


TUESDAY

01 Beverly Hills Single Family

628 N ALTA DR	Open	11-2	592G7	NEW
\$7,495,000	5+6	CONTEMP MED		



MLS#14-749919
Zach & Rita Goldsmith
HILTON & HYLAND 310-908-6860

RARE CONTEMPORARY MEDITERRANEAN ESTATE

Set behind privacy gates in the prime flats of Beverly Hills, you'll discover this rare Contemporary Mediterranean estate. A soaring 2-story entry flows openly to all public rooms. Formal living room w/fireplace & raised wood beamed ceilings, formal dining w/floor to ceiling wine coolers. A gourmet chefs kitchen w/stainless steel appliances opens to the family room w/wet bar, separate library/media room all opening to the beautifully landscaped grounds & resort like pool & spa.

340 S OAKHURST DR	Open	11-2		NEW
\$3,100,000	5+4	CONTEMPORARY		



MLS#14-756557
Jen Winston
HILTON & HYLAND 310.944.1167

CONTEMPORARY MEDITERRANEAN FAMILY HOME

Located in the heart of Beverly Hills find this luxury Contemporary Mediterranean family home. Featuring hardwood floors, stainless steel appliances, crown moldings and designer finishes. The perfect Beverly Hills home featuring a formal dining room, spacious guest bedrooms, a sun drenched atrium, and large master bedroom with walk in closet. Located a short distance from the Rodeo Drive shops as well as Beverly Vista Elementary School.

729 N CAMDEN DR	Open	12-2	632E1	red
\$7,995,000	4+4	SPANISH		



MLS#13-720143
Valerie Fitzgerald
COLDWELL BANKER-BH N 310-285-7515

Remodel, or build, with a spectacular 116 foot frontage on the coveted 700 block of Camden Drive, one of the most desirable streets in the Beverly Hills flats. The lot is west facing, and is within walking distance to the shops and restaurants of Rodeo drive and Beverly drive, with the least traffic. This is a rare opportunity to build a new house with a wide frontage, with all rooms opening to a sunny, 206' deep back yard.

Dshwshr, Grbg Disp, Micro, Rng/Ovn

1966 CARLA RDG	Open	11-2	592G3	rev
\$8,999,000	5+6	CONTEMPORARY		



MLS#14-733073
J. Hyland & Z. Goldsmith
HILTON & HYLAND 310-908-6860

ATTENTION DEVELOPERS

A long private drive leads to this exclusive Trousdale property w/ a motor court for 10 cars & views of the Hollywood Sign & the Valley. This is an opportunity to remodel a rare 2 story in Trousdale that has City of LA building codes. A grand entry leads to an open floor plan w/ high ceilings, formal living & family room w/ F.P. along w/ cook's kitchen. Upstairs feat. 3 BD w/ master suite w/ F.P. & wet bar. The lush & lavish grounds include a swimmer's pool, gazebo, large lawn & fire pit.

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

1705 ANGELO DR	Lunch	11-2	592D6	rev
\$5,499,000	4+5	1sty-MID-CENTURY		



MLS#14-749771
MICHAEL J. LIBOW
COLDWELL BANKER-BH S 310-285-7509


SUPER HIP REDONE ONE STORY MODERN ESTATE

SENSITIVELY REDONE WILLIAM STEPHENSON, AIA, 1956 CLASSIC ONE-LEVEL RECTILINEAR MODERNIST ESTATE WITH TREMENDOUS FRONTAGE ON A PREMIER ROAD JUST N. OF SUNSET BEHIND THE BH HOTEL. VOLUMINOUS SUNLIT SPACES W/HI CLNGS, GLASS WALLS, TERRAZZO FLRS. TREMENDOUS LIVING/DINING RMS OVERLOOK GROUNDS W/PL/DECKING/LAWNS. MASTER SUITE W/HUGE WALK-IN & LUXE BA. 3 OTHER 'EN SUITE' BDRMS. LG DEN W/FP + SEP FAM RM OFF FAB CNTR-ISLE KITCH W/TOP APPLIANCES. THE EPITOME OF INDOOR/OUTDOOR CALIFORNIA LIVING!

www.1705ANGELO.COM

01 Beverly Hills Condo / Co-op

9303 BURTON WAY, UNIT B	Open	11-2	632/G1	NEW
\$899,000	3+3	3sty-CONTEMPORARY		



MLS#14-756557
Steven Geller
COLDWELL BANKER-BH N 310-777-6237

LARGE (2,145 SQ/FT) 3BR+3BA B.H. TRI LEVEL CONDO

Spacious (2,145 sqft) quiet, back location Tri Level condo w/3Br+3Ba in prime Beverly Hills location. Large Living Room w/soaring ceiling opening to huge private patio. Generous formal dining room. Master suite w/walk-in closet. Eat in kitchen. Gated & secure 2 car S X S parking w/direct access to Unit.

Large 3Br+3Ba B.H. Tri Level Townhouse

9303 BURTON WAY #B	Open	11-2	632G1	NEW
\$899,000	3+3	CONTEMPORARY		



MLS#14-756557
Steven Geller
COLDWELL BANKER-BH N 310-777-6237

BEAUTIFUL CONDO IN GREAT CONVENIENT LOCATION!

Spacious, (2,130 sq ft) bright, quiet rear tri-level unit with 3Br+3Ba in prime B.H. Location. The large living room w/soaring ceiling & fireplace opens out to a huge private patio. Generous formal dining room. Master suite w/walk-in closets, spa tub & steam shower. Eat-in kitchen w/ built-ins. Large laundry room, 2 car S x S parking in gated garage w/ direct access to Unit. Central A/C, built-in bookcases. Solar tubes (skylights) Great convenient location!

BIf-Ins,Cbl,Cing Fan,Dshwshr,Grbg Disp

160 N SWALL DR	Open	11-2	632H2	NEW
\$649,000	2+1	1sty-TRADITIONAL		



MLS#14-756827
Randolph Wright
BULLDOG REALTORS 310-908-1734


BEVERLY HILLS CO-OP

Gorgeous second-story apartment in traditional 1930's, 4-unit building in garden setting. Exudes old world charm with lovely hardwood floors, cove ceilings & crown molding in living & dining rooms, beautiful vintage tiled bathroom with separate tub & shower, & other period touches. Kitchen updated with newer floors, cupboards, counters & stainless steel appliances. Washer and dryer off kitchen. Detached garage at back of building. The perfect Beverly Hills pied-a-terre!

Dshwshr,Ref,Washer,Dryer,Grbg Disp,Micro

01 Beverly Hills Income

149 S REEVES DR	Open	11-2	632G2	NEW
\$3,998,000				



MLS#14-736789
Peter Wong
COLDWELL BANKER-BH N 310.777.6266

149 SOUTH REEVES DRIVE, BEVERLY HILLS, CA 90210

PRIDE OF OWNERSHIP,PRIME LOCATION FOR BEVERLY HILLS INVESTMENT PROPERTY. Close to Montage & Beverly Wilshire Hotels, Rodeo Drive, best shopping & restaurants. Newly painted Georgian style building w/white stucco, black shutters & window flower boxes. Four units: each with two bedrooms & two baths.

Dshwshr,Grbg Disp,Hood Fan,Fridg


REMINDER

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

02 Beverly Hills Post Office Single Family

2024 BENEDICT CANYON DR Open 11-2 592/B3	NEW
\$1,850,000 3+3 CONTEMPORARY	
	RESTORED PRIVATE RETREAT
Incredibly private retreat perched on over a quarter acre knoll with pool and manicured grounds. Restored with an incredible vision to bring the serene outdoor setting indoors, accompanied with the up most quality and taste. This three bedroom, two bathroom offers architectural elements throughout with a subtle spiral staircase leading downstairs to what could be a screening room, office, or guest quarters. A very rare offering.	
John Williams 310-779-1391 COLDWELL BANKER BHN	2024Benedict.com

1619 SAN YSIDRO DR Open 11-2 592D4	NEW
\$1,319,450 3+3 1sty-MID-CENTURY	
	PRIME LOCATION. BUILD YOUR DREAM HOME!
Tear down, major fixer. Much deferred maintenance. Only 1 bath is operational. Prime lower Beverly Hills Post Office location. Buildable, mostly flat lot. Property is being sold "as-is" condition. Seller not to be responsible for any pest control (termite) or any repairs. No Seller credits. Standard sale.	
MLS#14-754699 James Muske 3102813901 COLDWELL BANKER-BH S	Tear Down. Major Fixer.

2260 SAN YSIDRO DR Open 11-2 592D3	NEW
\$1,299,000 4+4 ARCHITECTURAL	
	CITY VIEWS
Up a private driveway, this home is a major fixer being sold for land value. A Typical 1960 architectural with 4 bedrooms, 4 bathrooms and great city views, flat yard and pool.	
MLS#14-757145 Flora Aston 310-480-3585 COLDWELL BANKER-MONT	Dshwshr

9501 GLOAMING DR Open 11-2 592F2	red
\$29,500,000 7+7 MONTEREY COLONIAL	
	10+ ACRES IN PRIME BEVERLY HILLS DEVELOPMENT OPPORTUNITY
Situated up a long and gated private drive lies one the most coveted 10+ acre compounds in Beverly Hills with exceptional views of the city below.	
MLS#13-707749 Aaron Kirman 424-249-7162 JOHN AAROE GROUP	Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

9541 CHEROKEE LN Open 11-2 592F3	red
\$3,995,000 4+4.5 1sty-RANCH	
	REDUCED! AMAZING PROPERTY ON FLAG LOT!
Totally private and secure, this gorgeous gated 4 bedroom 4.5 bathroom entertainers ranch style home is surrounded by canyon views and mature landscape. Home features a large formal living room, large formal dining room with vaulted beamed ceilings and wood burning fireplace, that opens to game room with full bar. All rooms of this home feature french doors leading to an exterior outdoor space with either fountain, dining or seating area perfect for indoor/outdoor California living.	
MLS#14-748759 Meir Kroll 310-658-1288 THE AGENCY	Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

9909 BEVERLY GROVE DR Open 11-2 592D5	rev
\$13,490,000 4+6 ARCHITECTURAL	
	THE SEXIEST HOUSE IN BH PERIOD!
This 8400 sq ft, 4 bd 6 ba modern stainless steel & concrete masterpiece features amazing walls of glass & illumined waterways. This estate boasts one of the city's best rooftop pools w/ fiber optic lighting & 360 degrees views of LA all the way to the ocean. A incredible staircase leads you to the chef's gourmet kitchen. W/ a 40ft interior atrium waterfall, soaring 14ft mahogany detailed ceilings & numerous outdoor water ponds surrounding the property, it doesn't get any cooler than this.	
MLS#14-730095 Josh & Matt Altman 323-791-9398 HILTON & HYLAND	BBQ,Blf-Ins,Cbl,Cent Vac,Dshwshr,Other

9901 KIP DR Open 12-2 592C4	rev
\$7,995,000 5+7 MEDITERRANEAN	
	Stunning Tuscan Villa with "Architectural Digest" quality finishes. Gated and very private this home will take your breath away. Entering into the 2 story entry you will be struck by its magnificent winding stairway flooded by light from the floor to ceiling windows looking out to the gardens. The use of stone and distressed hardwood floors create a seamless flow from the frml liv rm and family rm with fireplaces, office library and the formal dining room. All the right rooms in the right places.
MLS#14-738113 V. Fitzgerald/K. Villa 310-285-7515 COLDWELL BANKER-BH N	BBQ,Blf-Ins,Cent Vac,Dshwshr,Grbg Disp

9800 SAN CIRCLE CIR Open 11-2 592D4	rev
\$5,995,000 5+6 ARCHITECTURAL	
	Brand New 6000 sq ft Two Story Architectural, Head On Century City Views, 5 Bedrooms, 5.5 Baths, 4 Fireplaces, White Terrazzo Floors on first floor, Brazilian Walnut Floors on Second Floor, Master Suite "To Die For" large his and her closets, Steam shower and Spa, natural light and skylights throughout this "One of a Kind" Architectural Masterpiece! State of the Art Theater, Office, The Ultimate Gourmet Kitchen, Resort Style Pool and Jacuzzi, Large Grassy Yard. Totally Private!
MLS#14-736507 Joe Convery SIGNATURE PROPERTIES	Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Fridg

9653 OAK PASS RD Open 11-2 592C2	rev
\$5,250,000 5+6 CONTEMPORARY	
	FANTASTIC OPPORTUNITY - BRING ALL OFFERS
No detail overlooked or expense spared in the renovation of this sleek 2-stry 5+5.5 Contemporary in the gated branch of Oak Pass Rd. Glass & steel entry, dark pine flrs, 32' ceils, billiard rm w/4 wine fridges/dishwasher/bar & screening rm. Mstr suite w/French drs that open to a stone patio/deck. Kit, DR & FR is one lrg space & opens to the pool/spa & outside entertaining area. Boffi kit w/custom range hood, & Caesarstone counters. Backyard w/mature trees, landscaping & hardscaping w/min upkeep.	
MLS#14-731097 David Kramer 310-691-2400 HILTON & HYLAND	9653oakpassroad.com

1441 SUMMITRIDGE DR Open 11-2 592D5	rev
\$4,895,000 4+5 MODERN	
	ABSOLUTELY GORGEOUS NEW CONSTRUCTION
Stunning architectural with breathtaking views! Perfect for entertaining with open floorplan, spacious living and dining rooms, 12 ft. high ceilings,French oak hardwood floors throughout. Master suite/ lux master bath, designer finishes and walk-in closet. 3 additional en-suite bedrooms, office, media/theater room with surround sound. Modern kitchen with Thermador appliances, glass countertops, custom cabinets. Rooftop deck, firepit, gated courtyard entry. Huge basement. Great BHPO location!	
MLS#14-739465 Dominique Jeramaz 310-531-2910 CITY REAL ESTATE	Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other

TUESDAY

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9455 READCREST DR	Open	11-2	592F5	rev
\$3,695,000	4+5	TRADITIONAL		



DISCOVER THIS GORGEOUS & RARE "CREST STREETS" HOME

Sited on a promontory-like private knoll surrounded with mature trees. The sophisticated 4 bd, 4.5 baths entertainer's home features modern floor plan and conveniences with detailed traditional accents. Upon entering the home you will find a huge living room with high beamed ceilings, a beautiful wood burning fireplace, stylish herring bone pattern hardwood floors, wall of French doors open to a grassy yard, infinity pool & spa & canyon views

MLS#14-745775
St. James + Canter 310-291-1029
BERKSHIRE HATHAWAY

www.9455Readcrest.com

1355 SHADYBROOK DR	Refresh.	11-2	592C5	rev
\$2,785,000	3+4	1sty-TRADITIONAL		



IMMACULATE HOME ON PRESTIGIOUS LOWER BHPO CUL-DE-SAC

LOVELY & SPACIOUS ONE-LEVEL TRADITIONAL HOME W/QUAINT CURB APPEAL IN VERDANT SETTING AT THE END OF A MOST PRESTIGIOUS CUL-DE-SAC IN LOWER BENEDICT CANYON. 2BD + MDS. WD FLOORS, MOULDINGS, GLASS WALLS, TERRAZZO. UPDATED AND IN IMMACULATE CONDITION. SUPERB COOK'S KITCHEN W/TOP APPLIANCES. FANTASTIC MASTER SUITE AND 'GREAT' RM OVERLOOK STUNNING BUCOLIC GROUNDS W/BRICK PATIOS, PL, LUSH GARDENS, MATURE FOLIAGE. CANYON VIEWING PERGOLA ABOVE POOL LEVEL AMIDST HILLSIDE GREENERY. PROXIMATE TO ALL!

MLS#14-749717
MICHAEL J. LIBOW 310-285-7509
COLDWELL BANKER-BH S

WWW.1355SHADYBROOKDR.COM

9755 OAK PASS RD	Open	11-2	592D2	bom
\$2,260,000	3+3	CONTEMPORARY		



LOCATED MINUTES FROM THE HEART OF BEVERLY HILLS


THIS SOPHISTICATED 3 BED/3 BATH HOME IS MOVE-IN READY. OPEN FLOOR PLAN SEAMLESSLY BLENDS LIGHT-FILLED ENTERTAINING SPACES, WHERE GLASS-PANELED DOORS OPEN TO A SUN-DRENCHED PATIO AND POOL. IMPECCABLY OUTFITTED KITCHEN AND INTEGRATED SOUND SYSTEM. LUXURIOUS SIZED MASTER BED- ROOM SUITE WITH HUGE WALK-IN CLOSET, BATHROOM AND FIREPLACE. A FABULOUS CONDO ALTERNATIVE WITH ALMOST 3,000 SQ. FT. OF CHIC CONTEMPORARY LIVING SPACE.

MLS#14-742457
Rochelle M/Lucinda B 310.968.8828
NOURMAND&ASSOCIATES

www.9755OakPassRoad.com

02 Beverly Hills Post Office Lease

1558 TOWER GROVE DR	Open	11-2	592D5	NEW
\$23,500	4+5	MEDITERRANEAN		



GATED MEDITERRANEAN HOME WITH ENDLESS VIEWS

Furnished or Unfurnished, 5800 sq ft gated Mediterranean home available for lease. This home features 4 bedrooms and 4 baths. Entire upstairs is a sumptuous master suite and office. High ceilings in open living room and dining room with french doors leading to backyard. Huge pool and spa with plenty of space for entertaining. Outdoor fireplace. Detached guest studio with full bath. Stunning Outdoor kitchen. Endless views of city and ocean and spectacular sunsets.

MLS#14-754897
Susan Smith 310-415-5175
HILTON & HYLAND

Dshwshr,Dryer,Elvr

03 Sunset Strip - Hollywood Hills West Single Family

1840 CAMINO PALMERO ST	Open	11-2	593C4	NEW
\$5,300,000	5+6	TRADITIONAL		



STATELY EAST COAST TRADITIONAL BEHIND WALLS

Sited behind hedges is a modern-day interpretation of an 1916 East Coast Traditional. Large rooms, natural light and volume accent every room. Over-sized kitchen. Family room opens to a grand veranda and covered loggia with fireplace. Lushly landscaped with rolling lawn, mature trees and seasonal blooms. Swimmers pool, gym, one bedroom guesthouse and a custom-built playhouse. Private master with patio and fireplace. This secured compound is nestled on a secluded cul-de-sac street.

MLS#14-750207
S. Plouchart/ D. Robin 424-230-3700
THE AGENCY

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

7780 TORREYSON DR	Open	11-2	563A7	NEW
\$4,995,000	4+5	CONTEMPORARY		



7780TORREYSONDRIVE.COM

Sited on 1.4 acres in one of the premier enclaves of the Hollywood Hills, this gracious gated 4BR/4.5BA residence is elevated high above the lane below, establishing an unmatched sense of privacy. The property takes full advantage of the location with swimming pool/spa, large flat lawn, mature landscaping, and panoramic view of the city lights, Hollywood Sign, Griffith Observatory, and mountains. Thoroughly renovated and thoughtfully expanded, this a property that must be seen to be appreciated.

MLS#14-756879
David Kramer 310-691-2400
HILTON & HYLAND

Co-Listed w/ B. Jack Carter 323-306-0850

8700 FRANKLIN AVE	Open	11-2	592J5	NEW
\$4,390,000	3+3	CONTEMPORARY		




PROMONTORY WITH EXPLOSIVE CITY & OCEAN VIEWS

Situated on its own PROMONTORY hovering directly over Sunset Plaza = EXPLOSIVE UNOBSTRUCTED DOWNTOWN TO OCEAN VIEWS. Private & secure. Gated entry opens to POOL. Bespoke sliding doors open to 60 foot Living Room w/ breathtaking views. Open kitchen + Guest bed w/ views & en-suite bath. Addl Guest bed w/ en suite bath + Master w/ mitered floor to ceiling windows - head-on Century City views! Large walk in closet + split level master bath w/ sunken shower & steam. 2 car garage + 2 outdoor spaces

MLS#14-755315
Justin Mandile 424.230.7807
THE AGENCY

NEW ON MARKET

2200 HERCULES DR	Open	11-2	593B3	NEW
\$3,495,000	3+4	MID-CENTURY		




DAZZLING MID-CENTURY MASTERPIECE

This dazzling 3 BD / 4 BA mid-century masterpiece was designed by the legendary architect to the stars Hal Levitt & has just undergone a major renovation that captures it's classic Hollywood glamor & brings it up to date w/ 21st century amenities. The ideal home for entertaining in Hollywood; feat.endless views from a glass walled living room which opens to a huge patio, w/ pool, overlooking the city - perfect for indoor-outdoor living.

MLS#14-756373
Josh & Matt Altman 323-791-9398
HILTON & HYLAND

Blt-Ins,Dshwshr,Frzr,GrbgDsp,HoodFn,Othr

9072 SHOREHAM DR	Lunch	11-2	592H6	NEW
\$2,999,000	6+6	CONTEMPORARY		



SUNSET STRIP COMPOUND

Tucked between Sunset Plaza and the Bird Streets, this completely remodeled and thoughtfully redesigned home has it all. This rare "circa 1935" traditional-style townhouse is a side-by-side duplex. Each side offers 3BR/3BA, with approximately 2684 sq. feet, and every amenity of a single family home. Completely remodeled in 2014, this home incorporates modern conveniences of today without compromising the character & charm of an era gone by.

