Raini Casados 323-377-9007  
THE AGENCY

Range,Dishwasher,Refrigerator

**62 Encino** Single Family

<b>15622 ROYAL OAK RD</b>	Open	11-2	561/G5	<b>NEW</b>
<b>\$3,875,000</b>	4+6	1sty-TRADITIONAL		



**GRACIOUS ROYAL OAKS TENNIS COURT ESTATE**


Nestled among mature trees, stone walls, meandering flowered pathways reminiscent of the South of France with stone pavers separated by herbs and wild flowers, leading to multiple entertainment areas complete with fireplace, BBQ, spa, swimmer's pool and waterfall. Romantic 1 story home encompasses today's indoor/outdoor Cali lifestyle, superior amenities, flowing flexible floor plan, perfect for entertaining in a magical and private environment. Co-listed w Nandu Hinds/Rodeo Realty/310.666.4680

Michele Moses 818-400-1016  
TELES PROPERTIES, IN

15622RoyalOakRoad.com

**4950 DENSMORE AVE** Open 11-2 561G3 **NEW**

<b>\$1,695,000</b>	5+6	CONTEMP MED
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A MUST SEE! 5 En-Suite Bedrooms, and 6 baths! Incredible light, and great flow! Center-Island Kitchen opens to large family room. Master suite has two spacious walk-in closets and great bath! Laundry room up. One bedroom suite on main level. Pool and spa. Located in the Hesby Charter Elementary School District, K-8. Westside close!

MLS#15-900909  
Andrea Korchek  
WISH SOTHEBY'S INTL

Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg

**4552 MARTSON DR** Open 11-2 561A4 **NEW**

<b>\$1,595,000</b>	3+2	MID-CENTURY
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**ARCHITECTURAL COLLABORATION AT IT'S FINEST**

Edward Fickett + Stanley Martson = Palms Springs weekend in Encino.This magnificent 1959 collaboration is situated on a gated private street. Unobstructed panoramic views from front to back in this see through glass house. The thoughtful renovation brings in exquisite finishes and appliances while remaining true to it's mid century roots. Simply divine.

MLS#15-900135  
Rogers+Stellini 310.963.4205  
NORMAND&ASSOCIATES

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr



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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

<b>16038 VALLEY MEADOW PL</b>	Open	11-2	561F6	<b>rev</b>
<b>\$2,995,000</b>	5+7	MEDITERRANEAN		




**STUNNING MEDITERRANEAN VILLA IN ROYAL OAKS! MOTIVATED SELLER**

Stunning Mediterranean Villa/ Exclusive Guard Gated Community Royal Oaks / Minutes to Westside & Mulholland private schools. Breathtaking views from each room. Impressive two story grand entrance High ceilings throughout. Separate office 1500 sq ft. master-suite w mountain & valley views, his and her's walk-in closets Spacious family room, Wet bar/ butler's pantry. Formal dining room that opens to pool. Large living room floor-to-ceiling windows w sweeping views. Large open kitchen. 3 car garage.

MLS#15-886307  
Audrey Foster 310-780-3406  
COLDWELL BANKER-BHN

Dshwshr, Frzr, Grbg Disp, Hood Fan, Intrcm

<b>3032 DONA SUSANA DR</b>	Open	11-2	592J1	<b>NEW</b>
<b>\$1,395,000</b>	4+3	FRENCH NORMANDY		



**PRIME DONA'S!**


Designed in the French Normandy style, this tastefully appointed residence with custom wood floors exudes warmth and comfort. The wonderful modernized, kitchen is perfect for indoor-outdoor entertaining with double glass doors leading to a gorgeous pool and raised landscape. Beautifully and lovingly maintained by same family for thirty years and ready to move right in. Welcome home.

