



# exclusive luxury listings



**1. PALAZZO DI AMORE | 9505 LANIA LANE**  
\$129,000,000 | \$375,000/MO  
VINEYARDS | TENNIS COURT  
APPROXIMATELY 25 ACRES

**2. MAISON ROGER | 9555 HEATHER ROAD**  
\$22,500,000 | \$120,000/MO  
TENNIS COURT  
APPROXIMATELY 1.3 ACRES  
MAISONROGERBH.COM

**3. 10909 SAVONA ROAD**  
\$6,495,000  
OCEAN VIEWS  
SAVONAROADBELAIR.COM



NEW LISTING



NEW PRICE | OPEN TUE 11-2PM

**STACY GOTTULA**

DIRECTOR, LUXURY ESTATES DIVISION  
323.610.7191 | LIC. # 01372678  
STACYGOTTULA.COM | THEAGENCYRE.COM





HILTON & HYLAND







**21 OAKMONT DR**  
BRENTWOOD  
\$42,000,000

LINDA MAY 310.492.0735

OPEN TUESDAY 11-2



**2200 SUMMITRIDGE DR**  
BEVERLY HILLS  
\$22,800,000

ROXANE ALMEDIA, BRANDEN WILLIAMS  
RAYNI WILLIAMS 310.310.9649

OPEN TUESDAY 11-2 & TWILIGHT 6-8PM



**1244 MORAGA DR**  
BEL-AIR PLACE  
\$33,750,000

JEFF HYLAND 310.278.3311

BY APPOINTMENT ONLY



HILTONHYLAND.COM



# Robert Gordon, AIA (with updates)



3 Bedrooms 3 Baths, Media Room, 3-Car Garage, and Gated Courtyard Parking

\$ 2,280,000

This 1967 Modern Ranch Style residence was originally designed by local AIA Chapter President Robert Gordon, and has been creatively warmed by the current owners incorporating a high quality Nouveau Craftsman aesthetic. Open floor plan interiors with vaulted ceilings flow to the gardens, affording a true sense of indoor-outdoor living. The pool and integral fountains are sited just outside the living room, and there is a nearby view deck for poolside seating. Privately sited on over an acre,

Photos: Cameron Carothers



## Modern Ranch Style Residence, 1967



1748 Camino Lindo, South Pasadena, CA 91030

the unique micro-climate of the promontory site allows for a multiplicity of garden options, with the present mature landscaping tastefully themed. The rear south & west-facing slopes are dedicated to California natives, and an orchard with exotic fruit trees providing fruit nearly year-round. The herb garden & grape arbor are just steps from the kitchen. Walled & gated, this site affords long views south across the Los Angeles basin to the ocean, and north to the San Gabriel Mountains.

**Crosby Doe 310.428.6755**

**Ilana Gafni 310.779.7497**

Pasadena: **626.793.6677**





BY APPOINTMENT

**SOUTH PASADENA**  
415 Oaklawn Avenue  
\$3,375,000

Michele Downing  
626 523 6939



BY APPOINTMENT

**PASADENA**  
1365 South Los Robles  
Avenue  
\$6,750,000

Susan & Bradley Mohr  
626 945 8683



OPEN TUE. 11-2PM

**MAR VISTA**  
3295 Mountain View  
Avenue  
\$3,295,000

Joseph Treves  
310 500 3017

## PACIFIC UNION INTERNATIONAL

51 offices | 1700+ real estate professionals | \$14 billion annual sales | Ranked 5th in the nation