MLS#14-757165
Yawar Charlie 310-200-1111
SOTHEY'S

Blt-Ins,Dshwshr,Microw,Rng/Ovn

NO TAX RETURN NEEDED TO QUALIFY!



CHRIS FURIE

BRE 1004991 | NMLS 357449

DAMON GERMANIDES

BRE 1794261 | NMLS 317894

310-859-0488

www.insigniamortgage.com

9595 Wilshire Blvd., Suite 801 Beverly Hills, CA 90212

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TUESDAY

8150 WILLOW GLEN	Open	11-2	593A2	NEW
\$2,899,000	0+4	CONTEMP MED		




NEW CONSTRUCTION PERCHED IN THE HOLLYWOOD HILLS!

This breathtaking 4 bd, 4 ba home delivers old world elegance in a high-tech contemporary package overlooking gorgeous views. From the custom-built stone waterfall to the vaulted formal entry w sweeping grand staircase this home was made to entertain & impress. The formal living room features a custom stone fireplace, full bar & opens to the totally private yard with graceful landscaping, in ground spa, & built in BBQ - perfect for outdoor living.

MLS#14-756153
 Josh & Matt Altman 310-691-5948
 HILTON & HYLAND

Bll-Ins,CentVac,Dshwshr,Frzr,GrbgDsp,Otr

2451 GREENVALLEY RD	Open	11-2	592H2	NEW
\$1,549,000	3+3	TRADITIONAL		



SUNNY RENOVATED TRADITIONAL MODERN

Beautifully renovated traditional modern, done to perfection, on a private corner lot with tons of sunshine. Hardwood floors lead into a bright open floor plan to the family room, dining room and kitchen with top of the line stainless steel apple. Awesome outdoor entertaining space with built in BBQ, amazing fire pit and pool. 3bd & 3bth with additional office space. This is a great home for entertaining and private enough to retreat to. Located in the Wonderland School District.

MLS#14-756327
 Jana Charalambous 310-270-3449
 HILTON & HYLAND

Dshwshr,Hood Fan

2519 ZORADA DR	Refresh.	11-2	593 B2	NEW
\$2,750,000	4+4	2sty-MID-CENTURY		



NEW MID-CENTURY MODERN ON PROMONTORY WITH VIEWS

Alexandra Hedison, Deisgner. Rebuilt 1956 post + beam on a private view lot with pool. Boomerang shape provides almost every room with orientation toward pool and canyon & city views. 4 bedrooms (2 en suite), 4 baths, 2 fireplaces, smart technology. Fully gated with private drive in prime Nichols Canyon. All systems including electrical, plumbing, HVAC, roof and extensive landscape/hardscape completed in 2014.

Barry Gray 323-822-3200
 DEASY PENNER

www.2519zorada.com

1525 QUEENS RD	Open	11-2		NEW
\$1,500,000	2+2	1sty-TRADITIONAL		



REMODEL OR DEVELOPMENT OPPORTUNITY WITH VIEWS

Sited off the street, this Sunset Strip home awaits an update or new construction. Several flexible living areas are surrounded by two bedrooms on one side and a kitchen with pantry, breakfast area and formal dining room on the opposite side of the home. City light views from all front facing rooms and from a promontory above the pool-ready back yard. It's unique south-facing exposure makes this mostly flat 9584sf lot ready to be re-envisioned into a spectacular view home on lower Queens.

D. Robin/S. Plouchart 424-230-3758
 THE AGNECY

washer/dryer, oven/stove, refrigerator

8465 FRANKLIN	Lunch	11-2	593A4	NEW
\$2,100,000	3+4	ARCHITECTURAL		



THE SYNTHESIS OF ART & DESIGN

Newly constructed architectural Hollywood hills home w/ city/ocean views by award-winning architect. Stunning entertainment home. 3BR suites with Fleetwood doors, private decks, walk-in closets and bathrooms with heated tile/stone floors and soaking tub. Top floor is indoor-outdoor space with dining and living room. Boffi chef's kitchen w/stainless island, granite counters, Miele and Gaggenau appliances.

MLS#14-754297
 Jane Schore 323-5736562
 COLDWELL BANKER-SS

www.8465franklin.com

8918 WONDERLAND PARK AVE	Lunch	11-2		NEW
\$1,350,000	3+2.5	1sty-MID-CENTURY		




WONDERLAND ELEM - MID CENTURY POOL HOME

1958 renovated Mid-Century 3 + 2.5 pool home set on a 7888 sq. ft. flat lot. Single level living features an open floor plan living, dining and kitchen with beamed ceilings and sliding doors to two separate landscaped garden areas, large entertaining patio with gas fire pit, saltwater pool/spa/waterfall. Large skylights, fireplace, HW floors, central AC, granite counters and stainless appliances. Master w/ensuite, and lg walk-in closet. Bonus room in garage has many possible creative uses.

Carolyn Rae Cole 323-359-7300
 NOURMAND HOLLYWOOD

1523 N DOHENY DR	Open	11-2		NEW
\$1,998,000	3+3			



DOHENY ESTATES

Designer done modern home on prime N. Doheny Dr. Features hardwood floors, walls of glass, French doors leading to lush landscaped private pool & spa, kitchen with state of the art appliances, open media room and family room with spectacular canyon views create a true entertainment gem. Complete quality and taste throughout.

Brick Williams 310.776.0733
 HILTON & HYLAND

2056 GRACE AVE	Open	11-2		NEW
\$995,000	3+2			




INCREDIBLE GEM IN HISTORICAL WHITLEY HEIGHTS

This is an incredible gem of a property in the historical Whitley Heights. Tucked away on a street to street lot, this lovely traditional home boasts elegance and charm reminiscent of its original character from the 1930's. French doors and multiple windows provide the main floor with tons of natural light. Step out to the Juliet balcony or patio deck and enjoy the lush palms and serene outdoor setting plus spa.

Juliette Hohnen 323.422.7147
 HILTON & HYLAND

2416 APOLLO DR	Refresh.	11-2	593B2	NEW
\$1,678,000	3+4	CONTEMPORARY		

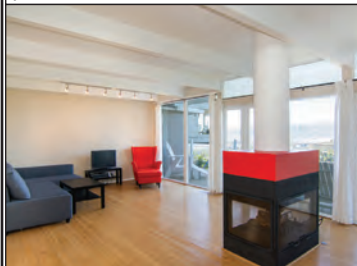


Panoramic Sunlit Views by day & Twinkling Lights at night await you in this Chic modern home. Open-space Plan, simple clean lines & Spacious Outdoor Entertaining area await. Sophisticated neutral design. Center-Island Kitchen opens to Dining & Living Rooms with Views in all directions. Upstairs has Master Suite, 2 more Bedrooms, & Den - All with Fabulous Views! Plus there's a Gym, Family Room, Computer Workspace, lots of Storage & a Huge Outdoor Deck for play or relaxation!

MLS#14-756797
 Elayne Ceder 424-249-7170
 JOHN AAROE GROUP

BBQ,Dshwshr,Dryer,Fridg,Wshr

7141 PACIFIC VIEW DR	Open	11-2	593D1	NEW
\$719,000	2+2	MID-CENTURY		



"SLEEK MID-CENTURY MODERN"


Perched in the Hollywood Hills this tastefully updated gem features floor to ceiling windows that take in serene mountain and sparkling city views. The fire-lit great room boasts vaulted wood beamed ceilings and bamboo flooring. The master bedroom has French doors that open to the deck and canyon view of the Hollywood sign. Just steps away from Runyon Canyon and a short drive to all Major studios.


MLS#14-757211
 Robin Greer 310 717-1805
 SOTHEBY'S INTERNATIO

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

TUESDAY

1862 LAUREL CANYON RD		Open	11-2	593A3	rev
\$3,495,000	5+5.5	2sty-CONTEMPORARY			
		SPECTACULAR NEW DESIGNER SHOWCASE WWW.1862LAURELCANYON.COM			
Exceptional NEW home with over 5000 square feet features every amenity expected by today's "lifestyle buyers", five large bedrooms, and five and one-half designer baths. The entertainer's backyard features a covered living area, fireplace, fire pit, swimmer's pool, waterfall, extensive multi-level deck, spa and flat grassy yard. This is a must see property!					
MLS#14-748727		www.OmegaGroup.LA			
Rande-Todd-Ron-Moji KW SUNSET/CB BH		310.779.5348			

2407 CARMAN CREST DR		Open	11-2	593D2	rev
\$2,495,000	3+3	1sty-MID-CENTURY			
		STUNNING MID-CENTURY WITH JETLINER VIEWS			
Single-level, gated and private at the end of a cul-de-sac in the prestigious Outpost Estates, within close proximity to Runyon Canyon. Walls of glass open to a beautiful water feature and views that are simply mesmerizing. Features include three fireplaces, hardwood floors, Control 4 Automation, direct access from the absolutely immaculate garage (with electric car chargers), solar power, a fantastic kitchen with indoor bbq grill and a sumptuous master suite you won't ever want to leave.					
MLS#14-755379		www.2407CARMANCREST.com			
G. Holcomb & M. Rutstein PARTNERS TRUST BH		310-500-3921			


3520 3/4 MULTIVIEW DR		Open	11-2	563B7	rev
\$1,875,000	3+2.5	CONTEMPORARY			
		CONTEMP W BIG CITY VIEWS			
3 bdrm Contemp in tranquil setting w commanding city views. Recently remodeled, the kitchen, baths & improvements throughout boast modern design & top-of-the-line finishes. Master bdrm features vaulted ceilings, walls of glass w stunning views, sitting area & large luxury bath w views. Open living area is picturesque w approx 25 foot ceilings, dark hardwood flooring, unobstructed views & fireplace. Dining area is cozy yet refined offering more views, All bdrms are generous in size w decks.					
MLS#14-747715		BBQ,Dshwshr,Grbg Disp,Fridg			
ConnieLouise De Groot GIBSON INTERNATIONAL		310 913-1184			

3151 OAKCREST DR		Refresh.	11-2	593D1	rev
\$875,000	3+3	2sty-CONTEMPORARY			
		A MUST SEE!!! GREAT HOUSE, FABULOUS PRICE!! REFRESHMENTS!			
Chic modern contemporary. Featuring vaulted ceilings and French doors throughout, a spacious living room with a fireplace, 3 bedrooms (including 2 huge master bedrooms), private den and large, bright center island kitchen overlooking the deck which makes for great indoor-outdoor entertaining flow. The home also features a state of the art security system, hardwood floors, laundry room. Over 1300 sf of fresh decking, an entertainers paradise. 2 car gar. Hollywood Bowl, studios, nightlife nearby.					
MLS#14-755139		Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp.			
Gaye Kruger NORMAND & ASSOCIATE		310-300-3258			

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

7949 SELMA AVE #10		Open	11-2	593B4	NEW
\$623,000	2+2	CONTEMPORARY			
		7949 SELMA AVE #10			
NEWLY REMODELED WITH OVER \$100K IN UPGRADES. SPACIOUS, ELEGANT AND BRIGHT TWO BEDROOM CONDO IN FANTASTIC NORTH OF SUNSET LOCATION. SOPHISTICATED MID-CENTURY, 21 UNIT BUILDING WITH A SPARKLING POOL. TWO SIDE BY SIDE PARKING SPACES WITH A FABULOUS LIVING ROOM THAT WALKS OUT TO YOUR BALCONY WITH A VIEW OF THE HOLLYWOOD HILLS.					
MLS#14-745773		Dshwshr,Elvtr,Grbg Disp,Rng/Ovn,Fridg			
Jeffrey Lemen KELLER WILLIAMS-SANT		3104822033			

03 Sunset Strip - Hollywood Hills West Income

9072 SHOREHAM DR		Lunch	11-2	592H6	NEW
\$2,999,000					
		SUNSET STRIP LUXURY DUPLEX			
Tucked between Sunset Plaza and the Bird Streets, this completely remodeled and thoughtfully redesigned home has it all. This rare "circa 1935" traditional-style townhouse is a side-by-side duplex. Each side offers 3BR/3BA, with approximately 2600 sq. feet, and every amenity of a single family home. Completely remodeled in 2014, this home incorporates modern conveniences of today without compromising the character and charm of an era gone by.					
MLS#14-757155		Blf-Ins,Rng/Ovn			
Yawar Charlie SOTHEBY'S					

04 Bel Air - Holmby Hills Single Family

250 N CAROLWOOD DR		Open	11-2	NEW	
\$35,000,000	7+13				
		RSVP REQUIRED - RSVP@DREWFENTON.COM			
Trophy Compound in Prime Holmby Hills. Magnificent 7 bedroom and 13 bath Estate is the ultimate in family living and grand scale entertaining. Public rooms offer 12ft coffered ceilings, walnut floors, Bardiglio marble archways, and views to appx 1 acre of verdant grounds. Other features include: Vantage home automation, screening room, tennis court, wine cellar, gift wrapping room, back-up power generator, elevator, and an oversized pool with adjacent pool cabana.					
Drew Fenton HILTON & HYLAND		310-858-5474			

1323 MORAGA DR		Open	11-2	NEW	
\$7,995,000	6+5.5	COUNTRY ENGLISH			
		EXQUISITE ESTATE ON OVER 9 ACRES! PRESTIGIOUS MORAGA ESTATES			
Magnificent 6BD+5.5BA estate in premier guard gated community. Over 9 acre lot w/ flat grassy yard & tennis court. Light & Bright! Soaring ceilings, central stairway, & wood detailing. Formal yet inviting, every room is where it should be. Chef's kitchen w/center island, butler's pantry, & bkfst area. 6 bdrms: maid's + 5 upstairs. Voluminous master suite w/ dual walk-in closets, sumptuous bath, & office/ sitting area. Media/ game rm, skylights, stunning moldings, lrg laundry rm, & 4-car garage.					
Sally Forster Jones JOHN AAROE BH		310-691-7888		www.1323moraga.com	

222 N GLENROY AVE		Open	11-2	631-J1	NEW
\$1,995,000	3+3	1sty-TRADITIONAL			
		CHARMING COUNTRY HOME!			
First time on the market in over 40 years! This property is serene and private, above the street, and surrounded by greenery. The charming, well maintained country home has 3 bedrooms, 3 baths plus a den and formal dining room. The living room has a pitched wood beamed ceiling, a large fireplace, and sliding beveled glass French doors leading out to the covered patio and grass yard. The kitchen has a delightful breakfast area, and a separate laundry room with pantry.					
Stephanie/Dick Franklin GIBSON INTERNATIONAL		310-41809351			



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10236 MOSSY ROCK CIR, UNIT 59	Open	11-2	592	NEW
\$1,295,000	4+3.5	2sty-CONTEMPORARY		




SPACIOUS HOME WITH TIMELESS SUNSET AND CANYON VIEWS.

One of Bel-Air Glen's larger residences boasting a West facing atrium with stunning canyon and sunset views, offered for the first time by its original owners. The living room with its dark parquet wood flooring and the junior suite/media room both feature vaulted ceilings. Home is approx. 3,176 sq. ft. of living space with a spacious master suite and bath. The HOA offers modern resort-like amenities. Walk to chic dining, boutiques, and the local farmer's market at the prestigious Glen Centre.

Laurent Berlet 310-869-9922
KELLER WILLIAMS BH

A/C, Central Heat, Sun Room

10411 OLETHA LN	Refresh.	11-2	592A3	NEW
\$1,149,000	3+2.5	2sty-CONTEMPORARY		



MINI COUNTRY ESTATE REDONE TO PERFECTION

GORGEOUS STATE-OF-THE-ART CONTEMPORARY HOME! AN EXTREMELY SOPHISTICATED AND STYLISH REMODEL, WITH METICULOUS ATTENTION TO EVERY DETAIL! THE PERFECT 2 STORY LAYOUT, WITH A GORGEOUS LIVING/DINING ROOM OPENING DIRECTLY ONTO A COVERED PATIO AND LUSHLY PLANTED FLAT YARD. UPSTAIRS IS A ROMANTIC MASTER SUITE WITH BALCONY AND A STUNNING BATHROOM, PLUS 2 PRIVATE GUEST ROOMS. A FABULOUS GOURMET KITCHEN. GATED AND PRIVATE, SPECIMAN TREES, AND SERENE VISTAS.

Sharon Alden 310.850.1313
KELLER WILLIAMS BH

10425 W REVUELTA WAY	Open	11-2	592B7	red
\$23,500,000	13+16.5	FRENCH		



FABULOUS NEW PRICE! MAGNIFICENT BEL AIR ESTATE

Set behind gates with two entries and up a private driveway lined with palm trees, this magnificent estate located in prime Lower Bel Air is a property of exception and distinction. Comprised of two parcels encompassing an approx. 20,000 square-foot palatial main residence, 6-bedroom guesthouse, and separate building with professional style fitness center, the estate rests on approx. 1.7 acres of flat usable land. Ideal location in Lower Bel Air on a cul-de-sac just minutes from Beverly Hills.

MLS#13-707351
Jade Mills & Joyce Rey (310) 285-7508
COLDWELL BANKER-BH S

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

777 SARBONNE RD	Open	11-2	592A7	rev
\$28,000,000	6+9	MEDITERRANEAN		



TROPHY GATED AND PRIVATE VIEW PROMONTORY IN PRIME BEL-AIR

One of the most important view promontories in lower Bel-Air. Boasting over an acre, this estate has sweeping views of the Angeleno mountains, Downtown, Century City and the ocean. Features include a library, screening room, gym, wine cellar and large master suite with sitting area and office as well as dual baths. The guest house consists of two separate suites each with their own private entrance. A rare opportunity to own one of the best view properties in all of Los Angeles

MLS#14-734351
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

www.777SarbonneRoad.com

14330 MULHOLLAND DR	Open	11-2	562A7	rev
\$3,395,000	5+4.5	FRENCH		




GATED VIEW PROPERTY

This gated view property is situated on a promontory lot above Mulholland Dr in Bel Air. Close to the Bev Glen shopping center, close access to both sides of the hill, downtown & major studios. Spaciously laid out with 5 bd/5 bth. Perfect for entertaining, the outdoor area features a pool and large grassy grounds. This estate features a clear view of the city and mountains.

MLS#13-709929
J.Babajian/J.Cycon 310-623-8800
RODEO REALTY - BH

www.14330MulhollandDrive.com

04 Bel Air - Holmby Hills	Lease			
1035 STRADELLA RD	Open	11-2	591J6	NEW
\$26,950	4+5	VILLA		




Dramatic villa located in prime Bel Air overlooking spectacular city/ocean views. Gated/private furnished estate features 5bd/6bth on over an acre. The interiors are sophisticated and elegantly executed with the highest quality materials and finishes. The beautifully manicured grounds include a pool, spa and grassy yard.

MLS#14-755567
J. Babajian/J. Flagg 310-623-8800
RODEO REALTY - BH

www.1035stradellaroad.com

05 Westwood - Century City	Single Family		
733 MALCOLM AVE	Refresh.	11-2	NEW
\$3,495,000	5+5.5	2sty-CONTEMPORARY	



RARE WARREN WAGNER REMODELED CONTEMPORARY IN LITTLE HOLMBY

Remodeled in 2009 by Warren Wanger, this 4 bd/4.5ba contemporary home, plus 1bd/1ba guest house, is an entertainer's delight. The open floor plan, the archways, and natural light create a nice flow throughout the home. No expense spared in this remodel. Solar-powered radiant heated floors, 100+ year-old wood from a barn in New England, T-1 lines, Ipe wood patio, and stereo speakers throughout the home, pool, and patio areas. This home is a true dream home! Deemed Warner School District

Oron Maher 310-281-3917
COLDWELL BANKER

www.733MalcolmAve.com

243 TILDEN AVE	Open	11-2	631/J1	NEW
\$2,525,000	4+4	TRADITIONAL		



BEAUTIFUL & ELEGANT TRADITIONAL WESTWOOD HILLS HOME

Gorgeous traditional with fabulous curb appeal and impeccable mature landscaping. Enter this lovely home to grand circular iron staircase with fabulous large grand dining room with stately details and spacious living room w/ elegant marble carved mantle. Eat-in kitchen with stainless appliances and separate prep nook. Wood paneled family room w/ fireplace w entry into sunroom w/ great built-in bar all opening to the backyard for great indoor/outdoor entertaining. Warner Avenue Elementary.

Ginger Glass 310-927-9307
COLDWELL BANKER BHN

www.243tilden.com

10764 LINDBROOK DR	Open	11-2	632B3	NEW
\$2,395,000	5+5	MEDITERRANEAN		



A TRUE LITTLE HOLMBY CLASSIC 1935 MEDITERRANEAN

PERFECT FOR ENTERTAINING. NEWER GOURMET KITCHEN. NEW PLUMBING AND ELECTRICAL; OUTSTANDING POWDER ROOM WITH VENETIAN PLASTER AND CUSTOM ART NOUVEAU STAINED GLASS WINDOW; CUSTOM TILE AND STAINED GLASS THROUGHOUT. FABULOUS BACKYARD WITH NEWER POOL, SPA, BUILT-IN BARBEQUE, FOUNTAIN, FIREPIT AND OUTDOOR LIVING AREA UNDER A GIANT PERGOIA. GARAGE HAS BEEN CONVERTED TO A SURROUND SOUND MEDIA ROOM WITH CUSTOM CABINETRY AND ENCAUSTIC TILE FLOORS AND A TEMPERATURE-CONTROLLED, ALARMED STORAGE AREA.