MLS#15-899327  
Todd Goddard 310-433-0633  
JOHN AAROE GROUP

www.clintonandtodd.com

**72 Sherman Oaks** *Single Family*

<b>14840 ROUND VALLEY DR</b>	Open	11-2	561J6	<b>NEW</b>
<b>\$1,295,000</b>	2+2	MID-CENTURY		




**MID CENTURY ON LARGE LOT WITH VIEWS - SOUTH OF VALLEY VISTA**

Up an impressive driveway to a large motor court this updated Mid Century sits on 2 lots with a Sparkling lights view over the trees. Totally private with open Kitchen/ office and media room-den. Master has a fireplace and 4 walk-in closets. Glass doors bring the outside in and open to a spacious terrace for entertaining. Perfectly sited south of Valley Vista, very close to the Westside.

MLS#15-899937  
Heidi Lake 310 430-1316  
SOTHEBY'S

**73 Studio City** *Condo / Co-op*

<b>12837 MOORPARK ST, UNIT 311</b>	Lunch	11-2	<b>NEW</b>
<b>\$675,000</b>	3+3	2sty-ARCHITECTURAL	



**NEWER ARCHITECTURAL BUILDING IN STUDIO CITY**

This sun-drenched unit has soaring 17 foot ceilings and offers an open floor plan with 2 bedrooms and 2 baths on the main level and a large loft bedroom with a full bath upstairs. The modern kitchen has custom designed cabinets, stainless steel appliances and tile backsplash. Features include: wood floors, skylights, laundry hook-up in unit, and extra storage. The building has a gym, ample guest parking, and a bike storage room. Close to Ventura Blvd for great shops and dining!

BRYAN ABRAMS 818-266-4300  
JOHN AAROE GROUP

1,745 square feet

**76 North Hollywood** *Condo / Co-op*

<b>13026 OTSEGO ST</b>	Open	11-2	562D3	<b>NEW</b>
<b>\$889,000</b>	3+2	1sty-TRADITIONAL		



**TURNKEY POOL HOME IN PRIME SHERMAN OAKS NEIGHBORHOOD**

Beautifully updated 3 bedroom, 2 bath home with a newer saltwater pool & spa, located in the highly sought after Hidden Woods neighborhood. Spacious & inviting living room with oversized picture window. Tastefully remodeled kitchen with maple cabinetry & stainless steel appliances. 3rd bedroom, currently used as an oversized den/ rec room, could be a gorgeous master suite. Fabulous outdoor entertaining amenities - covered patio, built-in BBQ with bar & refrigerator, grass yard, and pool/ spa.

MLS#15-900811  
Dave & Jeff Kaptain 310-432-6500  
KELLER WILLIAMS BH

beautifully updated w/ pool, spa & yard

**76 North Hollywood** *Condo / Co-op*

<b>4820 BELLFLOWER AVE, UNIT 310</b>	Open	11-2	562/J3	<b>NEW</b>
<b>\$639,000</b>	3+2.5	1sty-MODERN		



**STUNNING MODERN 3 BEDROOM UNIT IN 2009 BUILDING**


Ultra-sleek, 3bd +2.5bth condo built in 2009. Soaring ceilings, incredible natural light & fabulous layout. Open-concept entertaining rooms with stunning modern accents - hardwood floors, gas fireplace, granite counters & stainless steel appliances. Sprawling master suite with huge walk-in closet, sumptuous bath & access to private balcony. Two spacious guest bedrooms, guest bath, powder rm, laundry rm & gated parking. Close to freeway access & all Studio City, Toluca Lake, and NoHo attractions.

Dave & Jeff Kaptain 310-432-6500  
KELLER WILLIAMS BH

fireplace, balcony, sleek modern style

**73 Studio City** *Single Family*

<b>3169 DONA MARTA DR</b>	Open	2-5	562J7	<b>NEW</b>
<b>\$1,495,000</b>	3+2.5	1sty-MID-CENTURY		



**SOPHISTICATED MID-CENTURY HOME**


This sophisticated turnkey mid-century modern 3 bedroom/2.5 bathroom view home is a perfect setting to relax and enjoy the tranquil canyon sunsets. The home has tremendous light, an open floor plan and walls of glass opening to the pool, outdoor living room, barbeque area, all complementing the views. Sits less than a mile from Laurel Canyon/Muholland with easy access to Westside and studios, enjoying the square footage and lot size of a Studio City home. Significant upgrades throughout.