OPEN TUE. 11-2PM

**PACIFIC PALISADES**  
669 El Medio Avenue  
\$4,095,000

Brian Wiener  
310 922 4408



BY APPOINTMENT

**LOS ANGELES**  
2700 Edwin Place  
\$2,949,000

Melanie Sommers  
310 418 0343



BY APPOINTMENT

**OJAI**  
1605 Daly Road  
\$3,499,000

Edward Hutchinson  
310 968 3752

David Johnstone  
424 291 2361





NEW | OPEN TUE 11-2

**SUNSET STRIP**  
1636 Courtney Ave  
\$1,549,000

Adam Carr  
310 600 6987



NEW LISTING

**SHERMAN OAKS**  
14633 Round Valley Dr  
\$2,999,000

Kevin Driscoll  
818 398 0797



OPEN TUE 11-2

**NEW PRICE**  
**HOLLYWOOD HILLS**  
2829 Westbrook Ave  
\$2,050,000

Tish Rackley  
310 729 5185



NEW PRICE

**PASADENA**  
725 San Remo Rd  
\$3,079,000

Patrick Brandt  
626 222 1228



NEW LISTING

**ENCINO**  
4934 Louise Ave  
\$2,895,000

Homa Taghavi  
310 923 5900



NEW | OPEN TUE 11-2

**MAR VISTA**  
3775 Maplewood Ave  
\$1,500,000

Emilia Arau  
310 963 0683

**PACIFIC UNION INTERNATIONAL**

51 offices | 1700+ real estate professionals | \$14 billion annual sales | Ranked 5th in the nation





**NEW PRICE**

**HOLLYWOOD HILLS**  
1654 Blue Jay Way  
\$15,000,000

Aaron Kirman  
424 249 7162



**NEW | OPEN TUE 11-2**

**BEVERLY CENTER**  
6414 Colgate Ave  
\$3,250,000

Susan Lockett  
323 384 5252



**NEW LISTING**

**STUDIO CITY**  
3906 Alta Mesa Dr  
\$1,700,000

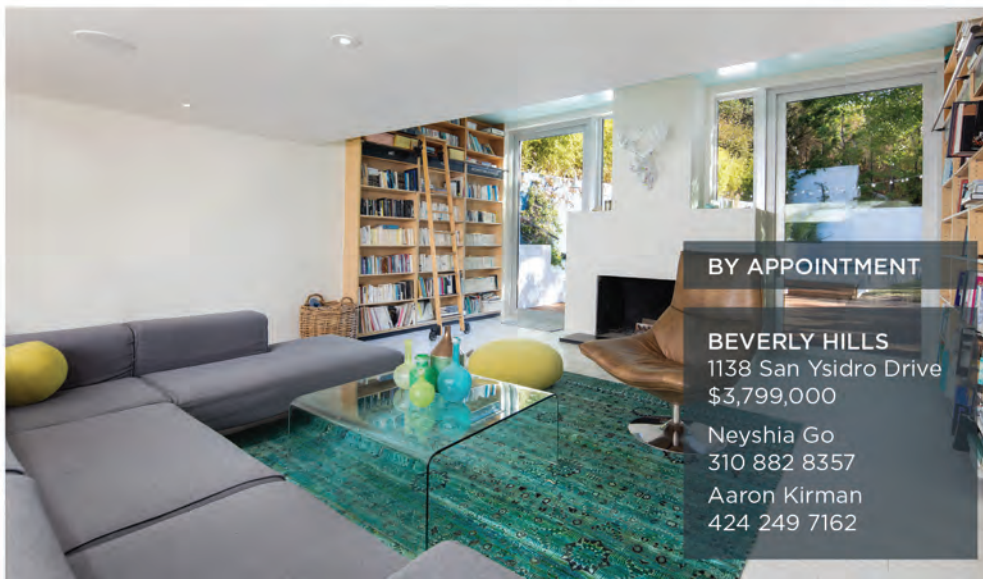
Marsha Schoen  
323 823 9186



**NEW PRICE**

**HOLLYWOOD HILLS**  
1814 N. Doheny Dr  
\$17,495,000

Aaron Kirman  
424 249 7162



**BY APPOINTMENT**

**BEVERLY HILLS**  
1138 San Ysidro Drive  
\$3,799,000

Neyshia Go  
310 882 8357  
Aaron Kirman  
424 249 7162



**NEW | OPEN TUE 11-2**

**HIGHLAND PARK**  
332 N. Ave 66  
\$1,349,000

Deirdre Salomone  
323 544 5049





KELLER WILLIAMS

4934 LOUISE AVENUE  
ENCINO

LISTED AT \$2,895,000

BY APPOINTMENT

6 BEDROOMS | 6 BATHS

SORAYA AFARI & HOMA TAGHAVI  
310.592.0311

[www.KWBRENTWOODLA.com](http://www.KWBRENTWOODLA.com)  
[sorayaafari@gmail.com](mailto:sorayaafari@gmail.com)