MLS#14-756743
Noelle Renee Gayral 3104331599
COLDWELL BANKER-BH S

Rng/Ovn,Fridg,Wshr

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TUESDAY


X 1421 THAYER AVE	Lunch 11-2	NEW
\$2,095,000	5+5 2sty-TRADITIONAL	
	WONDERFUL TRADITIONAL 5 BD/5BA CORNER HOME IN PRIME WESTWOOD	
Large living room w/fireplace. Large formal dining room leads to updated kitchen & open family room. Family room has glass doors w/view to grassy backyard & large patio. Master suite plus two bedrooms along main hallway w/updated bathrooms. 4th bedroom off the kitchen, perfect for office. Large downstairs room w/large bathroom & closets makes wonderful screening room, playroom &/or guest room. Situated on a beautiful tree lined street. Wonderful home to entertain family & friends inside & out.		
Jennifer Kleinert COLDWELL BANKER-BHS	310-281-4591	www.1421Thayer.com

2255 MIDVALE AVE	Open 11-2 632C5	NEW
\$1,529,000	4+3 SPANISH	
	REMODELED & EXPANDED ROMANTIC SPANISH 4 BED/2.75BATH	
Beautifully remodeled & expanded Romantic Spanish 4 bed/2.75 bath (4th bedroom is currently used as a family rm). Incredible original character combined w/ modern living features and designer touches. Covered arched porch leads to formal entry. Living room w/ barrel ceiling and fireplace opens to spacious formal dining room with elegant tray ceiling. Totally remodeled kitchen with soapstone countertops, high-end stainless steel appliances, breakfast rm with wainscoting & side yd & patio access.		
Chad Lund TELES PROPERTIES, IN	310-801-2641	Blt-Ins,Dshwshr,Rng/Ovn

2000 GLENDON AVE	Open 11-2 632C5	NEW
\$1,395,000	3+2 TRADITIONAL	
	EXQUISITE REMODEL IN PRIME WESTWOOD	
Tastefully redone in 2013, this WWC gem is move-in ready for the most discriminating buyers. Inviting floor-plan features an open living room, formal dining room & bonus den area. Designer-done kitchen w/ S.S. appliances, ample counter space & breakfast area. Pristine, updated bathrooms w/ modern finishes & tiling. Fenced grassy backyard w/ private dining patio. Inside laundry, detached garage and addtn'l driveway parking in a Prime Westwood location. Also available for lease at \$5,800/month.		
Dana Cataldi PARTNERS TRUST BW	310-804-9207	www.2000Glendon.com

1945 S BENTLEY AVE	Open 11-2 632/B5	NEW
\$1,349,000	3+3 1sty-SPANISH	
Extensively remodeled 3BD/3BA modern Spanish home! Gourmet kit w/Italian tile, hardwood flrs, skylites, walk in closets, finished garage & much more!		
www.JesseWeinberg.com		
Keller Williams Realty 800-804-9132 JESSE WEINBERG		


139 S GLENROY AVE	Open 11-2 631J1	rev
\$1,950,000	4+4 TRADITIONAL	
	TRADITIONAL HOME IN WESTWOOD	
Large living room with high bean ceiling and hardwood floors. Formal dining room, family room with wet bar, adjacent den. 3 bedrooms upstairs and 1 bedroom downstairs. 3068 Per owners appraisal.		
Doris Safizadeh NOURMAND&ASSOCIATES	310-888-3369	Dshwshr,Grbg Disp,Hood Fan

05 Westwood - Century City	Open 11-1 632C2	NEW
10380 WILSHIRE #1101	3+4 ARCHITECTURAL	
\$2,450,000	BEAUTIFUL CONTEMPORARY IN PRESTIGIOUS LA TOUR	
	Beautiful Contemporary 3 bedroom 3.5 bath unit in Prestigious La Tour. The unit features floor to ceiling windows that provide much natural light. The high ceilings and dramatic entry lead to a large open floor plan. Hardwood flooring in the living and dining areas. Generous room sizes throughout the unit and two large patios with views from UCLA to Los Angeles Country club. Building amenities include, 24 hour security, valet parking, fitness center, concierge, pool and sauna.	
Sean Harris TELES PROPERTIES, IN	3108971649	Dshwshr,Dryer,Elvtr,Grbg Disp,Rng/Ovn

10380 WILSHIRE #602	Open 11-2 632C2	NEW
\$2,175,000	3+4 CONTEMPORARY	
	EXCEPTIONAL VALUE AT PRESTIGIOUS LA TOUR	
Beautiful and defining example of original, spacious 3 BR, 3.5BA unit at prestigious LA TOUR on Wilshire Corridor. Inlaid marble entry, new stainless steel appliances, walk-in bar. Two generous balconies. Expansive views from north east exposure to downtown and LA Country Club. Gracious floor plan. Coveted amenities include 24-hour security, valet, fitness center, concierge, pool and spa. Exceptional value.		
Ron de Salvo COLDWELL BANKER-BH N	310-777-6233	Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

1726 S BENTLEY AVE #304	Open 11-2 632B5	NEW
\$839,000	3+2 CONTEMPORARY	
	2008 BLT 3 BED/2 BA W/ LARGE BALCONY	
Newer 2008 Built 3 bed/2 bath front facing unit with sophisticated contemporary finishes w/open floor plan. Formal entry with closet leads to spacious living room w/ fireplace and opening with sliding door to oversized balcony, ideal for entertaining in the indoor/outdoor living space. The open kitchen with breakfast bar, stainless steel appliances and granite countertops overlooks the dining room. Incredibly spacious master suite in separate wing with walk-in closet.		
Chad Lund & Patty Best TELES PROPERTIES, IN	310-801-2641	

10660 WILSHIRE BLV, UNIT 708	Refresh. 1-2	NEW
\$549,000	0+0	
	LARGE 1 BEDROOM, 1.5 BATH ON WILSHIRE CORRIDORE	
Large condo in the prestigious full service building, Wilshire Manning. This spacious condo offers newly remodeled kitchen with beautiful cabinets, new appliances, remodeled baths and plenty of closet space. Start your day exercising in the fabulous gym or sip your coffee next to the heated pool. 24 hours security guard and valet parking provide safety and comfort to your life style. Located in famous Wilshire Corridor, it is conveniently within walking distance to shops and restaurants.		
Fariba Ramin NELSON SHELTON	310-600-1314	washer,dryer,stove,refrigerator

10747 WILSHIRE BLVD #1207	Open 11-2 632B3	NEW
\$525,000	2+2 CONTEMPORARY	
	STUNNING VIEWS IN WILSHIRE SELBY WEST	
Incredible North (rear) facing 2 bedroom + 1.75 bathroom condominium in Wilshire Selby East with picturesque views that include The Getty, UCLA and Holmby Hills. One of the best floor plans and views available in the building. This approx. 974 s.f. corner unit features a open living rm/dining area, nice kitchen, balconies accessible from the master&living room, large master bedroom w/en suite bathroom&walk-in closet, second bedroom suite w/large closet. This is the view you've been looking for.		
T. Rustad P. Maurice RODEO REALTY - BH	310.623.8825	WilshireSelbyEast1207.com

Questions? Need Assistance?
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TUESDAY


10450 WILSHIRE BLV, UNIT PHD-1 Open 11-2	NEW
\$495,000 1+1	
	NEW ON MARKET! PENTHOUSE WITH VIEWS! Live on the Corridor! Blank Slate at The Churchill! Make this generous one bedroom, one & a half bathroom your own pied à terre! All Neutral with new paint & carpet. Good size living space. Nice large windows capture the light. The quiet balcony offers a calm refuge with great views and overlooks the pool. Full service building. 24 hour security, Pool, spa, sauna & gym.
Mark & Lynn Mirisch Rogo 310-777-6213 COLDWELL BANKER BHN	

1742 GLENDON AVE #C Open 11-2 632B4	red
\$899,000 2+3 ARCHITECTURAL	
	ARCHITECTURAL TOWNHOME "Light and bright Multi-Level Architectural Townhome-style condo. Features include 2 Bedrooms and 2.5 Bathrooms with large floating loft, 30ft. ceilings with large skylight, Private entrance, stainless steel appliances, Private two-car garage with large laundry space for side-by-side washer and dryer. A wonderful Single Family Home alternative in this 7 Unit building. Close to UCLA. Low HOA @\$400/mo."
MLS#14-746871 Duncan Watson 310-652-6285 JOHN AAROE GROUP	Cing Fan, Dshwshr, Dryer, Frzr, Grbg Disp


10350 WILSHIRE BLVD #404 Open 11-2 632D2	rev
\$1,350,000 2+3 CONTEMPORARY	
	BEAUTIFUL AND RARELY AVAILABLE UNIT IN THE DIPLOMAT! Rarely available southwest corner unit in the exclusive Diplomat. A highly sought after two bedroom and a den unit w/lovely treetop & city lights views. Gorgeous hardwood floors & large picture windows. A gracious formal entry hall w/a powder room that flows to a grand living room w/a fireplace & dining area overlooking the sensational southern views. Gourmet kitchen & breakfast area w/good cabinet & storage space. A large den is featured which is perfect for watching T.V. or as a home office.
MLS#14-752543 Jane Siegal 310-777-6371 COLDWELL BANKER-BH N	Dshwshr, Grbg Disp, Rng/Ovn, Fridg

05 Westwood - Century City Lease


10724 WILSHIRE BLVD #PH1602 Refresh. 5-8 632B3	red
\$14,000 +8000 3+5 16sty-ARCHITECTURAL	
	Luxurious southeast penthouse with 180 degree view of ocean and Century City, at the prestigious Park Wilshire with approximately 3800 sf, 3 bedrooms (originally 4), 4.5 bathrooms, 3 balconies, extremely spacious master suite with extraordinary sitting area with balcony, huge walk-in closet, new master bathroom with two toilets. Separate private entry from master bedroom. Hardwood floor, granite kitchen, great for entertainment, Full service building, 24 hours valet, pool, gym, party room.
MLS#14-733611 Yasmin Kashani 310-666-4477 NELSON SHELTON & ASS	Dshwshr, Dryer, Frzr, Grbg Disp, Micro, Other

06 Brentwood Single Family	NEW
12835 PARKYNS ST Open 11-2	
\$16,495,000 6+9	
	THE PREMIER BRENTWOOD PARK ESTATE Completely remodeled and completed in 2014. Set behind gates in the most private and lush setting, this spectacular Italian villa features a grand 2 story entry and open floor plan with beautifully scaled and generously proportioned rooms with high ceilings and beautiful open flow for large scale entertaining.
Drew Fenton 310-858-5474 HILTON & HYLAND	

706 S BRISTOL AVE Open 11-2 631F5	NEW
\$4,496,000 5+6 2sty-TRADITIONAL	
	CONTEMPORARY TRADITIONAL WITH GOLF COURSE VIEWS This contemporary traditional home features formal living and dining rooms with views of the Brentwood Country Club golf course, a custom stone wine cellar and natural wide plank French Oak floors. Almost every room of the home has views of the golf course making it truly a unique property. The generous grassy yard has areas to lounge and dine al fresco. Wired for the latest in technology, it also features an in home office as well as 4 en-suite secondary bedrooms.
MLS#14-746645 F. Ron Smith 310-500-1373 PARTNERS TRUST BRENT	Blf-Ins, Dshwshr, Frzr, Grbg Disp, Hood Fan

115 S GUNSTON DR Open 11-2 631H2	NEW
\$3,895,000 6+7 2sty-TRADITIONAL	
	ELEGANT TRADITIONAL WITH LIGHTED PADDLE TENNIS COURT & POOL Large Traditional home! Living room and dining room create an open space perfect for entertaining. Kitchen with breakfast area, Media/game room plus a family room. Master bedroom with sitting area & fireplace with three additional bedrooms on second level. One bedroom suite on the first level. Maid's quarters with bath & separate entrance. Private patios, a loggia, pool, spa and lighted paddle tennis court. More than 5,100 feet of living space on a 11,790 sq. foot lot. Tenant occupied
MLS#14-756267 Joni Migdal 3106227492 GIBSON INTERNATIONAL	Blf-Ins, Dshwshr, Dryer, Grbg Disp.

1101 SOUTH BUNDY DRIVE Open 11-2	NEW
\$3,888,000 6+8	
	NEW BRENTWOOD CONSTRUCTION New construction in Brentwood. Welcome to a spectacular, well designed, 2 story, gorgeous new home. First floor has open floor plan & marble floors. Contains 2 nice living rooms w/fireplace which joins into the formal dining room, which leads into gourmet chefs kitchen & is well designed with large island, custom cabinetry w/top of the line appliances. Breakfast area also leads you to an extra large family room. There are 2 bedrooms down stairs and 2 baths that can also be used as an office.
MLS#SR14072261CN Farideh Eshraghi 818-535-5357 KELLER WILLIAMS	

3275 MANDEVILLE CANYON RD Lunch 11-2 591/D4	NEW
\$3,195,000 5+5.5 ARCHITECTURAL	
	BOLD ARCHITECTURAL JEWEL Sophisticated split level design. Magical indoor outdoor setting accented by striking curvilinear and angular volume interiors. Dramatic wall to wall glass open to private serene haven with swimmer's pool/spa, cascading garden, outdoor entertainment patio & mature trees. Sleek gourmet kitchen, family room w/ entertainment /music system. Stunning master suite w/ private patio. Gorgeous stone floor & finest quality details. Flawless taste & condition.
Joan Caplis/Susan Stark (310) 748-2208 CB BW / GIBSON INTL.	www.3275Mandeville.com


REMINDER

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

TUESDAY

2542 PESQUERA DR	Open 11-2 591-C7	NEW
\$2,438,625	4+3.5 3sty-CONTEMPORARY	
	CUSTOM CONTEMPORARY ON ALMOST AN ACRE W/MOUNTAIN VIEWS!	
<p>On nearly an acre sits a custom contemporary in a quiet cul-de-sac w/mountain views, 4 beds & 3.5 baths. Enter the private courtyard to a fire pit, pool & patio. 1st flr has a fam rm/office, bdrm & bath that would make a perfect guest suite. The chic black/white kitchen & breakfast rm opens to a great rm w/powder, dining area, living rm area w/firepl & den area that all open to a covered porch to enjoy the views & dining al fresco. A splendid retreat-like master w/a spac patio & beautiful views.</p>		
MLS#14-756751		
Mary Beth Woods 310-571-1358	www.2542Pesquera.com	
COLDWELL BANKER		

11362 BURNHAM ST	Open 11-2 631J3	red
\$1,689,000	+735000 4+3 2sty-TRADITIONAL	
	INCREDIBLE VALUE FOR 4 BEDROOM HOME IN BRENTWOOD	
<p>Updated 2-Story Traditional w/ "Picture Perfect" curb appeal! Light & bright charming home w/great flow in peaceful location of BW Glen! Living rm w/bay window & fpl. Kitch & dining area to Great rm w/French Drs to decking, lrg grassy yrd & tiled patio. 2 bed + bath down & 2 bed + 2 bath up, including huge, Master Suite w/high ceilings, sitting area & walk-in closet. Master bath w/double sinks & shower/separate tub. 2nd bed has sun rm/office & 2nd bath has tub/shower. Hrdwd flrs & tree-top views</p>		
MLS#14-748109		
Lisa Mansfield 310-481-4313	4 bd + 3 ba + Great Room + Grassy Yard	
SOTHEBY'S BRENTWOOD		


239 N KENTER AVE	Open 11-2	NEW
\$2,395,000	3+2.5 TRADITIONAL	
	GATED HOME ON LARGE LOT - PRIME BRENTWOOD LOCATION!	
<p>Gated 3BD + 2.5BA home in a fantastic neighborhood & minutes to downtown Brentwood. On a large lot & just waiting for you to make it your own! The living & dining area has a wonderful open floor plan lined w/ doors & windows opening to the grassy backyard & patio area. Pvt. master suite boasts vaulted beamed ceilings, stone fireplace, & large windows that overlook the pool area & grassy yard. Step down bonus rm, spacious office/den, detached studio, 4 car garage, & lots of storage space.</p>		
MLS#14-737443		
Sally Forster Jones 310-691-7888	www.239northkenter.com	
JOHN AAROE BH		

425 N TIGERTAIL RD	Open 11-2 631G2	rev
\$5,995,000	4+5 2sty-MONTEREY COLONIAL	
	STATELY MONTEREY COLONIAL COMPOUND ON AN ACRE	
<p>Reminiscent of a New England country estate, a beautifully remodeled home with an informal welcoming style. The main residence has 4 bedrooms, lots of fireplaces, and cozy verandas open to the views. A two-story guest house/pool pavilion is perfect for outdoor entertaining. All open to glorious grounds of almost an acre of rolling lawns and sun-drenched meadows with room for tennis court and more. A sparkling jewel in a stunning setting.</p>		
MLS#14-737443		
Mary Lu Tuthill 310-979-3990	Dshwshr,Rng/Ovn,Fridg	
COLDWELL BANKER-BREN		

308 S WESTGATE AVE	Open 11-2	NEW
\$7,500	3+3 1sty-CONTEMPORARY	
	LOCATION PERFECTION! BETWEEN SUNSET AND SAN VICENTE	
<p>Brentwood Single Level home with 3 bedrooms and large den. Huge outdoor patio with fireplace. Great Entertainers house with amazing indoor/outdoor floor; Living Room, Den, and Two of the 3 Bedrooms have french doors that lead to private outdoor space. Sparkling pool and bbg out back. Near Shopping and the best schools (private and public) that LA has to offer. Wonderful Oasis in the center of it all.</p>		
MLS#14-749141		
Mimi and Jon Torp 310-622-7496	480Bundy.com	
GIBSON INTERNATIONAL		

480 N BUNDY DR	Open 11-2 631G2	rev
\$2,950,000	6+5 2sty-TRADITIONAL	
	WEST COAST TRADITIONAL WITH CONNECTICUT CHARM!	
<p>Beautiful, charming, traditional home. Light and spacious with gorgeous hardwood floors throughout, recently remodeled kitchen with wine refrigerator, storage and new appliances. The gracious living room, dining, den, family room, powder room and maid's complete the first level. Upstairs is the master and 4 additional bedrooms. Backyard has a waterfall, swing set, terraced garden, flat play area and a tree house. All the systems have been updated, tankless water heater and washer/dryer.</p>		
MLS#14-749141		
Mimi and Jon Torp 310-622-7496	480Bundy.com	
GIBSON INTERNATIONAL		

06 Brentwood Condo / Co-op


645 TUALLITAN RD	Open 11-2 631F2	red
\$11,500,000	+3500000 5+7 3sty-ARCHITECTURAL	
	BRENTWOOD MODERNIST COMPOUND - STEVEN EHRlich,FAIA	
<p>EHRlich'S ADEPT INTERPRETATION OF CALIFORNIA MODERNIST STYLE REFLECTS A COMPREHENSIVE BLENDING OF THE SENSIBILITIES OF SCHINDLER AND NEUTRA, WITH DELICATE JAPANESE INFLUENCES. HE HAS PROMINENTLY SITED THE RESIDENCE TO PRONOUNCE ARRIVAL. HIS ARTICULATE BLEND OF CONCRETE, GLASS, STEEL AND RICH WOODS INVITE THE SPECIFIC CONTOUR OF THE GROUNDS TO BECOME -AS ONE- WITH THE RESIDENCE. A GATED, BAMBOO LINED DRIVE LEADS TO A FORECOURT OF THIS MONUMENTAL MASTERWORK OF A DISTINGUISHED RESIDENCE.</p>		
MLS#13-702595		
Timothy Enright 310.652.6600	www.TheEnrightCompany.com/Tuallitan	
THE ENRIGHT COMPANY		

259 S BARRINGTON AVE, UNIT E10	Open 11-2	NEW
\$915,000	3+3 CONTEMPORARY	
	2 STORY BRENTWOOD TOWNHOUSE-OVER 1700SF+ 500SF PRIVATE PATIO	
<p>Located just south of Brentwood Village (.2 miles from Sunset), The Brentwood Sunset is a resort-like gated community set amongst lush botanicals, coi ponds, two pools and a large grassy dog-friendly park! Spacious 3 Bedroom/2.5 Bath 2-story end-unit townhome. Over 1700 SF of living space. French doors lead out to a large private brick patio. 2 covered parking plus lots of guest parking and Storage.</p>		
MLS#14-749141		
Skyler Hynes 310-800-5111		
COLDWELL BANKER-SUNS		

197 BELOIT AVE	Open 11-2 631H2	red
\$2,167,000	4+3 TRADITIONAL	
	NORTHERN CALIFORNIA CRAFTSMAN BUILT IN 2006	
<p>Fantastic Northern Californian Custom home created New in 2006. Located on the tranquil west side of The Brentwood Glen. This 2 Story home is wonderful for entertaining inside and out. Includes a formal living room and dining room, chef's kitchen opening to the family room with fireplace. One en-suite bedroom is located on the first floor with the remaining three bedrooms on the second. The fourth bedroom could be an office with a private entrance. Wonderful exterior decks .</p>		
MLS#14-748537		
Diane Forbes Halliburton 3103396486	Dshwshr	
GIBSON INTERNATIONAL		

11910 MAYFIELD AVE, UNIT 203	Open 11-2 631-H5	NEW
\$549,000	1+1 1sty-CONTEMPORARY	
	SPACIOUS AND BRIGHT CORNER UNIT	
<p>Great Brentwood location. Spacious and bright one bedroom plus den/office, which could also be a second bedroom. Rear corner unit has large south facing patio that runs the width of the unit. Newer carpeting, paint. Wood floors in entry hall and kitchen. Bath with dual sinks and tile floor. Newer oven, dishwasher, refrigerator. Loads of closet space. Building has recently been painted and common areas updated. Walking distance to San Vicente shops and restaurants.</p>		
MLS#14-749141		
Bob Romanoff 310-500-3093	refrigerator, stove, dishwasher	
PARTNERS TRUST BW		

11838 KIOWA AVE #101	Open	11-2	631H5	bom
\$749,000	2+2	MEDITERRANEAN		



STUNNING & SOPHISTICATED!