MLS#15-900569  
Pete Buonocore 323-762-2561  
KW - LARCHMONT

www.COREGROUPLA.COM

**93 Eagle Rock** *Single Family*

<b>4797 ROCK ROW DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$629,000</b>	3+2	MODERN	



**JOIN US FOR LUNCH!**

This LEED-certified Rock Row home is the best of both worlds. You'll love the 3-bed, 2.5-bath open concept living space with PebbleTec entry, strand woven bamboo floors, architectural styling, 10 ft ceilings, modern kitchen with high-end appliances, Trex deck patio, and a direct access 2-car garage. Both You and Mother Nature will love the solar panels, tankless water heater, drip irrigation system, drought tolerant landscaping, and the numerous green products used in construction.

Courtney + Kurt RE 323.899.8509  
NOURMAND&ASSOCIATES

Rage, Microwave, Fridge, DW, Central Air

**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.





**94 Glassell Park** Single Family

<b>3383 CAZADOR ST</b>	Open 11-2	<b>NEW</b>
<b>\$679,000</b>	2+3 2sty-CALIFORNIA BUNGALOW	



**ARCHITECTURALLY REDONE GLASSELL PARK BUNGALOW**

Live the good life in the hills of Glassell Park in this architecturally redone 1933 home. This 2-story bungalow features an open floor plan with loft-like living upstairs and two bedrooms each with their own bathroom downstairs. An exposed beam ceiling gives a great feeling of space and openness. Large kitchen with island opens to living room and den/dining areas which all lead out to a deck with amazing views. NELA living doesn't get much better than this!

Rob Kallick SOTHEBY'S LOS FELIZ	323-775-6305	<a href="http://www.3383cazador.com">www.3383cazador.com</a>
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<b>3987 COLLEGE CREST DR</b>	Open 11-2 594J2	<b>red</b>
<b>\$829,000</b>	3+4 3sty-MODERN	




**HERE'S GREAT QUESTION...**

When do you get the opportunity to buy a fabulous house that is also a fabulous value...in this crazy market? & here is the elegant answer--How about 2127 sq. ft. of light filled contemporary at \$389 sq. ft.? One that boasts a 2 story L.R. ready for fine art? Or 4 crisply up-to-the-moment baths? Or that guest room/office loft w/full bath? Or a master retreat worthy of its name w/ soothing steam shower & petite deck?...You'll love the house and you'll love the value!

MLS#15-896529		
Liz Johnson TELES PROPERTIES	323-397-6041	

**95 Mount Washington** Single Family

<b>4620 SAN ANDREAS AVE</b>	Open 11-2 595 - A2	<b>NEW</b>
<b>\$739,000</b>	2+2 2sty-CONTEMPORARY	



**LOFT DWELLER IN LOVE WITH YOUR OPEN SPACE BUT NEED GREEN**

& quiet around you? Empty nester longing for a perfect dining al fresco patio? Well, here is the perfect Mt Washington 2/2 blending a mix of private bdrm floor w/ crisp full bth & an upstairs level w/the WOW factor that comes w/walls of glass blending bold open space w/a wide angle view and welcoming outdoor flow & this is not a flippers kitchen, style, quality & room to stretch those culinary muscles while always being part of the party. Set on a hillside cul-de-sac & close to all NELA.

Liz Johnson TELES PROPERTIES	323-397-6041	<b>DECK + VIEW</b>
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**1073 Boyle Heights** Single Family

<b>3525 SISKIYOU ST.</b>	Lunch 11-1:30	<b>NEW</b>
<b>\$450,000</b>	3+2	

Beautiful 3 bedroom 2 bath with additional room for a bedroom or office. New paint inside and out. New flooring throughout. May be zoned for additional building. Buyer to confirm.