3466 FLOYD TERRACE  
HOLLYWOOD HILLS

LISTED AT \$1,200,000

BY APPOINTMENT

3 BEDROOMS | 3 BATHS | SPANISH GEM

BRYAN MIYAMOTO  
323.300.1188

[www.BRYANMIYAMOTO.com](http://www.BRYANMIYAMOTO.com)  
[miyamoto@kw.com](mailto:miyamoto@kw.com)

738 N. DETROIT STREET  
MELROSE VILLAGE

LISTED AT \$2,695,000

OPEN TUESDAY 8.12 11-2PM  
OPEN SUNDAY 8.17 2-5PM

5 BEDROOMS | 5 BATHS

CATHERINE AMMANN 323.877.9376

[www.AMMANNESTATES.com](http://www.AMMANNESTATES.com)  
[Catherine@AmmannEstates.com](mailto:Catherine@AmmannEstates.com)







**1888 N. CRESCENT HEIGHTS  
SUNSET STRIP**

LISTED AT \$2,595,000

OPEN TUESDAY 11-2PM

3 BEDROOMS | 3 BATHS | CITY VIEWS

PETE BUONOCORE | CORE GROUP LA  
323.762.2561

Pete@CoreGroupLA.com

www.COREGROUPLA.com

www.1888CRESCENTHEIGHTS.com

**10701 WILSHIRE BLVD #404  
WESTWOOD**

LISTED AT \$1,049,000

OPEN TUESDAY 11-2PM

3 BEDROOMS | 2 BATHS

MICHAEL GOLA 310.527.1070

cmbking@gmail.com



**3711 PRESTWICK DRIVE  
LOS FELIZ**

LISTED AT \$1,995,000

BY APPOINTMENT

3 BEDROOMS | 4 BATHS

GEORGE & EILEEN MORENO  
323.668.7600

www.GEORGEANDEILEEN.com

moreno@georgeandeileen.com



KELLER WILLIAMS



# Art of Living

sothebyshomes.com/socal



PACIFIC PALISADES | 301MountHolyoke.com | 5BD/7BA | \$9,250,000 | web: 0344270

Striking contemporary designed by Douglas Breidenbach with breathtaking ocean views throughout. Significant volume in the public rooms, with dramatic high ceilings opening out to mountain and ocean views. Inner courtyard is complete with dining pavilion, outdoor kitchen and oversized fireplace; 5 bedrooms, office, media room and maid's suite offer a grand, yet comfortable lifestyle. Private upper floor master suite with grand entertainment terrace and private ocean view lounge. Walled and gated for security. All conveniently located near to the soon to be completed Caruso Village. A true trophy property. (As seen on LA Times-Hot Properties)

JAMES RESPONDEK

James.Respondek@sothebyshomes.com | 310.488.4400

HEIDI LAKE

Heidi.Lake@sothebyshomes.com | 310.430.1316





Los Feliz | 2267ChislehurstDr.com  
6BD/9BA | \$15,000,000 | web: 0027969  
Barry Sloane 310.786.1844, Marc Silver 310.809.4656



Encino | 16133 High Valley  
7BD/10BA + Guest House | \$9,949,000 | web: 0309248  
Anthony Paradise 310.279.8303



Hollywood Hills | 9248SwallowDrive.com  
5BD/6BA | \$8,950,000 | web: 0027932  
Marc Noah 310.968.9212, Amber Koepf 310.779.3007



Hollywood Hills | 6401IvareneAve.com  
6BD/7.5BA | \$6,988,000 | web: 0309316  
Scott Postlewaite 323.919.6815, Jodi Rubin 323.919.6815



Pacific Palisades | 716 El Medio Avenue  
5BD/5.5BA | \$4,150,000 | web: 0309205  
Alessandro Perdichizzi 310.986.5552