Remodeled front facing unit with quality finishes throughout. Fabulous open floor plan w/ sunny living room & dining area. French doors to a huge front patio & large side patio for indoor/outdoor living! Remodeled kitchen w/ granite counters, SS appl including a double oven one is a convection oven, warming drawer, cherry wood cabinetry, pull out pantry & wine cooler. Master suite w/ fireplace, walk-in closet & French doors leading to patio. Smaller, newer Mediterranean building in Brentwood.

MLS#14-739559
Elyse Arbour 310.873.4188
RODEO REALTY- BRENTW

www.11838Kiowa101.com

06 Brentwood Lease

11901 W SUNSET BLVD #107	Open	11-2	631G3	NEW
\$10,000	4+3.5	OTHER		



PRIVATE SINGLE FLOOR CONDO WITH SPACIOUS PATIOS

Unique 3,500 sq/ft condo for lease in Brentwood combines privacy, charm & modern amenities. Occupying the entire 3rd floor, bright & spacious w large windows, skylights & expansive patios off living area & master. 4 beds, 3 1/2 half baths, laundry rm, office. Kitchen w Viking range, Kitchen Aid dishwasher, new refrigerator, microwave. Fireplace, bar, 2 flat screen tvs. Freshly painted w new carpet. AC. Garage parking for 2 cars. Gardens, pool, spa, gym. Elevator. Don't miss this special property.

MLS#14-755967
Hugh Evans 3105001331
PARTNERS TRUST BW

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

1158 WELLESLEY AVE #404	Open	11-2	631H5	NEW
\$4,100	2+2.5	CONTEMP MED		



FOR LEASE- BRIGHT CONTEMPORARY UPPER CORNER UNIT

For lease \$4,100/MONTH. Light and bright contemporary upper corner unit. Appx 1,500 sq ft. Furnished single level 2bd 2.5ba with recessed lighting, updated kitchen & baths, plantation shutters and laundry inside unit. 3 Balconies and lovely Santa Monica mountain views. 2-car tandem parking in community garage. Small 15-unit building features exercise room. Fantastic Brentwood location near Ralphs and plenty of restaurants. Avail immediately. 1 year minimum lease. Furnished.

MLS#14-749247
Charles Pence 310-458-4024
PARTNERS TRUST SM

Built-ins

07 West L.A. Single Family

2745 FEDERAL AVE	Open	11-2	672B1	NEW
\$695,000	2+1	1sty-CALIFORNIA BUNGALOW		



BUNGALOW READY FOR UPDATING

Great condo alternative. 2 Beds 1 Bath Lovely large yard with fruit tress and patio. Immaculate, just needs updating. Room to expand. Close to shops and freeways for an easy commute.

MLS#14-756579
Hilary Stevens 310-281-3941
COLDWELL BANKER-BH S

Cing Fan,Dshwshr,Dryer,Rng/Ovn,Fridg

07 West L.A. Condo / Co-op

1257 BROCKTON AVE #303	Open	11-2	631H5	NEW
\$819,000	3+2	CONTEMPORARY		



NEWER 3 BEDROOM CONDO IN CENTRAL LOCATION

3 bd/2ba single level condo centrally located close to shops and restaurants. This open, airy condo features a modern kitchen with granite countertops, sleek cabinetry, stainless steel appliances. The kitchen opens up to a large living and dining room with beautiful espresso wood floors, living room fireplace, and balcony off the dining room. The spacious master suite has a walk-in closet and a spa-like bathroom with marble counter tops, double sinks, a soaking tub, and separate shower.

MLS#14-754261
Pam Szabo 310.481.4320
SOTHEBY'S-BRENTWOOD

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

11500 NATIONAL BOULEVARD #102	Open	12-3:30	672C1	rev
\$919,000	2+3	MODERN		



18 BRAND NEW TOWNHOMES HUGE BUILDER INCENTIVES


Close in 30 days or less-Over 30% of units in escrow. Welcome to the #1 new luxury building on LA's Westside offering the utmost in high tech spacious living featuring 2 bedrooms, 2.5 baths oak wood floors, recessed LED lighting , designer kitchens, Bertazzoni and Bosch appliances, quartz counters, master suites with large closets & built in organizers, master baths with soaking tubs & separate rain showers, large private storage rooms, fitness center. Absolutely stunning!! Prices start at \$919k

MLS#SR14038530CN
Rich and Gary 213-268-8083
COLDWELL BANKER-STUD

Range, Dshwash, Refrig, Wash/dryer, micr

07 West L.A. Lease

11776 IDAHO AVE #401	Open	11-2	631J6	NEW
\$3,595	2+2	MODERN		



EXPERIENCE THE BAXTER!

PH Modern style New Construction, 9 unit bldg, 2 bedroom 2 bath, luxury rentals, hardwood floors, high ceilings, Bosch appliances, recessed lighting, open floor-plans and washer and dryer in unit. Gorgeous views from roof top deck with built-in cabana, BBQ area, sun deck, fire pit , and dining area ideal for Summertime! Westside living near the beach shopping and freeways.

MLS#14-754117
Nicole Contreras 310.614.4952
NORMAND&ASSOCIATES

Dshwshr,Dryer,Elvtr,Hood Fan,Micro,Other

08 Cheviot Hills - Rancho Park Single Family

2706 CLUB DR	Open	11-2	NEW
\$4,250,000	4+4	2sty-ARCHITECTURAL	



MUSEUM QUALITY ARCHITECTURAL IN CHEVIOT HILLS

Stunning, innovative architectural showpiece features ultra high-end finishes and ingenious touches throughout. A soaring, loft-like living room with 13-foot ceilings, and 10 foot panes of glass brings natural light, and all the beauty of the elegantly landscaped grounds in. Designed with exquisite taste and the highest standards, this unique family home offers the sophistication, ease, and comfort of true California living.

Steve Frankel 310-281-3981
COLDWELL BANKER-BH N

www.stevefrankel.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

10455 CHEVIOT DR	Refresh. 11-2 632-E6	NEW
\$1,695,000	3+2.5 2sty-TRADITIONAL	
	CHARACTER TRADITIONAL IN PRIME CHEVIOT HILLS	
Craftsman-like charm characterize this meticulously maintained, 3BD/2.5BA traditional on a 8,900+ sq. ft. lot. Generous LR w/ wood-burning fpl leads to formal DR and adjacent Kitchen w/ breakfast area. Expanded master opens to large private back yard renovated in 2009. Walkways & steps leading to upper terrace w/ lighted sitting area complete the delightful yard. Ample room for pool. Two additional BD w/ 2nd bathroom freshly painted. Convenient location in desirable Overland School district.		
Nora & Peter Wendel COLDWELL BANKER - BW	310.979.3913	www.10455Cheviot.com

2826 SELBY AVE	Open 11-2 632D7	red
\$799,000	4+2 TRADITIONAL	
	GREAT NEIGHBORHOOD FIXER WITH HUGE POTENTIAL	
Large 4bedroom + 2 bath house with huge potential!!! This fixer is in need of TLC to make this a happy home once more!!! Located in a great residential neighborhood in the Award Winning Overland Elementary School district, adjacent to Cheviot Hills, Westwood/Century City.... centrally located to Shopping, Restaurants, Trader Joe's, Palms Park & library, easy Fwy access, 20 min to downtown & LAX... minutes to the beach. Easy to Show!!!		
MLS#14-756819	Renate Lichter (310)990-5520	Rng/Ovn
RE/MAX ESTATE PROPER		

08 Cheviot Hills - Rancho Park Income

10617 AYRES AVE	Open 11-2 632D5	red
\$1,150,000	1+249000 TRADITIONAL	
	REDUCED DUPLEX IN HIGHLY DESIRABLE NEIGHBORHOOD!	
The front house has been tastefully remodeled, boasting a custom kitchen w/granite countertops with a Miele dishwasher & stainless steel KitchenAide refrigerator & stove. Light & bright, this 2 bedroom, 1 bathroom home is full of pleasant surprises & oak hardwood floors. The back house is completely separate & has 2 bedrooms & 1 bathroom w/it's own washer & dryer located in the garage. Each home has it's own meter.		
MLS#14-729165	Thomas Maglar 310-270-7428	Blt-Ins,Dshwshr,Dryer,Fridg,Wshr
COLDWELL BANKER-MONT		

08 Cheviot Hills - Rancho Park Lease

10326 LORENZO DR	Open 11-2 632F6	NEW
\$12,000	4+5 TRADITIONAL	
	BEAUTIFUL & ELEGANT HOME FOR LEASE IN CHEVIOT HILLS	
Beautiful and elegant home in Cheviot Hills. Custom accents throughout the home include crown molding, paneling, frosted glass, beam ceilings and french doors. Fireplaces are located in the living room, formal dining room and master bedroom. The home also has a private office or study, closets have built-in's for easy organization. The kitchen has custom brick work with instant hot water. Lush landscaping surrounding the house with an elegant brick drive way and two car garage.		
MLS#14-750013	Ellen Conrad 424-202-3288	Blt-Ins,Cent Vac,Dshwshr,Grbg Disp,Hood
TELES PROPERTIES, IN		

09 Beverlywood Vicinity Single Family


2015 HILLSBORO AVE	Open 11-2	NEW
\$1,249,000	2+2 1sty-TRADITIONAL	
	CHARMING TRADITIONAL BEVERLYWOOD HOME	
Charming Traditional family home in the Beverlywood Homeowners Association. Home features 2 bedrooms + 2 baths + family room with an amazing floor plan and plenty of light throughout. Inviting living room has a wood burning fireplace and a large bay window. Elegant formal dining room. Spacious open kitchen and breakfast area. Large family room and master bedroom have French doors leading to a large patio and backyard.		
BEN BELLET KELLER WILLIAMS BH	310-367-2288	

1646 S SHERBOURNE DR	Open 11-2	NEW
\$999,000	3+2 1sty-TUDOR	
	GORGEOUS 3 BEDROOM 2 BATH HOME IN CRESTVIEW	
This 3 bedroom, 2 bathroom Tudor on a tree-lined street in the desirable Crestview area has all the touches homebuyers are looking for. Upon entering the 1,600-square-foot home, you'll find an oasis designed for comfortable and casual living and entertaining. The remodeled kitchen features stainless steel appliances and granite counters, and the bathrooms have both been remodeled with granite counters and high-end fixtures.		
ZACK GRAKAL KELLER WILLIAMS BH	310-770-1124	

09 Beverlywood Vicinity Income

8953 W 24TH ST	Open 11-2 632H6	NEW
\$675,000	2+2 SPANISH	
	SPANISH GEM NESTLED IN REYNIER VILLAGE!	
THIS SPANISH GEM AWAITS YOU, NESTLED IN REYNIER VILLAGE, LOCATED ON A QUIET RESIDENTIAL STREET. PRIME LOCATION WITH EASY ACCESS TO POPULAR CULVER ARTS DISTRICT, DTWN, WESTSIDE, FREEWAYS AND THE METRO. FEATURING HARDWOOD FLOORS, FIREPLACE IN LIVING ROOM, AND DINING ROOM OPENS TO TRANQUIL BACKYARD SPACE THAT EPITOMIZES THE INDOOR/OUTDOOR CALIFORNIA LIFESTYLE. GREAT CHARACTER DETAILS, TUCKED BEHIND THE HOUSE IS THE GARAGE WITH ADDITIONAL ROOM ATTACHED PERFECT FOR YOUR HOME OFFICE OR STUDIO!		
MLS#14-754885	Laura Anderson 323-646-6569	www.lauraandersonproduces.com
KW LARCHMONT		

09 Beverlywood Vicinity Income

1139 S OAKHURST DR	Open 11-1 632 H 3	NEW
\$2,099,000	Units 2sty-SPANISH	
	BEVERLY HILLS ADJACENT FOUR-PLEX	
LOWER REAR VACANT APT (NO. 1139 1/2) FRONT DOOR WILL BE UNLOCKED FROM 11:00 TO 1:00 PM * Spanish Style FourPlex. Four 2 Bedroom plus 1 Bath Apartments. Each Apartment is approximately 1,150 Sq.Ft. There are Hard Wood Floors, Vaulted Ceilings & Front & Back Doors. Projected Rent is \$2,500.00 per apartment per month after some unit repairs. Current monthly rents are: \$1,858.00; \$1,957.00; \$1,857.00 and there is currently 1 vacant apartment. Note: 2 Apartments may be delivered vacant at COE.		
Craig A. Brick BEV HILLS REALTY GRP	(310) 275-1908	



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TUESDAY

1636 S HAYWORTH AVE	Open	11-2	633/A5	NEW
\$949,000	Duplex	1sty-SPANISH		



STUNNING FAIRCREST HEIGHTS SPANISH DUPLEX

This exceptional side by side duplex can be delivered vacant. An awning covered veranda invites you. Hardwd floors throughout. The living rm & formal dining rm feature designer sconces, French windows & a built-in buffet that gives it a glamorous old Hollywood feel. The kitchen & bath are simple & bright. A spacious backyard w/two-car garage is perfect for entertaining or further expansion. A high, wrought iron driveway gate provides privacy & adds to the charm of this exceptional trophy duplex.

Carrabba Group 323-899-2900
KELLER WILLIAMS RLTY

www.faircrest-heights.com

960 N DOHENY DR, UNIT 201	Open	12-2	592-H6	NEW
\$929,000	2+2.5	MEDITERRANEAN		



BEAUTIFUL CONDO WITH SYLE & SOPHISTICATION

Located on the quiet side of the Building, this gorgeous 1,453 square foot Condo has 2 Bedrooms & 2.5 Bathrooms, double door entry to the Living room with gas fireplace, oversized windows & french doors leading to the terrace. Each bedroom is on the opposite of the condo for privacy & has en-suite bathrooms. Stone vein-cut Travertine floors in the gourmet kitchen & bathrooms. The Washer/Dryer are in the Condo. Features pool, gym, roof top sundeck & side/side parking.

David T. Kessler 310-245-6715
SOTHEBY'S BEV HILLS

more pictures at: 960doheny201.com

10 West Hollywood Vicinity Single Family

7463 WARING AVE	Open	11-2	NEW
\$799,000	2+2	CONTEMPORARY	



ONE BLOCK TO TRENDY MELROSE AVE. SHOPS & RESTAURANTS

Amazing condo alternative. Originally built in 1924 and recently updated as a cutting edge contemporary haven. Ideal for entertaining with plentiful decks, French Doors and gorgeous landscaping. Fenced and gated for total privacy. True indoor/outdoor living. 2 Bedrooms and 2 Baths + bonus studio with roll-up glass garage door opening to outdoor dining area. Hardwood floors, CaesarStone kitchen countertops, Stainless appliances. Hardwood floors throughout.

Paul Kellogg 310-777-6307
COLDWELL BANKER-BH N

www.7463Waring.com

1110 HACIENDA PL, UNIT 405	Open	11-2	NEW
\$599,000	2+2	1sty-CONTEMPORARY	



CHIC RENOVATED CONDO IN THE HEART OF WEHO

Chic renovated condominium with city and mountain views. Designer done top floor unit with only one adjoining wall. Great bldg in central location close to restaurants & shops. Sophisticated 2 bed 1.75 bath with large balcony. Light unit features an open spaced floor plan, skylights, travertine floor in living area, new carpet in bedrooms. Recessed lighting & beautiful finishes. Kitchen with stainless steel appliances. Laundry in unit. 2 tandem parking places & extra storage unit. Don't miss it!

Leah Lail 310-849-9596
COLDWELL BANKER-BHN

Dishwasher, Refrigerator, Washer/Dryer

10 West Hollywood Vicinity Condo / Co-op

855 NORTH CROFT AVENUE #303	Open	11-2	NEW
\$1,100,000	2+3	CONTEMPORARY	



BEAUTIFUL CONTEMPORARY SHOWPLACE

Designed by Zoltan Pali and completed in 2010 this stunning contemporary back upper corner unit is a knockout. Views from all windows, many upgrades, fantastic location, and Low HOA fees make this a one of a kind!

MLS#SR14067796CN
Donna Haim 818-761-7222
RODEO REALTY

1435 N FAIRFAX AVE #9	Open	11-2	593B5	NEW
\$298,000	1+1			



WEST HOLLYWOOD CONDO FOR UNDER \$300K!

Large one bedroom with tremendous closet and storage space in great WeHo location. This quiet rear unit is central to all and moments from shops, restaurants, and grocery on Sunset Blvd. Enter into a great room with warm wood floors and beautiful wainscoting adorning the open living/dining area. Kitchen with newer range and oven, dishwasher, and washer and dryer opens to a small private grassy area perfect for small pets, morning coffee, or evening wine.

MLS#14-756151
Eli Karon 310-701-4779
TELES PROPERTIES

www.1435northfairfaxavenue9.com

1250 N HARPER AVE #306	Open	11-2	593A5	NEW
\$999,000	2+2	ARCHITECTURAL		



PENTHOUSE 2-STORY VIEW UNIT! HEART OF WEST HOLLYWOOD.

Completed in 2010, this spectacular architectural home boasts hardwood floors through out, high ceilings, gas fireplace, washer and dryer in unit, private balcony off generous master bedroom and panoramic views from the dramatic private large roof top balcony overlooking the city. Controlled gated parking with guest parking in garage.

MLS#14-756239
Noelle Renee Gayral 3104331599
COLDWELL BANKER-BH S

Dshwshr,Dryer,Elvtr,Rng/Ovn,Fridg

912 N SAN VICENTE #1	Open	11-2	592H6	rev
\$1,325,000	3+3	CONTEMPORARY		



LUXURY LOFT-STYLE TOWNHOUSE


"ENTERTAINER'S DREAM HOME"! Remodeled, updated & sophisticated, this nearly 1800 square foot 3 bedroom, 2.5 bathroom town home is located in the heart of West Hollywood, epitomizing luxury & convenience. This bright unit features a wonderful floor plan with 20" high ceilings, new hardwood floors, over-sized rooms, large floor to ceiling windows, patio w outdoor fireplace, chef's kitchen w new Viking SS appliances, private roof top deck with a hot tub and 360 degree views of all of Los Angeles.

MLS#14-749355
Yawar Charlie SOTHEBY'S

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

11 Venice Single Family

214 SAN JUAN AVE	Open	1-2	671-H6	NEW
\$3,000,000	5+3	3sty-MODERN		



VENICE COMPOUND - 2 HOMES/2 ADDRESSES/1 PARCEL

Natural light streams thru walls of windows, this 2005 modern home features the distinctive styling of Steven Fernandez, aia. Main house boasts a substantial size 3rd fl living,dining,kitch which opens thru Fleetwd doors to lg decks overlooking Venice treetops and North-Western views for great sunsets. Kitchen is outfitted w/Sub-Zero, DCS, Bosch. 1st level garage also includes a large Office / Studio area. 2 bdrm, 1 ba apt on top of over-sized garage is equally as nice on a smaller scale.

Suzy Frank 310-396-2600
ABBOT KINNEY REAL ES

2 kitchens, 2 washers and dryers

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We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!