MLS#PW15087671MR	Beautiful Bungalow	
Pamela Miranda	(562) 688-1847	BERKSHIRE HATHAWAY

**THURSDAY OPEN HOUSES**

**15 Pacific Palisades** Single Family


<b>1619 SAN REMO DR</b>	Lunch 11-2 631D3	<b>NEW</b>
<b>\$25,000,000</b>	5+7 TRADITIONAL	

Full, flat, acre, traditional mid century 1 story architectural, rolling lawns, tennis court, covered pool, tile spa, gazebo, 5 BR, 7 BA, solar, secured fenced, hedged privacy for non mansion buyer

MLS#15-890451	BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	
Peter Fleming	310 456 6666	NOURMAND & ASSOCIATE

**95 Mount Washington** Single Family

<b>3460 GLENALBYN DR</b>	Open 10-2 594 - J5	<b>NEW</b>
<b>\$759,000</b>	2+2 2sty-TRADITIONAL	



**IF IT'S 85 DEGREES IN APRIL...WHAT WILL AUGUST FEEL LIKE????**

Here's the perfect solution! A pristine pool & spa in lush Mt Washington garden is ready & waiting for your summer fun... BBQ on the ample patio, share a lovely dinner on the covered lanai, the possibilities fun and frolic or a dip or soak, Add the city views, imagine July 4th fireworks highlighting your day! All of this & a fabulous 1949 two + den + a crisp kitchen & 2 baths & you've come home to a private retreat, ready to move in & love for years to come, bring your swim suit & jump right in!

Liz Johnson TELES PROPERTIES	323-397-6041	<b>2+2+DEN+POOL</b>
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<b>4620 SAN ANDREAS AVE</b>	Open 10-2 595 - A2	<b>NEW</b>
<b>\$739,000</b>	2+2 2sty-CONTEMPORARY	



**LOFT DWELLER IN LOVE WITH YOUR OPEN SPACE BUT NEED GREEN**

& quiet around you? Empty nester longing for a perfect dining al fresco patio? Well, here is the perfect Mt Washington 2/2 blending a mix of private bdrm floor w/ crisp full bth & an upstairs lvl with the WOW factor that comes w/walls of glass blending bold open space w/a wide angle view and welcoming out door flow & this is not a flippers kitchen, style, quality & room to stretch those culinary muscles while always being part of the party. Set on a hillside cul-de-sac & close to all NELA.

Liz Johnson TELES PROPERTIES	323-397-6041	<b>DECK + VIEW</b>
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**FRIDAY OPEN HOUSES**

**60 Tarzana** Single Family

<b>4946 VANALDEN AVE</b>	Lunch 11-2 560G3	<b>NEW</b>
<b>\$1,997,000</b>	3+6 2sty-ARCHITECTURAL	




**MID CENTURY ARCHITECTURAL COMPOUND HARRY GESNER AIA**

Renowned visionary architect Harry Gesner AIA circa 1960 "Triangle House," published and a world class residence restored and upgraded by current owners fulfilling the ultimate Mid-Century modern compound. Monolithic gate opens to a long private drive revealing an extraordinary modernist world completely on to its own: with over 4600 square foot main residence; a miniature replica full guest house; futuristic carport; wine cellar; workshop; and separate pool area with Viking kitchen and sauna.

MLS#15-900659		
R. Yohon/Konstantine V. SOTHEBY'S	323-270-1725	<a href="http://www.midcenturytrianglehouse.com">www.midcenturytrianglehouse.com</a>

**62 Encino** Single Family

<b>15622 ROYAL OAK RD</b>	Open 11-2 561/G5	<b>NEW</b>
<b>\$3,875,000</b>	4+6 TRADITIONAL	



**GRACIOUS ROYAL OAKS TENNIS COURT ESTATE**

Nestled among mature trees, stone walls, meandering flowered pathways reminiscent of the South of France with stone pavers separated by herbs and wild flowers, leading to multiple entertainment areas complete with fireplace, BBQ, spa, swimmer's pool and waterfall. Romantic 1 story home encompasses today's indoor/outdoor Cali lifestyle, superior amenities, flowing flexible floor plan, perfect for entertaining in a magical and private environment. Co-listed w Nandu Hinds/Rodeo Realty/310.666.4680

Michele Moses TELES PROPERTIES, IN	818-400-1016	<a href="http://15622RoyalOakRoad.com">15622RoyalOakRoad.com</a>
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TUESDAY

THURSDAY & FRIDAY



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