Hollywood Hills | 3311 LedgeWood Drive  
4BD/5BA | \$2,695,000 | web: 0287448  
Mia Coveny 310.871.1607



# We are where our clients are.



**946 W STAFFORD RD • WESTLAKE VILLAGE**  
\$3,999,500 • 5 bed • 5.5 bath • 6,518 sf • 26,691 sf lot  
N. Van Parys | S. Miller | T. Violé • (805) 795-1880



**120 OUTRIGGER MALL • MARINA DEL REY**  
\$3,950,000 • 5 bed • 5.5 bath • 5,034 sf  
C. Montgomery-Duban | D. Wächter • (310) 433-8009



Open  
Tues  
11am - 2pm

**4103 ROMA CT • MARINA DEL REY**  
\$3,499,000 • 3 bed • 3.5 bath • 4,023 sf • 4,476 sf lot  
Sandra Miller • (310) 616-6213



**4937 HAYVENHURST AVE • ENCINO**  
\$2,495,000 • 6 bed • 4 bath • 4,312 sf • 12,356 sf lot  
R. Shimp | S. Miller • (818) 314-8606



**3564 MULTIVIEW DR • LOS ANGELES**  
\$2,395,000 • 3 bed • 2.5 bath • 2,403 sf • 13,683 sf lot  
Derrick Strickland • (323) 497-3432



**4321 PARVA AVE • LOS FELIZ**  
\$2,300,000 • 3 bed • 2 bath • 2,205 sf • 7,001 sf lot  
Ryan Ole Hass • (323) 893-7253



**2386 CENTURY HILL • CENTURY CITY**  
\$1,900,000 • 3 bed • 3.5 bath • 2,912 sf  
A. Winston | J. Sturman • (310) 651-0336



**11847 GORHAM AVE #301 • BRENTWOOD**  
\$1,650,000 • 2 bed • 2.5 bath • 1,823 sf  
Sandra Miller • (310) 616-6213



**70 LOOKOUT RD • NEW ZEALAND**  
\$1,076,115 • 4 bed • 2 bath • 2,583 sf • 87,123 sf lot  
C. Montgomery-Duban | D. Wächter • (310) 433-8009

*Engel & Völkers has more than 10,000 professional representatives who are providing the highest levels of service across 33 countries. Working with an expert advisor in your area means sharing a level of quality and expertise experienced by homebuyers and sellers around the world. From homes and commercial developments to yachts, private aviation and more, we are the world's brand.*

**BEVERLY HILLS**

BeverlyHills.evusa.com  
(310) 777-7510

**LOS ANGELES**

LosAngeles.evusa.com  
(323) 937-5101



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Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544



# In the best locations.

Open  
Tues  
11am - 2pm



**8828 HOLLYWOOD HILLS RD · LOS ANGELES**  
\$985,000 · 3 bed · 3 bath · 2,184 sf · 16,911 sf lot  
J. Steiner | J. Yarfitz · (310) 666.1454



**4870 BELL AVE · BELL**  
\$425,000 · 4 bed · 2 bath · 1,408 sf · 5,100 sf lot  
Patty Lopez · (424) 301-0900



**506 PALISADES AVE · SANTA MONICA**  
\$55,000/mo · 8 bed · 8 bath · 8,000 sf · 8,572 sf lot  
S. Miller | R. Dominguez · (310) 616-6213



**731 SAN VICENTE BLVD · SANTA MONICA**  
\$13,500/mo · 4 bed · 4 bath · 2,304 sf · 6,861 sf lot  
S. Siegel | R. Barsamian · (310) 592-6500



**8305 KIRKWOOD DR · HOLLYWOOD HILLS**  
\$12,500/mo · 4 bed · 2 bath · 2,449 sf · 5,678 sf lot  
Justin Fierro · (424) 355-3603



**339 N PALM DR #303 · BEVERLY HILLS**  
\$12,900/mo · 2 bed · 2.5 bath · 2,753 sf  
G. Reid | R. Barragan · (310) 699-2601



**153 SAN VICENTE BLVD #3D · SANTA MONICA**  
\$7,250/mo · 3 bed · 2 bath · 1,750 sf  
G. Reid | R. Barragan · (310) 699-2601