9454 WILSHIRE BOULEVARD SUITE 901 | BEVERLY HILLS | 310.273.7106


TUESDAY


X 834 MILWOOD AVE	Lunch 11-2 671J5	NEW
\$2,125,000	2+2 CALIFORNIA BUNGALOW	
		
DESIRABLE VENICE LOCATION		
<p>This home was remodeled with love and attention to detail, and is flooded with natural light throughout. A central skylight beautifully lights an open floor plan that features a custom, one of a kind kitchen, living room and den. The master suite is spacious with a wood-burning stove in the over-sized bedroom, and a claw foot tub, and dual-head shower in the marble floored master bath.</p>		
<p>MLS#14-756549 Catherine Bindley 310-980-6448 SOTHEBY'S INT REALTY</p>		
Blt-Ins,Dshwshr,Frzr,Grbg Disp,Rng/Ovn		

249 WINDWARD AVE	Open 11-2 671H6	rev
\$1,895,000	4+3 COUNTRY ENGLISH	
		
RARE AND HISTORIC TWO-STORY ENGLISH COTTAGE STYLE RESIDENCE		
<p>Near the coveted Windward Circle section of Venice. Only two blocks from the beach as well as the fashionable shops and restaurants of Abbot Kinney, this warm and bright architectural gem boasts 4 bedrooms, 2 fireplaces, elegant dining room, gourmet kitchen, high ceilings, stained glass windows and both an interior brick courtyard and rooftop sundeck that are perfect for entertaining. There is also a two car garage.</p>		
<p>MLS#14-754877 E. Bregman / P. Margolis 310.699.7038 BERKSHIRE HATHAWAY</p>		
Free Valet Parking at Open		


107 CLUBHOUSE AVE	Refresh. 11-2 671-G6	rev
\$1,495,000	2+1 CALIFORNIA BUNGALOW	
		
VENICE JEWEL BOX		
<p>Absolutely stunning & sophisticated home that is the true Venice jewel box! Main living space encompasses beautiful wide planked hardwood floors, cozy fireplace, carved out area for dining and strategically placed windows that allow copious light & ocean breezes. Move onto your amazing outdoor space which gives the perfect indoor/outdoor flow & is an entertainers dream! W/ multi-levels of outdoor space.</p>		
<p>Louis Leal 310-907-6517 PARDEE PROPERTIES</p>		
Built ins, Dishwasher, Range/Oven, Fridg		

11 Venice Condo / Co-op

X 14 DRIFTWOOD ST, UNIT 3	Lunch 11-2 671/H7	NEW
\$1,250,000	2+2 3sty-CONTEMPORARY	
		
STUNNING ARCHITECTURAL, SECONDS TO THE SAND		
<p>Absolutely stunning! Totally remodeled from top to bottom. Perfect for entertaining. Kitchen opens to large living room w/ fireplace and bright west facing windows. Beautiful hardwood floors and top-of-the-line appliances. Huge bedrooms, master has a fireplace, walk-in-closet, steam shower and balcony. Across the street from the beach and close to all shops and restaurants on Washington. Spacious condo living at the beach!</p>		
<p>Tiffany Rochelle 310-210-2213 PARDEE PROPERTIES</p>		
Refrigerator, Stove, W/D, Oven		

X 615 HAMPTON DR, UNIT A307	Lunch 11-2 671-G5	NEW
\$895,000	1+1 3sty-ARCHITECTURAL	
		
ARCHITECTURAL LOFT SECONDS TO THE BEACH & ABBOT KINNEY		
<p>Architectural VENICE ART LOFT, perfect for mixed use or just "in the center of it all" living! This fantastic unit has a separate bedroom and updated bath & is flooded with light. Top floor unit has a private roof deck, and is perfect for entertaining. Stainless appliances and countertops, as well as polished concrete floors are perfect finishes. Secure, subterranean parking with garage storage (2 car, tandem) and two blocks to Abbot Kinney or the beach. Zoned commercial for live/work use!</p>		
<p>Tiffany Rochelle 310-210-2213 PARDEE PROPERTIES</p>		
Refrigerator, Stove, Dishwasher		

11 Venice Income


407 RIALTO AVE	Refresh. 11-2 671/H6	NEW
\$1,495,000	Duplex CALIFORNIA BUNGALOW	
		
DUPLEX IN BETWEEN AK & THE BEACH!		
<p>This quintessential original duplex is nestled in one of the most prime neighborhoods of Venice! Situated seconds to the beach & right off Abbot Kinney, this is a wonderful investment opportunity or perfect for an owner/user. Encompassing total charm, this bungalow-style duplex consists of 2 units; the southern side includes 2 Bdrms/1 Bath w/a sunny light infused living space w/gleaming hardwood floors & crown moldings. First time on the market in over 50 years!</p>		
<p>Louis Leal 310-907-6517 PARDEE PROPERTIES</p>		
Range, Refrigerator		

627 INDIANA AVE	Refresh. 11-2 671H5	NEW
\$1,249,000		
		
GREAT VALUE AND LOCATION!		
<p>Situated in an excellent and highly sought after west of Lincoln Venice location, this classic Venice duplex has a light and bright feeling with immaculate landscaping and outdoor areas. Each unit has been extremely well maintained and boasts hardwood floors, modern fixtures and appliances, both have private deck area's perfect for entertaining or just relaxing. Enjoy everything the Beach lifestyle has to offer right in the heart of Venice.</p>		
<p>MLS#14-743585 Michael Irvine 310 435 3093 BULLDOG REALTORS, IN</p>		
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		

12 Marina Del Rey Single Family

128 SPINNAKER MALL	Open 12-2 701J1	NEW
\$2,399,000	4+5 3sty-CONTEMP MED	
		
SPECTACULAR AND ELEGANT SILVER STRAND HOME		
<p>Beautiful entryway leads to open living area w/fireplace and large patio; perfect for entertaining. Gourmet kitchen w/black granite countertops, top-of-the-line appliances, blt-in bbq. Master bedroom suite w/fireplace, his & hers baths w/steam shower. Gleaming Oak flooring, luxe carpet in bedrooms. City and mountain views from rooftop deck. Vaulted ceilings, surround sound throughout, security system. 3 car garage plus bonus room.</p>		
<p>MLS#14-756313 Peter & Ty Bergman 310-821-2900 BERGMAN/GIBSON INT'L</p>		
Blt-Ins,Cent Vac,Dshwshr,Grbg Disp,Other		


12 Marina Del Rey Condo / Co-op

18 PRIVATEER ST, UNIT 1	Open 12-2 701-J1	NEW
\$1,349,000	2+2 3sty-CONTEMPORARY	
		
INCREDIBLE OCEAN VIEWS!		
<p>Remodeled & highly upgraded multi-level townhome w/views from every room. Living rm w/maple floors & fireplace, soaring ceilings, granite kitchen w/stainless appliances, blt-in microwave, newer cabinets. Master bedroom with fireplace, lots of closet space. Master bath w/granite counters, loft for den, all w/ocean views! Balconies on every level, spectacular views from rooftop deck!</p>		
<p>Peter & Ty Bergman 310-821-2900 BERGMAN/GIBSON INT'L</p>		

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.)

13206 FIJI WAY #M	Open 11-2 672C7	NEW
\$799,000	2+2.5 CONTEMPORARY	
	DONE & DONE. GRAND END UNIT OF VILLA SAN MICHELLE - 2,000SF	
Don't miss this completely remodeled private, corner end unit w/unobstructed SW views of Ballona Wetlands. Best positioned townhome in the area. Located at the end of La Villa Marina, this unit features unique privacy & outdoor space that NO other unit can replicate. Enjoy the largest floor plan at just under 2,000sf (plus 1,000sf of garage & storage). Unit features grand modern kitchen, high-end appliances & over-sized dining room & 2 masters. All new EXTRA large windows & doors throughout.		
MLS#14-757021	www.MaserCondoSales.com	
Brian Maser 310-795-8010	MASER CONDO SALES	

13 Palms - Mar Vista Single Family

5322 S CENTINELA AVE	Refresh. 11-1 672E6	red
\$639,500	669000 3+2 1sty-TRADITIONAL	
	NEW PRICE AND WAITING FOR A NEW OWNER!	
Reduced \$29,500! Now priced to sell! & one of the lowest priced homes on the Westside! Centrally located near Playa Vista/MDR/Culver City/Venice, the bike path is minutes away. There is great square footage here. Freshly painted inside and out, with a large, west facing, sun-filled living room w/hdwd.flrs. & woodburning fireplace, this 3 bdrm. (or 2 bdrm. + den), 1.75 bath home has a large brick patio + a gated carport, leaving plenty of room for your guest to park on the street.		
MLS#14-739491	Dryer,Rng/Ovn,Fridg,Wshr	
Stacy Blair Young 424-202-3254	TELES PROPERTIES	

13 Palms - Mar Vista Condo / Co-op

11938 COURTLEIGH DR, UNIT 5	Open 11-2 672/D5	NEW
\$529,000	2+2 2sty-CONTEMPORARY	
	STUNNING TOWNHOUSE WITH HUGE, PRIVATE ROOF TOP DECK	
Stunning Contemporary Penthouse Unit in great part of Mar Vista. 2 bdrm & 2 bath unit w/ amazing loft that leads to a very private & massive roof top deck. Amazing open flr plan w/ hi vaulted ceilings in living room & loft. New bamboo hardwood floors. Lrg living rm/dining area w/ fireplace. Remodeled kitchen w/ caesar stone counters & stainless steel appliances. Lrg mstr bdrm w/ bathroom. Lndry rm inside unit, nice views from deck, new windows, gated/secured building, balcony off the living rm.		
Walker/Spanier 310-430-1513	Scott Walker, Neil Spanier	
KELLER WILLIAMS/SM		

3561 CLARINGTON AVE, UNIT 108	Open 11-2	NEW
\$519,000	2+2 CONTEMPORARY	
	CHARMING 2 BR CONDO IN GREAT PALMS LOCATION!	
Charming 2 BR & 2 BA front facing unit with great light and lush views. Open floor plan with dining area, gourmet kitchen featuring stainless steel appliances and large living area with fireplace and a spacious balcony. Large bedrooms each with their own bathroom and walk in closet. Also features hardwood floors, laundry inside, central heat/air and secured/gated building. Great location in Palms! Half a mile to Downtown Culver City and to the future Expo Line station at Palms and National.		
WALKER SPANIER GROUP 310-709-6807	SCOTT WALKER & NEIL SPANIER	
KELLER WILLIAMS		


14 Santa Monica Single Family

1436 SAN VICENTE BLV	Open 11-2 631D6	NEW
\$3,850,000	5+6.5 2sty-VILLA	
	Stunning two-story gated property recently expanded with old world craftsmanship & attention to architectural detail. From the moment you enter the expansive grounds, you are transported into another world captivated by the elegance and charm of this exquisite 4 BR/5.5 bath main house with 1 BR/1 bath detached guest house. There is a Crestron system, library, family room with outdoor access and covered/heated patio for outdoor dining and entertaining. Private oasis in the heart of Santa Monica.	
Marion Napier 3107217782	CB-SM	
Built-ins,8 zone a/c&heat,pool,spa,sauna		

14130 ATTILLA RD	Open 11-2 631C7	NEW
\$3,695,000	4+3.5 2sty-CONTEMP MED	
	SANTA MONICA CANYON	
Spectacular Santa Monica Canyon 4 bedroom/3.5 bath home with bonus library/study/studio space just blocks from the Santa Monica Stairs, Canyon Charter Elementary School, the beach, bike path, Montana Ave shopping, and restos on West Channel. Featuring a vaulted 2 story LR with FP, rich hardwood floors, A-list appliances and huge Master suite with vaulted ceiling, FP, walk-in closets and verandas. Perfect for entertaining and relaxing poolside. Built-in BBQ. LA Coastal Lifestyle at its Best!		
Jai Winding 310-429-5065	THE AGENCY	
BBQ,Dshwshr,Dryer,Hood Fan,Rng/Ovn,Other		

1351 HILL ST	Open 11-2 671H3	NEW
\$2,395,000	4+3 ARCHITECTURAL	
	SUNSET PARK ARCHITECTURAL	
Sparkling, warm and spacious - First offering of this rebuilt (2005) architectural residence, executed with aplomb, artful finesse and attention to detail in form and function. True center hall plan, with stunning, soaring open spaces, expansive walls for art, bamboo floors and a perfect floor plan, flooded with natural light. Prime street, in a coveted Sunset Park location.		
T. Rustad P. Maurice 310.623.8825	RODEO REALTY - BH	
1351Hill.com		

2451 CLOVERFIELD BLVD	Open 11-2 671J2	NEW
\$1,639,000	3+2 1sty-TRADITIONAL	
	A REDONE HOME IN SANTA MONICA FOR ONLY \$1,639,000!!	
Beautifully remodeled, bright, Chic Santa Monica Gem! Open floor plan & great flow, ideal for entertaining. Living rm w/fpl & Dining rm both open to Chef's Kitch w/Caesar Stone & Subway glass tiles, SS appl, & breakfast bar. Huge Great rm w/fpl & Frnch drs to patio & large grassy yrd. Exquisitely remodeled Bathrms w/Carrera Marble. Master Suite w/ double closets & Frnch drs to patio. Refinished garage, Hdwd flrs, upgraded plumbing & HVAC, dual pane windows, Carrera Marble fpls, recessed lights		
Lisa Mansfield 310-481-4313	SOTHEBY'S BRENTWOOD	
Huge Great Rm + Large Grassy Yard		

1048 PINE ST	Open 11-2 671G3	NEW
\$1,275,000	2+2 SPANISH	
	SUNSET PARK 2 + DEN + 1.5 BA	
Charming 2 bedroom + Den + 1.5 bath home in Sunset Park. Hardwood floors throughout except for kitchen and baths. Kitchen features granite counter tops, Sub-Zero refrigerator, Dacor oven, and gas cook top. Separate formal dining room. Den could also be used as home office. Living room includes marble fire place. Nicely landscaped front yard, extensive brick patio in back with 2-car garage. Cat5 cable throughout.		
James Brunet (310) 508-6878	RE/MAX ESTATE PROPER	
Cbl,Cing Fan,Dshwshr,Dryer,Grbg Disp		

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

1817 34TH ST	Open	11-2	631J7	NEW
\$849,000	3+1.75	TRADITIONAL		



OPPORTUNITY KNOCKS – A SINGLE FAMILY HOME AT A CONDO PRICE!

This charming home features: Remodeled 3 bedroom, 1.75 bath, plus office, Hardwood floors, A Master suite with walk-in closet and private office, a laundry room/service porch, covered patio and yard with fruit trees, detached two car garage, convenient to the upcoming Metro line and easy access to the 10 freeway, makes this location a plus for downtown L.A. commuters who want the benefits of living in Santa Monica.

MLS#14-754461
Denise Freed 310-482-2293
KELLER WILLIAMS-SM

14 Santa Monica *Condo / Co-op*

701 OCEAN AVE #110	Open	11-2	671C1	NEW
\$2,195,000	2+2.5	CONTEMPORARY		




LUXURY CONDO IN ELEGANT 701 OCEAN AVENUE

Designer 2BD, 2-1/2 BA in elegant 701 Ocean Avenue, premier location north of Montana Avenue. Dramatic marble entry, gourmet kitchen w/granite counters, Subzero refrigerator and breakfast bar. Luxurious master bath, walk in closet. Patio accessed from master bedroom and living room. Gorgeous lobby, full service building w/concierge 24/7, expansive ocean views from spectacular rooftop sundeck, bbq/pool/spa. State of the art fitness room, banquet/conference room with adjacent catering kitchen.

MLS#14-756415
Julie Lovett 310.899.3514
COLDWELL BANKER-MONT www.701ocean110.com

827 BAY ST #9	Open	11-2	671F3	NEW
\$799,000	3+2	CONTEMPORARY		

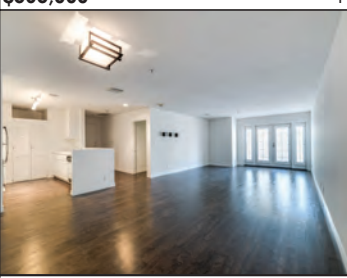


SUPER SPACIOUS 3 BEDROOM SINGLE LEVEL

Bright and breezy top floor single level with 3 bedrooms. Windows on 4 sides, no shared walls. Spacious entry balcony/porch and 2nd balcony extends length of living room. Wood floors throughout main living spaces inc. all 3 bedrooms. Newly updated kitchen with granite counters and new cabinetry. Master suite with 3/4 bath and updated 2nd full bathroom. Lots of closets and storage space. Wonderful ambient light with great feeling of seclusion and privacy. Just like a home. Cool 50's Complex.

MLS#14-755623
Peter Mullins 310 600 6976
PETER MULLINS REAL E Cbl

1040 4TH ST, UNIT 115	Lunch	11-2	671/D1	NEW
\$565,000	1+1	CONTEMPORARY		



ELEGANT UNIT SECONDS TO THE BEACH

Elegant unit in the beautiful Dorchester, seconds to the beach and Promenade! Sleek, dark, hardwood floors throughout this first floor condo. This unit has an open floor plan with french doors off the living room that open to a lovely garden for the building. Bedroom is spacious. This is a great opportunity to live in the heart of Santa Monica!

Tami Pardee 310-907-6517
PARDEE PROPERTIES Refrigerator, dishwasher, range/oven

1043 12TH ST #4	Open	11-2	671E1	NEW
\$525,000	1+1	CONTEMPORARY		



OPEN TUESDAY 11-2PM & SUNDAY 2-5PM PLEASE BRING CLIENTS!

Desirable North of Wilshire location. Immaculately cared for home. Travertine floors throughout. Beautiful upgraded kitchen with Stainless Steel appliances, new cabinets and Granite counter tops take you to an expansive patio with Golden white Slate approximately 24x14 for alfresco entertaining. Nicely updated bathroom with natural stone in bathtub surround, pocket door separating vanity sink with travertine slab. Many Great details throughout. Secured gated complex has EQ PLUS 2 car parking.

MLS#14-756001
Robert and Cynda 310-293-8529
GIBSON INTERNATIONAL HOA=EQ,Water,Trash,Gas,Insurance

14 Santa Monica *Income*

122 STRAND ST	Refresh.	11-2	671F4	NEW
\$2,700,000	Units	2sty-TRADITIONAL		



SANTA MONICA 4-PLEX STEPS TO VIEWS+SAND W/ VACANT UNIT!

BRING YOUR BUILDERS OR OWNER OCCUPIER. DON'T MISS OUT ON SANTA MONICA'S BEST NEW LISTING, 4 UNITS ON AN AMAZING BUILDABLE LOT. PER CITY 4-6 CONDOS CAN BE BUILT HERE. LIVE IN A 2 BEDROOM UPSTAIRS WHILE YOU PLAN YOUR DREAM PROPERTY. TWO 2 CAR GARAGES IN BACK PLUS ADD'L PARKING AND ON SITE LAUNDRY. WALK TO ALL THE CITY HAS TO OFFER, BEACH SUNSETS, PIER, SHUTTERS HOTEL AND ALL OCEAN FRONT HOTELS.

MLS#14-756951
Janet Jung 310.720.4165
ABBOT KINNEY REAL ES Cing Fan,Rng/Ovn,Fridg

15 Pacific Palisades *Single Family*

653 N LAS CASAS AVE	Open	11-2	NEW
\$3,849,000	5+5.5	2sty-TRADITIONAL	

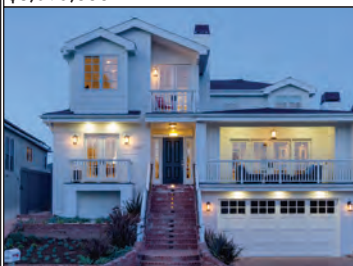


TRADITIONAL HOME ON A QUIET STREET

BRAND NEW CONSTRUCTION! 5 bedroom, 5.5 bathroom traditional home located on a quiet street in Pacific Palisades. The kitchen, with stainless steel appliances and marble counter-tops, opens to the family room w/ cozy fireplace. Main floor also offers, formal living & dining rooms as well as powder room, office & maids room with en-suite bath. Upstairs, there are 4 additional bedrooms including the master suite w/spa like bathroom. Beautiful natural wood floors and crown molding throughout.

F. Ron Smith 310-500-1373
PARTNERS TRUST Wine Cellar,Dshwshr,Frzr,Grbg Disp,Range

15223 EARLHAM ST	Open	11-2	631-A6	NEW
\$3,695,000	4+5	TRADITIONAL		



OPEN TUESDAY 11-2PM!

Best of the Bluffs lifestyle! Recently remodeled 4bd/5ba (plus office) East Coast Traditional in a coveted end of Via Bluff location, blocks from the village. Ocean views over Potrero Canyon from living room & master bedroom. Three suites upstairs and a fourth down. Master suite incl ocean view balcony & fireplace. Gourmet kitchen w/center island, viking & sub zero appliances. Grassy, landscaped backyard is private w/room for pool. Beautifully finished w/great attention to detail throughout.

MLS#14-756945
Lisa Peier 310-804-2485
COLDWELL BANKER - BW Blf-Ins,Cing Fan,D-wshr,Grbg Disp,Hd Fan

508 CHAPALA DR	Open	11-2	631B6	NEW
\$3,295,000	5+3.5	MID-CENTURY		



GREAT HUNTINGTON LOCATION

First time on the market in over 40 years. Located in one of the best areas in the Huntington Palisades. Great floor plan, with 5 bedrooms, 3.5 bathrooms, a formal dining room, large family room, plus an office. Private yard with pool. For convenience just minutes away from the Village shops, restaurants, and services. Close to the beach, plus the many trails and parks, including Topanga State Park, Will Rogers Park, Rustic Canyon Park, and Temescal Park.

Aberle/Convey 310.230.2452
COLDWELL BANKER-PAC. www.508chapala.com



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

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

TUESDAY

339 ARNO WAY	Open	11-2	630H6	NEW
\$2,995,000	4+2	TRADITIONAL		




JUST LISTED - OCEAN VIEW PARADISE

Great opportunity to develop a new home or to add on to the existing one, in a prestigious and private setting overlooking the Bel Air Bay Upper Club. Lot size is over 11,000 sq ft. Prime location on a scenic road off of Sunset between Palisades Village and the Ocean.

MLS#14-756089
Nick Segal 310.500.1388
PT BEVERLY HILLS

Dshwshr,Grbg Disp,Rng/Ovn

415 LOMBARD AVE	Open	11-2	631A6	rev
\$3,900,000	4+2	TRADITIONAL		



SECLUDED RETREAT ON 1/2 ACRE

Rare one of a kind property tucked away at the end of a long driveway on a beautiful half acre lot. Charming, gracious traditional with hardwood floors, french doors, and great kitchen. Enjoy as is, or build your dream estate. Shared used of Tennis court. Close to Palisades Village.