**2451 NICHOLS CANYON RD · HOLLYWOOD HILLS**  
\$7,600/mo · 3 bed · 3 bath · 2,350 sf  
Ericka Gonzalez · (323) 333-2350



**10100 EMPYREAN WAY #101 · CENTURY CITY**  
\$6,500/mo · 2 bed · 3 bath · 1,053 sf  
A. Winston | J. Sturman · (310) 651-0336

*Contact one of our Global Real Estate Advisors today for your private tour of any one of these exquisite properties.*

## SANTA MONICA

SantaMonica.evusa.com  
(310) 460-2525

## WEST HOLLYWOOD

WestHollywood.evusa.com  
(323) 848-4949



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# ARGYLE HOUSE



## NOW LEASING

Stunning interiors by Marmol Radziner • 24/7 attended lobby • Private balcony in every home  
Landscaped terrace and pool • Entertainment lounge with bar and billiards • Library lounge  
Home manager and move-in coordination from *Life Simplified*

Studios from \$3,250, One-Bedrooms from \$4,195, Two-Bedrooms from \$6,295  
Three-Bedroom Penthouse Pricing Available Upon Request

5% Broker Commission • Immediate Occupancy

## WHERE YOUR HOLLYWOOD STORY COMES TO LIFE

1755 ARGYLE AVENUE, LOS ANGELES, CA 213.269.5390 ARGYLEHOUSELA.COM



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# BEVERLY HILLS ONE ACRE FLAT

NORTH OF SUNSET | PRIVATE SHOWINGS ONLY



922 BENEDICT CANYON, BEVERLY HILLS | \$25,000,000

Tucked behind private gates North of Sunset, this flat one acre Beverly Hills contemporary estate welcomes you home with a generous circular driveway to this exquisite and classic showpiece of timeless grandeur. The double door entry opens to an opulent foyer and an immediate view of the breathtaking open floor plan and huge parklike backyard. Take in the spacious interiors magnified by high ceilings, hardwood and stone floors, and floor to ceiling windows bathing it in natural light. The swoon worthy master suite with sitting area and enormous his and hers cedar walk in closets are perfectly nestled by the luxurious master spa bath. The floor to ceiling glass doors unfold to a dramatic outdoor living space where sprawling verdant grounds create an oasis that boasts a sumptuous outdoor covered patio, pool with a bath, a water feature and magnificent art sculptures. The estate is a crown jeweled with an exquisite library, expansive theatre room with bar & temperature controlled 750 bottle wine room.

## DETAILS

4 Bedrooms

6 Bathrooms

8,005 SQFT

41,614 SQFT Lot

Built in 1957

Pool / Spa



JASON REITZ

Rock Realty Group  
Broker, Owner

Cell 323.656.1800

jason@rockrealtygroup.com

CalBRE 01147587

**ROCK**  
REALTY GROUP



CINDY QUIROZ

Sun Realtors, Inc.  
Broker-Associate

Cell 323.610.0793

cinquiroz@gmail.com

CalBRE 01430196





**BROKER'S OPEN**  
TUESDAY 11-2PM



Donald Wexler, FAIA, Designer & Henry Buckingham, Architect  
3274 North Knoll Drive, Hollywood Hills

**\$4,495,000**

Rick Grahn | 310.382.0344  
Mike Deasy | 310.275.8880



Craig Ellwood/James Tyler FAIA 1958/2018  
1095 Kenter Avenue, Crestwood Hills

**\$3,000,000**

Frank Langen | 310.963.3891



Mid-Century View Home  
3543 Holboro Drive, Los Feliz

**\$1,825,000**

Rick Grahn | 310.382.0344



310.275.1000  
323.647.6566  
626.683.0777  
760.864.3222  
deasypenner.com

deasy/penner  
home as art.®

Financing Provided by







Contemporary Architectural on Double Lot  
524 Rialto Avenue, Venice

\$5,995,000

John Ravenna | 310.351.4409



Case Study House #18 + Architectural Plans from Olson Kundig  
199 Chautauqua Boulevard, Pacific Palisades