MLS#14-750441
Joan Mcgoohan 310-255-5406
SOTHEBY'S INTERNATIO

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

1054 FISKE ST	Lunch	11-2	631/B5	NEW
\$2,950,000	4+4.5	2sty-TRADITIONAL		



NEW CONSTRUCTION

BRAND NEW CONSTRUCTION IN THE ALPHABET STREETS. 4 BED 4.5 BATH TRADITIONAL STYLE HOME. 2ND FLOOR MASTER HAS A LARGE PRIVATE OUTDOOR DECK, SPA-LIKE BATH AND A WALK-IN CLOSET. 2 ADDITIONAL BEDROOMS & LAUNDRY RM ON THE 2ND FLOOR. THE MAIN FLOOR INCLUDES FORMAL LIVING ROOM, DINING ROOM, AND A BEDROOM/OFFICE. KITCHEN OFFERS SUB-ZERO/ WOLF APPLIANCES, BREAKFAST AREA, WALK-IN PANTRY. HOUSE INCLUDES A FRONT DECK WITH GREAT SUNSET VIEWS, HIGH CEILINGS AND 7" WIDE FRENCH OAK FLOORS THROUGHOUT.

Chris Feil 310.422.0102
BHHS PALISADES

Blf-Ins,Dshwshr,Frzr,Grbg Disp

855 JACON WAY	Open	11-2	630H4	rev
\$1,595,000	3+3	TRADITIONAL		



REDUCED TO SELL


JUST REDUCED! PRICE TO SELL!! FIRST TIME ON THE MARKET IN 44 YEARS. This single story courtyard entry home located in the coveted Lower Marquez neighborhood offers a close in location with privacy on an over 8,800 sq ft street to street lot. An ideal floorplan for entertaining features spacious open FR and LR with vaulted beamed ceilings and skylights. The sunlit kitchen with breakfast area features stone countertops, updated cabinets, SS appliances and inside laundry.

MLS#14-747869
Elliott/Hedges 310.230.2462
COLDWELL BANKER-PAC.

www.855jaconway.com

15 Pacific Palisades Condo / Co-op

17840 PORTO MARINA WAY	Open	11-2	NEW
\$2,200,000	2+2.5	2sty-MID-CENTURY	



OCEAN VIEWS FROM EVERY ROOM. VALET PARKING

Remodeled turnkey property embraced by 800 sq ft deck accessible from kitchen and living areas. Stunning natural light, exceptional design and flow. Open plan living with wood fireplace, mid-century elements, direct entry garage, Viking appliances, French Oak floors and custom cabinetry. Large master suite with lounging deck, walking distance to beach and mins to Santa Monica.

Sylvia Kornicki 3106223886
BULLDOG REALTORS

628 PALISADES DR	Open	11-2	NEW
\$1,375,000	3+3.5		



DESIRABLE SEA RIDGE TOWNHOME


ENJOY LIVING IN THIS BRIGHT 3BED/3.5 BATH TOWNHOME LOCATED IN THE DESIRABLE, GATED COMPLEX OF SEA RIDGE. FIND YOURSELF AT HOME AS YOU ENTER INTO VAULTED CEILINGS W/ LIVING & DINING AREAS THAT OPEN UP TO A BALCONY W/ TREETOP & MOUNTAIN VIEWS. A SPACIOUS KITCHEN & A MASTER SUITE W/ A WALK-IN CLOSET & EN SUITE MASTER BATHROOM FEATURING A SPA TUB & SEPARATE SHOWER COMPRISE THE MAIN FLOOR W/ ADD BEDROOMS & LIVING SPACE DOWN. SEA RIDGE IS IDEAL W/ A COMMUNITY POOL, PROXIMITY TO HIKING TRAILS & BEACH

Jody Fine/ Joe Babajian 310-230-3770
BHHS/RODEO REALTY

Blf-Ins,Dshwshr,Grbg Disp,Rng

15 Pacific Palisades Lease

16628 CALLE JERMAINE	Lunch	11-2	630H1	NEW
\$1,895,000	5+4	CONTEMP MED		



UPGRADED 5 BEDS W/ OCEAN VIEW

Beautifully upgraded 5 bedroom home with ocean views in Palisades Highlands under \$2 million! Living room features high ceiling, fireplace & hardwood floor. Dining room connects to beautifully landscaped back yard with ocean & mountain views. Welcoming family room w/ fireplace, entertainment center & salt water aquarium. Gourmet chef's kitchen with granite counter tops and stainless steel appliances incl. 36" double door refrigerator & freezer.

MLS#14-756275
Inne S Chung 310.230.2492
COLDWELL BANKER-PAC.

BBQ,Blf-Ins,Dshwshr,Hood Fan

1362 BELLA OCEANA VIS	Open	11-2	630H3	NEW
\$31,000	6+8	2sty-MEDITERRANEAN		



ELEGANCE & STYLE WITH BEAUTIFUL VIEWS !

Custom Mediterranean one owner home in private & gated Pacific Palisades area. Courtyard entry, spectacular ocean, city and canyon views & great flow for entertaining. Romantic setting from Master Bedroom with adjacent office & other bedrooms all with baths plus separate quarters with privacy for guests. Spacious & gracious social rooms plus gourmet kitchen complete the quiet elegance of this beautiful home. Never before on the market this offers an opportunity move in & enjoy. Easy to show

MLS#14-754449
Rita Nickels 310-418-0323
GIBSON INTERNATIONAL

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

1006 MONUMENT ST	Open	11-2	631	NEW
\$1,649,000	3+1.5	1sty-TRADITIONAL		



REMODELED HOME IN THE HEART OF THE VILLAGE

Beautifully remodeled bungalow in the heart of the Palisades Village. 3 bed (or 2 + den), 1.5 bath, 1,144 sq ft on a 6,496 sq ft lot. Beautiful kitchen with marble counters and stainless steel appliances. Hardwood floors throughout. Fireplace in living room. Great size and private backyard. Two car detached garage. Walk to shops, restaurants, park, etc.

Anthony Marguleas (310) 293-9280
AMALFI ESTATES

Refrigerator, Range, Dishwasher

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

16 Mid Los Angeles *Single Family*

1781 S ORANGE GROVE AVE		Open	11-2	633/A5	NEW
\$1,145,000	4+4	1sty-TRADITIONAL			



REMODELED & GORGEOUS, A MUST SEE!

Remodeled 4BA/4BA home w/ flowing floor plan on a huge lot & 2,300 sq. ft. of living space (per owner). Spacious LR w/ LED recessed lighting. Beautiful hardwood & laminate flooring. Gourmet kitchen w/ quartz counter tops, stainless steel sink & appliances, breakfast bar opening to formal DR. 2 large master suites w/ walk-in closets, bath w/ double sinks, designer tile, & rain shower. FR w/ French doors opening to decks & back yard.. 2-car garage, storage shed, & room for an RV. Pic-Fair area.

Randy Frey 310-488-3595
BERKSHIRE HATHAWAY

Dishwasher, wine chiller, range hood

1455 CARMONA AVE		Open	11-2	633/B4	NEW
\$675,000	2+1	1sty-SPANISH			




STYLISH SPANISH COTTAGE IN UP AND COMING PICFAIR VILLAGE

Stylish Spanish Cottage on corner lot with tranquil landscaping in up and coming PicFair Village. This move-in ready home is full of special touches. Recently remodeled sun drenched kitchen with custom cabinets, granite counter tops & stainless designer appliances. 2 Bedrooms. Updated Bath with modern vessel sink. Bonus Room/Office off peaceful private patio. Fully wired security system with cameras. Perfect for a single professional or starter home.

Morgan Pasco 310.606.3887
MORGAN REAL ESTATE

Stainless app, HVAC, sec system w/camera

1875 S CURSON AVE		Open	11-2	633B5	NEW
\$575,000	2+2	MODERN			



TURNKEY MODERN HOME IN MID CITY!

Private Cul-de-Sac in perfect location close to all the shops and dining on Pico Blvd + Culver Arts District! Home boasts newly opened & re-imagined floor plan, open kitchen concept featuring new white shaker cabinets, custom quartz counter tops, stainless steel appliances, stack-able laundry area + beautiful subway tile back-splash accents. Tankless Hot water heater, new roof, new plumbing and electrical, and new HVAC makes this home the low-maintenance remodeled home you've been waiting for!!

MLS#14-756939
Jerry & Rachel Hsieh 424.242.8856
KW - LOS FELIZ

www.JerryandRachel.com

17 Mid-Wilshire *Condo / Co-op*


425 S KENMORE AVE #206		Open	11-2	634A2	NEW
\$220,000	1+1	CONTEMPORARY			

Great Koreatown 1+1 condo. Open floor plan, terra cotta tile floors, plantation shutters. Built-in wall unit and cabinets throughout. Secured entry and parking, elevator, onsite laundry, and low HOA.

MLS#14-756613 Bif-Ins,Dshwshr,Elvtr,Grbg Disp,Rng/Ovn
Lisa Opolon 818.620.0944 BARCODE PROPERTIES

18 Hancock Park-Wilshire *Single Family*

370 N JUNE ST		Lunch	11-2	593E7	NEW
\$7,995,000	6+9	SPANISH			



METICULOUSLY RESTORED SPANISH COLONIAL! ALSO TWILIGHT 6-9PM

Restored Spanish Colonial Estate located in Hancock Park's most sought after streets & rumored to be the past address for the family that founded BofA & actor Paul Muni. Approx 8,500sf, 6 beds, 9 baths + an office on almost a half-acre. His & her baths in the Master, den outfitted as a theater room, a butler's pantry, wine cellar & a huge kitchen. Beautiful landscaping, fountains, pool/spa, pergola & a large loggia. Rooftop deck, outdoor kitchenette, smart home technology & a 3-car garage.

MLS#14-756539
Milstein/Silver 310.867.5598
KELLER WILLIAMS BH

HancockParkSpanish.com

1120 WESTCHESTER PL		Open	11-2	NEW
\$5,000,000	6+5			



L.A. HISTORIC CULTURAL MONUMENT

L.A. HISTORIC CULTURAL MONUMENT #660: THE ALFRED F. ROSENHEIM MANSION LOCATED IN COUNTRY CLUB PARK. IRREPLACEABLE MASTERPIECE - 3-STORY MAIN HOUSE PLUS A GRAND BALLROOM (FORMERLY A CHAPEL) CURRENTLY USED AS A RECORDING STUDIO. TIFFANY STAINED GLASS WINDOWS, LIGHT FIXTURES, DISPLAY CASES AND MUSEUM-QUALITY SET OF TIFFANY GLASS DOORS ADORN THIS ONE-OF-A-KIND RESIDENCE.

J.Babajian/B.Downes 310-623-8800
RODEO REALTY BH

355 S MANSFIELD AVE		Open	11-2	NEW
\$3,195,000	5+5.5	2sty-ARCHITECTURAL		



STUNNING ARCHITECTURAL RESIDENCE

This custom architectural residence captivates and denotes an attention to elegance in design. Constructed using the finest materials, the home is accentuated with porcelain tile, Caesar stone and reclaimed wood in a fusion of modern luxury and old-world sophistication. The Bulthaup kitchen, functionally appointed with Miele appliances, merges seamlessly with the living and dining areas. Dramatic master suite and three guest suites define the second level. Ideal indoor/outdoor movement.

MaxNelson/AdrienneMartz 323.578.5221
THE AGENCY

www.TheAgencyRE.com

444 N MCCADDEN PL		Open	11-2	593E7	NEW
\$2,949,000	4+4	MEDITERRANEAN			



1920'S GRAND MEDITERRANEAN IN HANCOCK PARK

Authentic restoration of 1920's grand Mediterranean. Enter a formal entry, into a superb, center hall floor plan, massive formal living rm & dining rm opening to hacienda style courtyard, vintage-style eat-in center island kitchen w/stone counters, cook's appliances & all the bells & whistles. Unusual attention to detail inc. spectacular oak floors, vintage hardware, french drs & windows & all the other period texture expected in a prime midblock Hancock Park location.

MLS#14-757101
P. Maurice T. Rustad 310.623.8819
RODEO REALTY - BH

444McCadden.com

304 S MUIRFIELD RD		Lunch	11-2	633F2	NEW
\$2,888,888	5+5	2sty-CONTEMPORARY			



STUNNINGLY REIMAGINED HANCOCK PARK CONTEMPORARY

Witness this stunning transformation and re-birth. Stately Contemporary Home w/Guest House is truly an Oasis in the Heart of the City. Thoroughly remodeled in 2013, this Grand Home teems with high-end finishes for the most discerning buyer. No Detail Overlooked. Set on one of the best streets in prime Hancock Park proper, and in the coveted 3rd Street School district, the home sits on a generous 18,000 SqFt lot and boasts 4 beds, each with en-suite 5-Star Hotel-style baths!

MLS#14-756251
John Duerler 213-924-2208
HANCOCK HOMES REALTY

www.hancockhomes.com

202 S VAN NESS AVE		Refresh.	11-2	633G1	NEW
\$2,399,000	5+4	2sty-CRAFTSMAN			



CHARACTER WINDSOR SQUARE CRAFTSMAN

Experience timeless elegance and beauty in this grand Windsor Square craftsman.Period details abound, from the gorgeous wood moldings and trim, o the built-ins and the stained glass windows.Situated on a generous corner lot in prime Windsor Square HPOZ, and within the sought-after 3rd Street School district, this home provides ample space for you and your loved ones.Five bedrooms and four full baths, including elegant master suite with private sun-filled sitting room. Opportunity will not last!

MLS#14-756973
John Duerler 213-924-2208
HANCOCK HOMES REALTY


www.hancockhomes.com

5011 ELMWOOD AVE	Open	11-2	593G7	NEW
\$1,699,000	4+3	OTHER		
	CHICLY UPDATED 2-STORY DUTCH COLONIAL			
Larchmont Village location. Large living room w/fpl, recessed lighting and speakers, leads to formal dining room with built-ins & French doors to side porch. Newer gourmet kitchen w/stone counters, stainless steel appls & separate breakfast room. Media room/den with closet (possible 5th bedroom), 1 bed/1 bath downstairs. 3 beds/2 baths up, master w/new lux bath & walk-in closet. Pool, patio & yard for outdoor entertaining. Hardwood floors, central A/C, Security...				
MLS#14-757087				
Lisa Hutchins 323.460.7626		#1 Agent in Hancock Park since 1994		
CB - HANCOCK PARK				

733 S MANHATTAN PL #602	Open	11-2	633H3	NEW
\$495,000	2+2	MODERN		
	MODERN PENTHOUSE W STUNNING CITY AND SUNSET VIEWS			
Just Listed! A True Modern Penthouse w Stunning City Skyline & Sunset Views Off Your Private Sitting Balcony Puts This Newly Built Luxury Condo Over The Top For Even Your Most Sophisticated Buyers w European Inspired Interiors and Designer Finishes All Bathed In Natural Light w Rich Hardwoods Throughout. A True Master Suite Retreat Awaits w Walk-In Closet & Large Bathroom w Dual Vanities, Stone Counters & a Deep Soaking Tub. Open Loft-Style Gourmet Kitchen Features High Ceilings!				
MLS#14-756329				
Jason Reitz 323-656-1800		www.733Manhattan.com		
ROCK REALTY GROUP KW				

560 N PLYMOUTH BLV	Refresh.	11-2	593G7	NEW
\$1,550,000	4+3	1sty-CONTEMPORARY		
	4+3+BONUS MODERN CONTEMPORARY IN LARCHMONT			
Ideal for entertaining & indoor/outdoor lifestyle in Larchmont. This extensively remodeled & reconfigured home has an expansive open floor plan. Living room w/ sleek fireplace, dining area & open & airy family room w/glass sliders to the gorgeously landscaped yard. Master suite w/ beautifully appointed bathroom & glass sliders w/ a combination water/fire feature in the yard. Three additional bedrooms. Large two car garage with bonus rooms. Approx 2200+ sf				
MLS#14-757055				
Eileen Lanza 323.810.7935		Dual Zone AC/Tankless Wtr Htr/Security		
KW LARCHMONT				

19 Beverly Center-Miracle Mile *Single Family*

419 N LAUREL AVE	Open	11-2	593B7	NEW
\$2,595,000	6+6	MEDITERRANEAN		
	NEWER 6BR 6 BA CUSTOM HOME			
Beautiful large Mediterranean built for owner in 2006. Gourmet kitchen w/ breakfast area overlooking garden; family room, library, gourmet kitchen, mastersuite w/balcony and walk-in closet. Five bedrooms up one bedroom down. Direct entry from garage, security. Prime location. Also for lease at \$10,000 mo.				
MLS#14-757055				
Mary Brill 310.7483764		alarm,cable, blt-ins		
COLDWELL BANKER-BH S				


501 N MANSFIELD AVE	Lunch	11-2	593D7	NEW
\$1,395,000	3+2	1sty-COUNTRY ENGLISH		
	JOIN US FOR LUNCH			
Gorgeous light-filled Country English on prime corner lot featuring grand scale rooms, high open-beamed ceilings, Batchelder tile fireplace, hardwood floors, arched windows/doorways, and views down beautiful tree-lined streets. The true chef's kitchen was designed & built for the celebrity chef owner, w/ floor to ceiling custom cabinets & stainless appliances. System upgrades include copper plumbing, sewer line, central heat and air, electrical panel, alarm system, and foundation bolting.				
MLS#14-756119				
Jan Hohenstein 323-428-2845		Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		
KW LARCHMONT				

6301 MARYLAND DR	Refresh.	11-2		NEW
\$1,975,000	4+3	SPANISH		
	ONCE IN A LIFETIME CHARACTER SPANISH MASTERPIECE			
Truly spectacular one of kind Character Spanish in Prime Beverly Grove Location w/ 4 bedrooms & 3 bathrooms in approximately 3,400 square foot.. Lovingly restored, this 1930 Vintage Masterpiece has incredible original details that are absolutely stunning. Dramatic living room w/ 25-foot ceilings, magnificent fireplace & Juliet balcony, formal dining room w/ vintage crystal chandelier, turret style breakfast room, "prohibition" room w/ fireplace, large family room opens to lush garden & patio.				
MLS#14-756119				
Jimmy Martinez 323-377-0548		www.HousesinLA.com		
PARTNERS TRUST BH				

111 N RIDGEWOOD PL	Open	11-2	633 G1	NEW
\$890,000	3+2	1sty-TRADITIONAL		
	TRADITIONAL ON GREAT BLOCK			
Lovely Traditional Home. Charming and warm. Many original details in place. Good floor plan, hard wood floors. Sweet kitchen with eat in area. Lovingly maintained. 3 bedrooms and 2 bathrooms. Lovely rear yard. Needs your TLC and you've got a pearl.				
MLS#14-756119				
The Woodwards 323-762-2571		First Time on Market in 45 + years		
KELLER WILLIAMS LARC				

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


531 N ROSSMORE AVE #302	Open	11-2	593F7	NEW
\$729,000	2+2	POST MODERN		
	Remodeled two-bedroom/two bathroom corner condo, large balcony overlooking trees and rooftop views. Sleek and sophisticated design featuring dark chocolate bamboo floors and recessed lighting. Kitchen has stone counter tops and stainless steel appliances. The bathrooms have imported Italian glass tiles and designer fixtures. Master bedroom suite has several closets, office area w/ built-in desk and bathroom featuring dual sinks with a separate tub and shower. Washer/dryer inside the unit.			
MLS#14-756021				
Jason Woodruff 310.623.1366		Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Rng/Ovn		
KELLER WILLIAMS - HH				

6380 LINDENHURST AVE	Open	11-2	633A2	NEW
\$1,649,000	4+3	2sty-COUNTRY ENGLISH		
	CHARMING COUNTRY ENGLISH			
Prime Beverly-Grove with 4 bedrooms/3 baths, tastefully remodeled kitchen and baths; vaulted beamed ceiling in living room; large formal dining room leading to a large entertainers courtyard; lovely English gardens.				
MLS#14-756149				
Steven Tator 323-810-1593		Blt-ins,dshwr,dryr,gdsp,hdfn,rng/ovn,ref		
COLDWELL BANKER HPN				

6240 W 5TH ST	Open	11-2	633B2	NEW
\$1,450,000	3+2	1sty-SPANISH		
	STUNNING BEVERLY GROVE SPANISH REVIVAL!			
MAGNIFICENT BEVERLY GROVE SPANISH REVIVAL COMPOUND BLENDS THE STYLE & GRACE OF THE PAST W/ THE UPDATES OF THE PRESENT! WALLED & GATED COURTYARD W/ CUSTOM FOUNTAIN. FORMAL ENTRY, IMPRESSIVE LIVING RM W/STUNNING FIREPLACE & ORIGINAL WINDOWS & FRENCH DOORS. GORGEOUS ARCHITECTURAL DETAILS INCLUDE HIGH DOMED CEILINGS, ARCHWAYS, CROWN MOLDINGS & INLAID, STAINED DOORS & BUILT INS. FORMAL DINING & BREAKFAST RM W/ AN UPDATED KITCH. MASTER BR W/ FRENCH DOORS TO PRIV YARD & PATIO W/SOLAR HEATED POOL.				
MLS#14-756149				
D Banchik & A Dantzier 310-777-2866		Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg		
BHHS BEVERLY HILLS				

TUESDAY

6354 WARNER DR	Open	11-2	633A2	NEW
\$1,425,000	3+2	VILLA		



TUSCAN VILLA IN COVETED CARTHAY CIRCLE!