\$10,000,000

Frank Langen | 310.963.3891



**BROKER'S OPEN**  
TUESDAY 11-2PM

1924 Spanish Revival  
823 S Citrus Avenue, Sycamore Square

\$1,795,000

Ramey Ward | 310.266.0867

deasy/penner  
home as art.®

Venice  
Santa Monica  
Hancock Park  
Silver Lake  
Pasadena  
Palm Springs







OPEN TUESDAY 11-2

**BEVERLY HILLS | 1110 BENEDICT CANYON DRIVE**

\$7,450,000 | 5 Bedrooms, 6 Bathrooms

Jeeb O'Reilly & Lauren Carey & Marisa Zanuck

M: 310.980.5304 DRE# 01156891 / 02025316 / 01232594



NEW LISTING

**HANCOCK PARK | 414 NORTH ARDEN BOULEVARD**

\$2,295,000 | 3 Bedrooms, 3 Bathrooms

Juliette Hohnen M: 323.422.7147 DRE# 01772623



NEW LISTING

**HOLLYWOOD HILLS EAST | 6401 INNSDALE DRIVE**

\$1,495,000 | 4 Bedrooms, 3 Bathrooms

Sophie Dabestani M: 310.963.5446 DRE# 01370859



**LA QUINTA | 79251 SOUTH TOM FAZIO LANE**

\$3,148,888 | 4 Bedrooms, 7 Bathrooms

Josh Reef M: 310.728.9228 DRE# 01950745



**MALIBU | 197 PARADISE COVE ROAD**

\$1,975,000 | 3 Bedrooms, 2 Bathrooms

Juliette Hohnen M: 323.422.7147 DRE# 01772623



**OJAI | 620 MCNELL ROAD**

\$7,750,000 | 5 Bedrooms, 5 Bathrooms

Juliette Hohnen M: 323.422.7147 DRE# 01772623



**MAR VISTA | 4016 TIVOLI AVENUE**

\$2,590,000 | 4 Bedrooms, 5 Bathrooms

Stacy Blair Young M: 310.367.7654 DRE# 01190242

Dan Lackey O: 310.995.1142 DRE# 01259970



**SANTA MONICA | 418 HOLLISTER AVENUE**

\$3,090,000 | 4 Bedrooms, 3 Bathrooms

Marny Maslon M: 310.480.7197 DRE# 01322584



NEW LISTING | OPEN TUESDAY 11-2

**SANTA MONICA | 854 18TH STREET #8**

\$1,329,000 | 2 Bedrooms, 2 Bathrooms

Ellen Conrad M: 310.345.7766 DRE# 00918465





**SILVER LAKE | 2958 WAVERLY DRIVE**  
\$6,200/MO | 3 Bedrooms, 3 Bathrooms  
Juliette Hohnen M: 323.422.7147 DRE# 01772623



**STUDIO CITY | 12337 MILBANK STREET**  
\$2,150,000 | 5 Bedrooms, 6 Bathrooms  
Tori Barnao M: 323.633.1878 DRE# 01425512  
Gersh Gershunoff M: 213.359.0328 DRE# 01790216



**SUNSET STRIP | 2100 SUNSET PLAZA DRIVE**  
\$16,000,000 | 6 Bedrooms, 11 Bathrooms  
Juliette Hohnen M: 323.422.7147 DRE# 01772623



**SUNSET STRIP | 8611 HOLLYWOOD BOULEVARD**  
\$1,895,000 | 3 Bedrooms, 3 Bathrooms  
Eric Purcell M: 310.980.3742 DRE# 01753983



**SUNSET STRIP | 1714 QUEENS COURT**  
\$1,399,000 | 2 Bedrooms, 2 Bathrooms  
Eric Purcell M: 310.980.3742 DRE# 01753983