Charming, Italian Tuscan styled Villa on expansive 8,200+ lot, situated in coveted and prestigious Carthay Circle, a neighborhood filled with so much Hollywood history. Highlights of this 1920's inspired home include 2 story entry with wrought iron doors/high ceilings, hardwood flooring, cozy living room with fireplace, spacious kitchen w/ breakfast area and formal dining room and French doors and windows.

MLS#14-755539
Austin Brunkhorst 310-254-7989
COLDWELL BANKER-BH N

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

469 S SHERBOURNE DR	Open	11-2		rev
\$2,700,000	5+5.5	MEDITERRANEAN		



469 S SHERBOURNE DR

Exquisite brand new Mediterranean home features 5 bedrooms, 5 1/2 bathrooms, pool and attached garage. Chefs kitchen includes custom made cabinets and Viking appliances. Dining room has architectural wall design. Gorgeous Master Suite includes a private balcony, fireplace, steam room and a claw foot tub. Lush backyard with a sparkling pool and grassy seating area create a perfect harmony with indoor/outdoor style entertaining home. Just a stroll away from shopping centers and restaurants.

Aviva Markush 818-612-1246
COLDWELL BANKER SC

6407 W 5TH ST	Open	11-2	633A2	NEW
\$1,295,000	3+2	TRADITIONAL		




TRADITIONAL HOME IN PRIME BEVERLY GROVE READY TO REMODEL!

Ideally situated on one of the prettiest streets in the area, this home offers enormous potential for an investor or owner/user looking for a remodel opportunity. The home features a fantastic open floor plan, formal dining room and living room with fireplace, large kitchen with breakfast area, separate den with parquet floors, generous master bedroom with walk-in closet and sliding glass doors leading out to a private grassy yard, guesthouse, and detached garage.

MLS#14-755599
Allison Schwarz 310-433-0056
COLDWELL BANKER-SUNS

WWW.SELLINGBEVERLYGROVE.COM

1660 S CRESCENT HEIGHTS	Open	11-2	633A5	rev
\$759,000	2+1	1sty-SPANISH		



THE SPLENDOR OF YESTERYEAR! OPEN 11-2 PM AND TWILIGHT 6-8 PM

Fabulous "Spanish Casita" Renovated To Perfection! A bygone era of extraordinary vintage details throughout... skylight, arches, antique hardware, built-in deco china cabinets, stenciled doors & drawers, 1930's designer tile, wood floors, beautiful state-of-the-art "Marvin" windows, stunning gas efficient fireplace, updated plumbing, Miele Dishwasher, picturesque patio setting, tranquil grassy yard. Old world charm, meticulously restored to meet today's lifestyle! Desirable Westside Neighborhood!

MLS#14-746697
Deborah Justice 310-901-6062
JUSTICE RAY REALTY

stove, refrig, dishwhr, washer & dryer

607 N CURSON AVE	Open	11-2	593C7	NEW
\$1,295,000	2+2	SPANISH		



PERFECT HOME IN PRIME NEIGHBORHOOD

Set above the street with a perfect mixture of the original Spanish charm and modern improvements. The home features a central hall with views to the lush yard. Formal living and dining room, cooks kitchen with SS appliances and breakfast nook. There is a huge master bedroom suite with built in cabinetry, walk-in closet, fireplace, clerestory windows, French doors and spa like master bath. The park like yard features a raised dining area and mesmerizing Koi pond. Many system upgrades.

MLS#14-756807
Aaron Leider 310-954-0555
KELLER WILLIAMS RLTY

Awesomness

19 Beverly Center-Miracle Mile Condo / Co-op

412 ARNAZ DR #12	Refresh.	11-2	632J1	NEW
\$948,000	2+2	CONTEMPORARY		



SLEEK PENTHOUSE IN PRIME LOCATION

Sleek 2 bedroom penthouse-level condo with loft in prime location. A spacious bright unit offering stunning city views with dramatic vaulted ceilings, only 1 common wall, and drenched in wonderful natural light. Amenities include a gourmet kitchen, Listone Giordano wenge hardwood flooring, a master suite with expansive bathroom and walk-in closet, beautiful honed marble finishes in the bathrooms, a gas and wood burning fireplace in living room, rooftop deck, and a 2 car private garage.

MLS#14-756757
Tara Rodgers 3104159743
SOTHEBY'S INTL RLTY

Blt-Ins,Dshwshr,Dryer,Washer,Micro

1009 S BURNSIDE AVE	Open	11-2	633/C3	NEW
\$1,200,000	3+2	1sty-SPANISH		




STUNNING MIRACLE MILE SPANISH

Stylishly updated Spanish home in Miracle Mile. Enter the large living rm w/barrel ceiling and fireplace, a great place to soak up the plentiful natural light. Any cooks in the family? If so they will love this spacious beautifully updated kitchen w/stone countertops, glass tile backsplash and commercial grade DCS range & SS appls. The Master bedrm w/walk in closet has an updated spa-feel master bath w/Travertine tile & soaking tub. 2 add'l bedrooms & attached bonus rm. Hardwd flrs throughout.

Carrabba Group 323-899-2900
KELLER WILLIAMS RLTY

www.miraclemilelosangeles.com

1200 S CORNING ST #P307	Open	11-2	632J4	NEW
\$569,000	2+3	CONTEMPORARY		



CORNER UNIT PENTHOUSE 2+2.5

CORNER 2 LEVEL PENTHOUSE IN A SMALL, WELL MANAGED COMPLEX! TWO BEDROOMS/TWO AND A HALF BATHROOMS, BALCONIES

MLS#14-755209
Kathryn M Reitzen 310.617.4047
KELLER WILLIAMS BEVE

Dshwshr,Ntrwk Wire,Rng/Ovn

929 S STANLEY AVE	Open	11-2	633C3	NEW
\$1,135,000	3+3	SPANISH		



1924 SPANISH RETREAT

Leave the city behind in this refreshed and updated 1924 Spanish retreat. The three-bed, two-and-half-bath house offers interior rooms and outdoor areas bathed in natural light.

MLS#14-755475
Coleman Laffoon 323.702.5551
HILTON & HYLAND

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

\$74.95 Natural Hazard Disclosures

- 10 million E&O Insured
- Bill Through Escrow
- Online Ordering /Delivery



800.814.2922


myNHD.com

Think Green

TUESDAY

21 Silver Lake - Echo Park Single Family

X 3418 WINSLOW DR	Lunch 11-2	594C6	NEW
\$1,197,000	4+2	2sty-CRAFTSMAN	



CIRCA 1908 CHARACTER CRAFTSMAN WITH VIEWS AND YARD!

With a commanding hilltop siting, panoramic views and distinct original character, this c1908 Silver Lake craftsman set behind gates is in a league of its own. Updated large eat in kitchen with breakfast room and original built ins, opens to flat back and side yards, skirting the residence with privacy and serenity. Upstairs is a flexible floor plan with 4 bedrooms, all with over scale closets, including a large master with stunning scenic views. First time on the market in over 30 years.

MLS#14-757005	
Konstantine V./Rick Y.	323-270-1725
SOTHEBY'S LOS FELIZ	
www.3418winslow.com	

X 1427 N CORONADO ST	Lunch 11-2	NEW
\$799,000	4+2 1sty-SPANISH	

Spanish bungalow in the heart of Silver Lake. Four bed, two bath remodeled home w/ updated kitchen. Spacious, open floor plan that extends out to a flat backyard ideal for summer night entertaining.

Jessica Andrews	310-729-4274	KELLER WILLIAMS RLTY
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2127 OAK GLEN PL	Open 11-2	594E5	NEW
\$659,000	2+2	CONTEMPORARY	



SLIVER LAKE CHARM

Live the dream Urban lifestyle in this remodeled and ready to move in desirable neighborhood of Silver Lake. Minutes to so many great restaurants, Silver Lake Reservoir, Echo Park and Dog Park. Conveniently located for easy access to other great areas such as Downtown LA. So many great upgrades. Renovated in 2011. A definite must see!

MLS#14-756847	
Matthew Yim	323-251-1481
COLDWELL BANKER-BH N	
Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

21 Silver Lake - Echo Park Condo / Co-op

X 1653 MICHELTORNA ST, UNIT 4	Lunch 11-2	NEW
\$579,000	2+1.5 CONTEMPORARY	



JOIN US FOR LUNCH!

Sophisticated and sought-after Silverlake town home in a small complex. Main floor features formal entry, powder room, updated kitchen, dining area, living room w/ fireplace and lanai with big DTLA and basin views. Lower-level has two spacious bedrooms, two patios, full bath, laundry and spacious closets. Side-by-side secure parking and a large private storage room. Just a short stroll over to the Reservoir or down to Sunset for brunch at Dusty's or grilled cheese at Haywood.

Courtney Smith	323.899.8509
NORMAND&ASSOCIATES	
Range, Fridge, W/D, Central Air & Heat	


22 Los Feliz Single Family

3842 CARNAVON WAY	Refresh. 11-2	594C2	NEW
\$2,699,000	5+5.5	MEDITERRANEAN	

Views high up in Los Feliz Hills. Dramatic entrance, gorgeous master w/huge bath overlooking the city. Generous landscaped grounds w/grassy area, patios, outdoor BBQ, and cabana. Swimmers/ozone pool.

MLS#14-756641	
Blt-Ins, FP,Chef's kit.	
Neviaana Hristova	323.578.1051
SOTHEBY'S LOS FELIZ	

4517 DUNDEE DR	Open 11-2	594-A2	NEW
\$2,599,000	3+2.5	2sty-CONTEMP MED	



EXTREME PRIVACY ~ EPIC PANORAMIC VIEWS

EXTREME PRIVACY. EPIC VIEWS. Long Gated driveway. Provence sophistication with a relaxed interplay of interior comfort and exterior wonders.Head on Downtown, Ocean, City / Dodgers Lights, San Gab Mountains and direct Observatory VIEWS. Massive wraparound entertainment deck redefines the indoor outdoor concept. Huge master en suite on the top floor provides seclusion. Romantic evenings/unparalleled sunset; sit back with crostins of goat's cheese, almond cream gateau and you are in Provence.

Patricia Ruben	3236712310
SOTHEBYS -LOS FELIZ	

3980 FARMOUTH DR	Open 11-2	NEW
\$2,495,000	4+3.5 2sty-CONTEMPORARY	




LOS FELIZ HILLS STUNNER!

"Chicly" Remodeled Contemporary boasting expansive City Light and Mountain Views! Two stories of sun-drenched, illuminated living, dining and bedroom areas. Flowing bamboo and tile flooring throughout, floor to ceiling glass on both levels, bonus room/office w/ private courtyard & flowing fountain, 3 sprawling indoor/outdoor decks, central control stereo w/ indoor/outdoor speakers, wet bar, 2 gas/wood burning fireplaces, etc. A must see, on one of the most coveted streets in the Los Feliz Hills!

Bruce Bartkow	(310) 623-1315
KELLER WILLIAMS HH	

5015 LOS FELIZ BLV	Open 11-2	NEW
\$1,795,000	4+5 2sty-TRADITIONAL	



FIRST TIME ON THE MARKET - 60 YEARS!

Traditional 2 sty colonial perched above and back from the boulevard. Classic center hall plan consisting of 3500 square feet on an almost 13,000 square foot lot. Downstairs: Spacious LR & FDR. Charming family rm w/ fp/c, and den with wet bar. Powder rm. Maid's room and bath. Upstairs: 3 large bedrooms, 2 bathrooms all with exceptional closet space. Both the family rm and dining rm open onto the patio, the lovely gardens, the large pool, and pool house.

Ken Church	323-762-2519
KW - LARCHMONT	
Garbage Disposal	

3823 FRANKLIN AVE	Refresh. 11-2	594/C4	NEW
\$1,525,000	4+3.5	3sty-CONTEMPORARY	



A TOUCH OF HOLLYWOOD REGENCY.....

Franklin Hills contemporary offers westward panoramic views. Vintage 70's lighting plays off freshly painted retro colors paired with sophisticated styling by Cisco Home furnishings for a total 2014 finish. Your client's will love it! 1st level offers; 4th bdrm suite,office or creative space. 2nd level;open living-dining and kitchen-family-room opening to back patio w/spa and lounge area.3rd level features Master + 2 /Jack&Jill. Elevator helps with the groceries! 3 car garage. Franklin Elementary

Karen Lower	323 804 8043
COLDWELL BANKER-BH N	
Elevator, 4300 sqft.	

1922 N WESTERN AVE	Refresh. 11-2	593H3	NEW
\$1,199,999	3+2	1sty-TRADITIONAL	



EXQUISITE DESIGNER REMODEL IN PRIME LOS FELIZ!

This gated and private traditional home is a perfect location complete with oversized 8,000 sqft lot with motor court. Step inside to sun-filled spaces with high beamed ceilings and open concept kitchen, formal dining and bonus room/den or office. Attention to detail throughout incl the generous kitchen and baths featuring new cabinetry, stainless steel refrigerator, freezer, dishwasher and range. Enjoy the hardwood floors and fireplace.


MLS#14-755923	
Tai Savetsila	310-513-5000
RODEO REALTY INC.	
www.AgentsOfLA.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

2258 RONDA VISTA DR	Refresh.	11-2	594C4	NEW
\$1,195,000	2+2	SPANISH		




IEWS & LARGE LOT !!!

A beautiful Spanish perched in lovely Franklin Hills. Enjoy views from every room. Original hardwood floors, tile in the bright kitchen, classically updated full bathrooms w/high end fixtures, beautiful tile, & smart lighting design. Spacious kitchen w/an adjacent pantry/laundry/wine room. A classic dining room w/spectacular views. An inviting & spacious living room with a wood burning fireplace. NOT TO BE MISSED!

MLS#14-756835
Colin Hoffmeister 310-435-4206
KELLER WILLIAMS RLTY

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

2431 N CATALINA ST	Open	11-2	593J2	rev
\$1,499,000	3+3	COUNTRY ENGLISH		



IEWS ACROSS THE CITY W/ GUESTHOUSE AND FLAT LAWN

Best price in Los Feliz hills, ready for you to move in, or put your own "stamp" on it. This home captures a breathtaking view across the city. All this plus a separate guest house/office, grassy lawn with playhouse, two expansive decks with spa, shaded by huge pines. Lots of original character intact, step down living room, 3 fireplaces, large open cook's kitchen w/ banquette & top of the line appliances. Lots of storage space.

MLS#14-743911
Carter + Orland
KELLER WILLIAMS RLTY

www.carterorlandestates.com

3444 GLENHURST AVE	Lunch	11-2	594/D2	NEW
\$739	3+2	1sty-SPANISH		



CHARACTER 1930'S ATWATER 3 BED/2 BATH W/ORIGINAL CHARACTER

Beautiful 1930s Atwater Village Spanish w/original 3 bedroom 2 bath layout, nicely located just 1/2 block from The Village. Perfect for entertaining both formal and informal dining rooms. The living room features 10' ceiling with lighted dome, arched French windows and an original cherub tiled fireplace. Original decorative tiling and molding through out. Large rear yard with numerous fruit trees. Wisteria draped gazebo in front of the outdoor fireplace. Truly a one-of-a-kind Spanish gem!

Kevin Williams/Monteer 323-804-6409
COLDWELL BANK LF

Stove,refrig,washer,dryer,microwave

22 Los Feliz *Condo / Co-op*

4041 PERLITA AVE, UNIT D	Refresh.	11-2	564D7	NEW
\$375,000	2+1	TRADITIONAL		



GORGEOUS ATWATER VILLAGE GARDEN STYLE CONDO

Gorgeous Atwater Village Garden Style Condo in 4 unit cluster. 2+1. North of Los Feliz Blvd. Close proximity to everything! Light and bright, original hardwood floors and character. Top floor unit. Central Air and Heat. 1 car garage... Amazing opportunity to be in Atwater Village at a great price. These units don't pop up that often and this one will go fast...

JOE DEVARENNE 213.703.1633
SOTHEBY'S LOS FELIZ

2514 N COMMONWEALTH AVE	Open	11-2	594B2	red
\$2,985,000	5+6	ARCHITECTURAL		



REDUCED \$200K - BRING ALL OFFERS!

Contemporary home poised up and above the street with gated entry this one of a kind architectural home is perfect for the discerning buyers looking for a large family home that is bright & open with lots of creative living space. Featuring over 3,900 sq. ft. with 5 large bedrooms and 6 tastefully done baths, a cook's kitchen delight, formal and informal dining & entertaining areas, large 2 car garage, generous storage, multiple outdoor spaces, swimming pool and beautiful gardens.

MLS#14-734163
Brian Ades 310-503-8080
SOTHEBY'S SUNSET STR

Dshwshr,Rng/Ovn

22 Los Feliz *Income*

2025 N HOOVER ST	Open	11-2	594	NEW
\$995,000	1sty-CONTEMPORARY			



TWO ON A LOT IN THE HEART OF LOS FELIZ

Two houses on a lot in Prime Los Feliz. Front house...2027 Hoover has 2 bedrooms and 1.75 baths with an additional flex space that could adapt as 3rd bedroom or home office. Back house... 2025 Hoover has 2 bedrooms and 1 bath with an additional space that could be 3rd bedroom or home office. Updated kitchen and baths, off street parking, fireplace in front house. Separate yards. Conveniently located to Los Feliz Village shops, restaurants, theatres and more. Front house to be delivered vacant.

Kirk Gerou 323.671.1272
BERKSHIRE HATHAWAY

www.2027Hoover.com

4811 BONVUE AVE	Open	11-2	594A2	red
\$2,897,000	299-5000 4+3.5	3sty-SPANISH		



GRAND SCALE, GREAT VIEWS, GORGEOUS FINISHES, GREAT REDUCTION


Original Spanish details combined with the best of contemporary design. Features include: A versatile room (currently set as a den/screening room) with separate entrance, a large living room with skyline views, a Chef's kitchen with stainless appliances (marble counters, two pantries), a family room with built-ins and outdoor access, a master suite with private skyline viewing deck and over-sized walk-in closet, two guest suites+bonus sun room, heated pool/spa, grassy yard. Everything you want!

MLS#14-749419
JEFF YARBROUGH 310.734.2100
L.A. LUXE GROUP / KW

www.4811Bonvue.com

28 Culver City *Single Family*

10627 YOUNGWORTH RD	Open	11-2	672H4	NEW
\$2,200,000	3+4.5	RANCH		




SPECTACULAR VIEWS FROM CULVER CREST

2,950 square feet of exquisite living space. California indoor/outdoor living at its best. Sweeping views from the Marina across to the Santa Monica Mountains. Unique open floor plan designed for entertaining and to maximize the spectacular views. 3 bedrooms, den, 4.5 baths, attached hidden office. Gourmet kitchen. Sunken level master suite with vaulted ceiling, breathtaking views, fireplace, and direct access to deck spa. Mahogany, stone, and tile flooring. Solar panels.

Dannie Cavanaugh 310-837-7161
CAVANAUGH REALTORS

Solar panels

2576 ABERDEEN AVE	Open	11-2	594A2	rev
\$1,799,000	3+4	MID-CENTURY		



THE BLEEKER RESIDENCE, 1955. HANS WALLNER AIA

Sited on one of the most important streets in Los Feliz. This gated drive-on estate is a prime opportunity for a remodel or to build a dream home. Located 3 lots east from the highest recorded sale in Los Feliz history, this 2,774 sq. ft. home features 3 bedrooms, 4 bathrooms, pool, and a lower level guest quarters all on an approx. 18,000 sq. ft. lot.

MLS#14-755107
Jory Burton 310-860-4515
SOTHEBY'S INTL RLTY

www.2576Aberdeen.com



THE MLS .COM
Most Accurate Real Estate Source

4339 CORINTH AVE	Open	11-2	672E4	NEW
\$649,000	3+2	TRADITIONAL		




WONDERFUL 3 BEDROOM HOME!

Beautifully landscaped 3 bedrooms, 1.5 baths home with hardwood floors, central heat and air conditioning and lots of closets for storage. Large living room with fireplace. Eat-in kitchen has many cabinets and a breakfast bar. Front and rear yards have timed sprinkler systems, house has a security alarm, 2 car garage with a bonus room which opens to a wonderful yard. Home is located on a lovely street. Culver City address only, property is in City of Los Angeles w/LA City Schools and services.

MLS#14-756561
Mark Miller 310.860.7595
BARCODE PROPERTIES

Blf-Ins,Cing Fan,Dshwshr,Grbg Disp,Other

30 Hollywood Hills East	Single Family			
6354 BRYN MAWR AVE	Open	11-2	593F3	NEW
\$3,499,000	3+4	2sty-SPANISH		



STUNNING HWD HILLS ESTATE- GATED PRIVACY & SPLENDID DETAILS

Priv drive leads to estate w/ beautiful Olympic-length Pool set amid tall trees and surrounding City Views. 1st Class Amenities incl: White Oak floors, bespoke Kit w/ Island& eat-in Brkfst Rm, Lefroy Brooks ultra plumbing fixtures & Smart House technology. Huge st-to-st lot w/ professionally designed landscape,2 car-Garage + motorcourt + add'l guest parking on Ivarene. Bonus Rm serves as Theatre, Ofc or 4th BR Suite with minimal changes. There is nothing like this anywhere in the Hwd Hills !

MLS#14-756967
Ernie Carswell 310.345.7500
TELES PROPERTIES

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

8747 CATTARAUGUS AVE	Open	11-2	632J7	rev
\$680,000	2+3	MODERN		




NEW CONSTRUCTION MODERN OASIS GREAT NEW PRICE - \$70K RED!!

All new construction in 2007. This is a one of a kind, must see house. Securely surrounded by compound style exterior, the special quality of this property is realized as soon as you enter the front gate. Two story high quality construction above and beyond requirements or expectations. Among the highlights of this home is a 600 sf rooftop deck with magnificent views of sunsets, Hollywood Hills, Downtown LA and westward vistas. Another surprise is a fully finished detached 400 SF studio.

MLS#14-751417
Martin Feinberg 310.729.6573
KELLER WILLIAMS-SM

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

6174 MULHOLLAND HWY	Open	11-2	563-F7	NEW
\$1,497,000	3+3	MID-CENTURY		



TOP OF THE CANYON MID-CENTURY


Chic Mid-century high atop Beachwood Canyon w/amazing canyon & city-lights views. Open concept living, w/walls of glass & skylights, lets the sunshine in & offers views from every vantage point. Lux finishes & fixtures throughout. Designer kitchen w/Caesarstone counters, Anne Sacks tiles & SS appliances. Master en suite w/dressing room & modern spa bath. Patio balconies on both levels allow for easy indoor & outdoor entertaining or stargazing. Watch the next moon eclipse from your balcony deck.

MLS#14-756967
Rose Ware 213-369-9171
BHHS - BEVERLY HILLS

Dshwsh,Grbg Disp,Hood Fan,Ovn/Range

28 Culver City Condo / Co-op

4900 OVERLAND AVE, UNIT 310	Refresh.	11-2	NEW
\$429,000	1+1		




1 BED LOFT/1 BATH, 1,010 SQFT - LIVE/WORK/PLAY/RELAX CONDO

TOP floor condo with Soaring Lofted Ceiling, Bright Open Feel, Balcony and Fireplace. Amenities include Pool, Spa, Tennis Court, BBQ , Tandem Garage Parking. Walk to Downtown Culver

MLS#14-754465
Nick Fichera 6304600820
KW LOS FELIZ | ROOF

Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro

6149 ROCKCLIFF DR	Open	6:30-8	563G7	red
\$1,897,000	1995000	3+3	2sty-MEDITERRANEAN	



GATE MEDITERRANEAN OASIS

Romantic Mediterranean villa with incomparable views of city, canyon, hills & vineyard vistas. Dramatic step-down living room with high-beam ceilings, coved archways, wide-plank wood floors & fireplace that leads to an oversized dining room. Chef's dream kitchen has a center island & wine cellar. French doors open from all public rooms out to lush garden patios & grassy yard. Master suite with walk-in closet and two spacious Jack & Jill bedrooms. The ever-present views greet you from every room.

MLS#14-730005
Rose Ware 213-369-9171
BHHS - BEVERLY HILLS


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

8309 SUMMERTIME LN	Open	1-2	672H4	NEW
\$355,000	1+1	2sty-TRADITIONAL		

Top floor location!! Great balcony overlooks pool, trees, stream & brook below, a place to enjoy sunsets! Vaulted ceilings. Updated kitchen & bathroom. w/in feet of unit. 2 tandem parking spaces

MLS#14-754465
Dora Rivas 310-202-1054
Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro
GIBSON INTERNATIONAL

6809 IRIS CIR	Open	11-2	593E3	red
\$1,100,000	+200000	3+3	SPANISH	



6809 IRIS CIRCLE

Own a piece of Hollywood history! Sitting atop a highly desirable mound in historic Whitley Heights with a stunning view of Hollywood. Former home of 1920's movie star Marie Dressler. Beautifully decorated front entryway leads you into this authentic, very charming, Spanish Revival built in 1926. Domed ceilings, scalloped entryways, beautiful wrought iron treatments over arched windows. Wood floors throughout. Spanish tiled kitchen with a breakfast room and formal dining room.

MLS#14-742275
Jeffrey Lemen 3104822033
KELLER WILLIAMS-SANT

Blf-Ins,Dshwshr,Dryer,Hood Fan,Rng/Ovn

29 Westchester Single Family

8007 CAMPION DR	Open	11-2	702D2	NEW
\$1,775,000	4+6	CONTEMPORARY		



CUSTOM HOME OVERLOOKING LA BASIN

Large custom home w/ pool overlooking entire LA basin from Santa Monica Bay to DTLA. 4 en-suite bedrooms with bonus room, studio/ media room and large garage - this house offers tremendous volume and value. Rooftop deck with commanding views of seemingly everything. One owner maintained this great westside residence perfectly for over 25 years.

MLS#14-755507
Coleman Laffoon 323.702.5551
HILTON & HYLAND

BBQ,Cing Fan,Dshwshr,Dryer,Grbg Disp



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Put their Property in the MLS

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

TUESDAY

30 Hollywood Hills East Condo / Co-op

5926 CHULA VISTA WAY	Refresh.	11-2	NEW
\$2,750	2+3	CONTEMPORARY	

FRANKLIN VILLAGE TOWNHOME FOR LEASE

Look around Hollywood today and you will find new construction at every corner indicating the growing demand for property in one of the most sought after destinations in the world. Franklin Village offers unique shops, restaurants, gourmet markets and living spaces located at the base of the Hollywood Hills. This unique Chula Vista Townhouse features 2 bedrooms, 3 bathrooms on 3 levels with a 2-car direct access garage, Washer & Dryer, Dishwasher, Fireplace and so much more.

Chris Danna 323 382 8708
NOURMAND & ASSOCIATE

Washer/Dryer Dishwasher Fireplace Garage

31 Playa Del Rey Single Family

235 FOWLING ST	Open	11-2	702/A3	NEW
\$1,399,000	3+1.5	2sty-CALIFORNIA BUNGALOW		

HISTORIC PLAYA DEL REY BLUFF HOME W/ AMAZING OCEAN VIEWS!

This charming 3 BR + 1.5 bath historic 2 story home has explosive ocean views from both levels and a flat backyard. The open floor plan living room/dining room overlooks the ocean through a bank of expansive windows, filling the home with light. Located on the desirable northwest ocean view bluffs adjacent to Silicon beach and the quaint beach town of Playa Del Rey. Great potential.

Melissa Alt 424-202-3232
TELES PROPERTIES

31 Playa Del Rey Condo / Co-op

8515 FALMOUTH AVE, UNIT 424	Open	12-2	702/C3	NEW
\$699,000	3+2	4sty-MODERN		

Extensively remodeled corner Penthouse w/incredible mountain and city views! 3BD/2BA with balcony, Cathedral ceilings, fireplace & much more

www.JesseWeinberg.com
Keller Williams Realty 800-804-9132 JESSE WEINBERG

34 Los Angeles Southwest Income

1610 W 36TH PL	Open	11-2	673J1	red
\$459,900	47-5000	CRAFTSMAN		

MAKE THIS HOME YOUR OWN!

This 1910 Craftsman duplex is on the market for the first time in 50 years. It has original period details ,built in cabinetry, hwd floors, complete with interior details but is in need of some updates and TLC. Property includes 4bds 2baths plus a legal apartment at the back of the house and a 3 car garage with mechanics bay. Close to USC and transit. Call to make an appointment.

Elgin P. Grant 323-336-7711
COLDWELL BANKER HPN

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

39 Playa Vista Condo / Co-op

13044 PACIFIC PROMENADE, UNIT 129	Refresh.	11-2	NEW
\$779,000	2+2.5	CONTEMPORARY	

COMPLETELY UPDATED TWNHM

Highly desirable first floor unit with everything upgraded. Over 1800 sq.ft. Open living room, cook's kitchen, 3 section patio. Caesarstone, granite, hardwood. Must see!

Hartman Cole 310-301-9424
COLDWELL BANKER

Range, W/D, BBQ, Fridge

41 Park Hills Heights Single Family

5375 STILLWATER DR	Open	11-2	673B2	NEW
\$550,000	2+2	TRADITIONAL		

FIXER WITH FANTASTIC VIEWS IN BALDWIN VISTA

Fantastic opportunity to add value to a home with gorgeous, unobstructed views in coveted Baldwin Vista. Come see what the buzz is about. Cul-de-sac street, great hiking right out the front door, ocean breezes and easy access to Expo Line. Probate sale subject to court conf and overbid.

MLS#14-756127
Lorin Ruffenberg 310-780-0214
PARTNERS TRUST BEVER

Hood Fan,Rng/Ovn

3761 SUTRO AVE Refresh. 11-2 673G2 **NEW**

\$415,000	2+1	1sty-TRADITIONAL
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TRENDY LEIMERT PARK - ONE OF LA'S HOTTEST NEIGHBORHOODS

This home is just waiting to be reborn and restored to it's original splendor. The property consists of 2 bedrooms, 1 bath, living room with fireplace, formal dining room, and large wooden deck patio. Tons of potential. Near major transportation, the light rail, Leimert Park Village where there is a park and restaurants, night clubs, and shopping. This is one of the hottest neighborhoods in Los Angeles. There is major redevelopment in progress all around.

Rhonda Payne 213-503-5282
RODEO REALTY

53 Woodland Hills Single Family

22219 MIRANDA ST	Open	11-2	559J1	NEW
\$898,000	5+4	TRADITIONAL		

PRIVATE AND TRANQUIL ENTERTAINER'S PARADISE

Beautiful traditional home in great Woodland Hills location, just moments from Woodland Hills Park, Ventura Blvd., the 101 freeway, great eateries, and high-rated schools. Spacious and secluded, this home is the epitome of California living. The massive entertainer's yard is complete with a saltwater pool with waterfall feature, adjoining spa, gas fire pit, grassy yard, built-in BBQ, outdoor dining area, soothing fountain, and children's playground.

MLS#14-756163
Eli Karon 310-701-4779
TELES PROPERTIES

www.22219mirandast.com

60 Tarzana Condo / Co-op

18550 HATTERAS ST #43	Open	11-1	560J1	NEW
\$298,000	2+3	OTHER		

PRIVATE, GATED, RESORT STYLE LIVING IN TARZANA

Bright and inviting townhouse representing one of Tarzana's best values. Inviting entry warmed by wood floors lead to the living room and dining room just off the spacious kitchen stainless steel range and dishwasher. Escape upstairs to the peace and quiet of the large master and guest bedrooms with newer carpet. Enjoy the comfort and convenience of your own private garage with direct entry into a "mud room" with washer and dryer hook-ups.

MLS#14-756111
Eli Karon, Peter DiVito 310-701-4779
TELES PROPERTIES

www.18550hatterasstree43.com

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.)

TUESDAY

62 Encino Single Family

X 4550 HAYVENHURST AVE	Lunch 11-2	561E4	NEW
\$1,199,000	3+3		



JOIN US FOR LUNCH!

This beautiful gated and private 3 bedroom 3 bath home is located moments away from shops and restaurants. The open and light kitchen is equipped with built in appliances and a center island with wine rack. Luxurious master bathroom with relaxing spa tub and separate shower. The living and dining rooms open up to a private backyard with a glistening pool and waterfall perfect for a weekend BBQ and parties. Property is located in the Lanai School District, per Seller.

MLS#14-755881

JB Fung
JOHN AAROE GROUP

Blf-Ins,Pool

72 Sherman Oaks Single Family

X 15034 ENCANTO DR	Lunch 11-2	561 H5	NEW
\$1,899,000	4+3.5	3sty-ARCHITECTURAL	



FABULOUS ARCHITECTURAL WITH CANYON VIEWS. ULTIMATE IN STYLE


Dazzling architectural design by Lamb & Glasgow. Concrete, stone & natural wood converge outdoor & indoor space with walls of glass and tranquil canyon views. The 5 terraces are enhanced by the soothing sounds of falling water and lush zen gardens. The open floor plan flows from living, dining and entertaining spaces. The interiors are magazine quality with soaring ceilings, chef's kitchen, mood lighting integrated sound system, bizazza tile and electric shades. Perfect place to entertain.

Built 2004, www.15034encanto.com

Brenda Catalano 310-614-6659
COLDWELL BANKER-BH N

Built 2004, www.15034encanto.com

4214 PARRAL PL	Open 11-2	561	NEW
\$1,189,000	3+2.5	2sty-TRADITIONAL	




SHERMAN OAKS HILLS

Beautifully redone 3 bed, 2.5 bath classic traditional with Views. This home sits south of the Blvd in the hills of Sherman Oaks and boasts high end quality finishes. With vaulted beamed ceilings, wood and stone floors, and designer tile in kitchen and bathrooms. Open living/dining room, separate family room that opens to the kitchen and eat in area. Numerous built ins and plenty of storage. 2 bedrooms down and a private Master suite up.

Kelly Sutherland 3106784830
COLDWELL BANKER-BHS

Built 2004, www.15034encanto.com

X 14659 ROUND VALLEY DR	Refresh. 11-2	561 J5	NEW
\$949,000	3+2	1sty-CONTEMPORARY	



UNOBSTRUCTED CANYON CONTEMPORARY

Unobstructed, panoramic canyon & valley views from all rooms. High ceilings w/open floor plan. Huge cook's kitchen w/travertine floors, gorgeous granite counter tops & an island open up to a large dining & living room. New cabinets. Subzero refrigerator & Thermador oven & stove. Large master bedroom w/walk-in closet lead to lux bathroom w/claw-footed custom bathtub. Separate wing w/another separate bedroom & private bath. Approx 420 sqft bonus rm. Garage w/direct entry. Perfect for entertaining.

2nd Broker's OH Friday 5/9 11-2

Michelle Bolofin 310-463-7278
GIBSON INTERNATIONAL

2nd Broker's OH Friday 5/9 11-2

5538 STANSBURY AVE	Open 11-2	562B2	NEW
\$695,000	3+2	RANCH	



CUL DE SAC HOME PLUS GUESTHOUSE

Charming traditional 3 bedroom, 2 bath cul-de-sac home WITH GUESTHOUSE. Enter through a courtyard patio with bubbling fountain into the living room with fireplace and skylight. Dining room with brick spitfire rotisserie opens to a cook's kitchen. Master suite with lots of closet space overlooks the courtyard. Sliding doors off living and dining open to a grassy yard with tire swing and a separate play yard. Welcome visitors to the freestanding guest house with kitchenette and bath.

MLS#14-756941

Deborah Bremner 310-800-2954
JOHN AAROE GROUP

BBQ,Blf-Ins,Cing Fan,Dshwshr,Dryer,Other

73 Studio City Single Family

X 11488 DONA DOROTEA DR	Refresh. 11-2	592H1	NEW
\$1,998,000	5+4	TRADITIONAL	



DONE TO PERFECTION!

Beautifully appointed, private, gated with 5 bedrooms and 4 baths in the Studio city hills. Done to perfection!! Very light and a great open floor plan. Fabulous galley open cook's kitchen with top appliances. Gorgeous master suite with amazing walk in closets. This perfect impeccable home speaks for itself. What an amazing view of the canyons and city. Spectacular heated pool, great backyard, carpenter school.

MLS#14-750077

Adrienne J Kessler 310-722-6699
RODEO REALTY - BH

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

12455 SARAH ST	Open 11-2	562/F4	NEW
\$1,699,000	6+4.5	TRADITIONAL	



LARGE STUDIO CITY POOL HOME ON CORNER LOT!


This very spacious Studio City hedged and gated 6 bedrooms + 4 1/2 baths pool home is situated on a large lot of 8,733 sqft. There is a great flexible floor plan that boasts a living room, dining room, den/family room and an office. There are 3 bedrooms downstairs and 2 large bedrooms upstairs. In addition, there is a multi-level 1 bedroom guest or maids quarters that is attached with a kitchenette and its own entrance. The front yard is lush with fruit trees and rose bushes.

www.RandyAndTomHomes.com

Tom Scrocco/Randy Isaacs 310-887-0229
COLDWELL BANKER - SS

www.RandyAndTomHomes.com

11020 WRIGHTWOOD PL	Open 11-2	563A6	NEW
\$1,695,000	4+4	1sty-ARCHITECTURAL	



GREGORY AIN, ARCHITECT: THE TUFELD RESIDENCE, 1953.

Gregory Ain, Architect. Garrett Eckbo, Landscape Architect. First time on the market: The Tufeld Residence, 1953. Designed for Television/Radio Announcer Richard Tufeld and his family, Ain's social living plan is cohesively integrated with Garrett Eckbo's abstract garden landscape. Eckbo's oval pool, set within a wide circular pattern incorporating lawn and hardscape, presents contrasting geometries to Ain's architecture. Most all original historic fabric remains intact and in good condition.

MLS#14-756705

Ilana Gafni 310-779-7497
CROSBY DOE ASSOCIATE

Blf-Ins,Dshwshr,Grbg Disp,Intrcm,Rng/Ovn

X 4150 KRAFT AVE	Refresh. 11-2	562J5	NEW
\$1,199,000	4+3	2sty-TRADITIONAL	



CHARMING, BEAUTIFUL!

This charming 4 bedroom , 3 bath Colfax Meadows home is in a great location and has a fabulous floor plan.. Master suite upstairs. Private, quiet backyard with a wonderful spa. Has great curb appeal. Within walking distance to Tujunga Village. Perfect location in Carpenter School District!! See private remarks.

MLS#14-748793

Adrienne J Kessler 310-722-6699
RODEO REALTY - BH

Cing Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

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

TUESDAY


3460 BERRY DR	Open	11-2	562J6	rev
\$1,475,000	2+2	1sty-RANCH		

Fixer opportunity to remodel, expand, tear-down. Gated, pvt residence in prime Studio City Hills surrounded by multi-million dollar estates. Home sits on a rare flat pad w/ a 180 degree great view.

MLS#14-755149	Pool, Spa, Large deck, Big Grassy Yard	
Lynn Teschner	323-610-8565	THE AGENCY

89 Calabasas Single Family

4431 PARK AURORA	Lunch	11-2	559-F5	NEW
\$1,599,000	5+3.25	2sty-CONTEMP MED		



BEAUTIFUL, CLASSIC CALABASAS HOME ACROSS FROM THE PARK

Redone 5 BR,3.25BA home conveniently located walking distance to the Commons, across the street from the park and lake on a quiet cul-de-sac street. Lush landscaping front and back. MBR suite dn, 4 BRs up. Bamboo HDWD and Basalt stone tile floors throughout. LRG eat-in kit w/island, granite counters,built-in desk & bookshelves. Top of the line SS appliances, 3 ovens(one convection),island cooktop. FMRM. Formal DR. Powder room. Back of the house opens to a beautiful, prvt yd w/pool.A gem!

Debra Usher	310 560-0079	3 ovens,MW,refrigerator,cooktop.
SOTHEY'S INT'L-BH		

95 Mount Washington Single Family

3716 SAN RAFAEL AVE	Open	11-2	594J4	NEW
\$799,000	3+2	1sty-MID-CENTURY		



WHEN NOTED 60'S ARCHITECT FRANK BUCK

was ready to build his own home he chose the perfect site to elevate the house to the view, provide a level yard & be part of a vibrant, active community. And so 3716 San Rafael was born. Infused w/signature elements of its 1979 period, it starts w/an iconic curved floating staircase that welcomes you to the front lanai, 7.5 ft double doors that open to casually elegant circular flow & the clean lines so appreciated when it was new & coveted even more now.

MLS#14-757035		
Liz Johnson	323-397-6041	View!
TELES PROPERTIES		

1284 Highland Park Single Family

6201 OAK CREST WAY	Lunch	11-2		NEW
\$529,000	2+1	CRAFTSMAN		



JOIN US FOR LUNCH!

Ideally situated on one of the coolest streets in HP, this sweet CA bungalow perfectly captures the feeling of "home". Hardwood floors, country kitchen w/ Wedgewood stove, period built-ins, decorative FP and restored original windows will give you that warm and cozy feeling. Bonus detached structure is perfect home office, art studio or meditation room. Large garage, plenty of off- street parking. A covered patio for entertaining leads to an other-worldly garden... you're in LA but miles away.

Courtney Smith	323.899.8509	Range, Fridge, W/D, Central Air & Heat
NOURMAND&ASSOCIATES		

WEDNESDAY

WEDNESDAY OPEN HOUSES

44 Westlake Village Single Family

32755 WELLBROOK DR	Open	11-2	557A7	rev
\$1,595,000	5+5	SPANISH		



THREE SPRINGS HOME

Located in the much desired Three Springs area, is this extensively renovated 5 bedroom, 4.5 bath home. Enjoy the airy, bright, open home that features a gourmet kitchen which opens to a spacious family room, formal dining room, living room with vaulted ceilings that opens to the terrace and pool, luxurious master suite w/spa-like tub & shower, 3 fireplaces, great closet and storage space, newly landscaped.

MLS#14-748315		
Donald Heller	424-400-5920	www.32755Wellbrook.com
THE AGENCY		

88 Agoura Single Family

5922 CAREYBROOK DR	Open	11-2	557J4	red
\$1,999,000	7+6			



GREAT CUL-DE-SAC HOME

Newly renovated, light filled home, on cul-de-sac; 7BR (5 up & 2 down), 5 1/2 BA. Vaulted entry w/grand wood staircase. Large living room w/fireplace & vaulted ceilings, spacious private dining room. Inviting family room w/fireplace & French doors leading to the entertainers backyard w/pool, spa, fire pit, barbecue & grassy back yard. Gourmet kitchen w/Viking appliances, marble & granite counters, designer marble backsplash, island & large breakfast area. Hardwood floors throughout living area.

MLS#14-735363		
Donald Heller	424-400-5920	www.5922Careybrook.com
THE AGENCY		

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