**VENICE | 917 NOWITA PLACE**  
\$4,250,000 | 4 Bedrooms, 3 Bathrooms  
Juliette Hohnen M: 323.422.7147 DRE# 01772623



**VENICE | 716 MARCO PLACE**  
\$3,248,000 | 4 Bedrooms, 5 Bathrooms  
Marny Maslon O: 424.202.3298 DRE# 01322584



**VENICE | 722 BROOKS AVENUE**  
\$3,048,000 | 3 Bedrooms, 4 Bathrooms  
Marny Maslon O: 424.202.3298 DRE# 01322584



**WESTWOOD | 771 WESTHOLME AVENUE**  
\$3,795,000 | 5 Bedrooms, 4 Bathrooms  
Jeeb O'Reilly M: 310.980.5304 DRE# 01156891  
Tori Barnao M: 323.633.1878 DRE# 01425512



# 2640 GLENDON AVENUE



*Open Tuesday 11-2 | Offered at \$3,100,000*  
**4 Beds & 4.5 Bath**

Meticulously rebuilt European Hamptons-style home with unparalleled quality and attention to every last detail. Luxurious living room, gracious formal dining room. State-of-the-art chef's kitchen with butler's pantry, oversized center island, custom cabinetry and hardware, Wolf 6-burner range & oven, Sub-Zero refrigerator, wine cooler. Family area overlooking private backyard, patio, lawn and custom BBQ with full-size refrigerator. One bedroom/office downstairs with bath, powder room, separate laundry

room with W/D, sink and abundance of cabinets. Upstairs are three en-suite bedrooms including spectacular master suite, sitting area, 2 huge walk-in closets. Master bath with soaking tub, enormous shower. Gorgeous French wood floors throughout, exquisite tile, windows by Windsor, high ceilings, amazing natural light. Dual-zone HVAC, pre-wired audio and internet. Two installed flat screens. All new landscaping with sprinkler system. Surveillance cameras. Tiled two-car garage. Beautiful Rancho Park at its finest!

**GAYE KRUGER**

Office: 310.300.3258  
Direct: 310.300.2000

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Los Angeles, CA 90049





# WESTSIDE ESTATE AGENCY



## HOLMBY HILLS FINEST ESTATE HOLMBY HILLS | \$65,000,000

A world class estate that has been completely rebuilt with the highest level of taste, design, style, and craftsmanship. A once in a lifetime opportunity to acquire an iconic property with a storied Old Hollywood history. [weahomes.com/listing/312-n-faring-rd](https://weahomes.com/listing/312-n-faring-rd)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061  
**Kevin Booker** (310) 721-7736 | CalBRE# 01869691



## ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$50,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. [weahomes.com/listing/33218-pacific-coast-hwy](https://weahomes.com/listing/33218-pacific-coast-hwy)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## LEGENDARY WALLACE NEFF ESTATE BEL AIR | \$37,500,000

Built for studio mogul Sol Wurtzel, and the former home of Howard Hughes, Prince Rainer, and Elvis Presley. One of the most prized properties in all of old Bel Air on 1.5+ acres. Stunning gardens, a pool, and tennis court. A stunning Spanish Colonial mansion in perfect condition. [weahomes.com/listing/10539-bellagio-rd](https://weahomes.com/listing/10539-bellagio-rd)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. [weahomes.com/listing/121-udine-way](https://weahomes.com/listing/121-udine-way)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## LOWER TROUSDALE'S BEST LOCATION BEVERLY HILLS | \$33,750,000

"The Skouras Residence". Behind gates with an expansive motor court and beautiful views, this classic 1956 Harold Levitt is timeless and in impeccable condition. On a large lot (39+k sq. ft.) rests this one-story signature Trousdale masterpiece with private swimming and sunning areas. [weahomes.com/listing/skouras-residence](https://weahomes.com/listing/skouras-residence)  
**Stephen Shapiro** (310) 860-8888 | CalBRE# 01257836



## THE RUTHERFORD HOUSE BEVERLY HILLS | \$31,900,000

A rare combination of exquisite architecture, craftsmanship and distinct design. Inspired by Paul Williams and European influences, this contemporary Art Deco masterpiece has been meticulously renovated with attention to detail like no other. Here's your chance to become part of classic Beverly Hills history. Co-listed. [826greenway.com](https://826greenway.com)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061

WEAHOMES.COM

## WESTSIDE ESTATE AGENCY



**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471





## BERKSHIRE HATHAWAY | California Properties HomeServices

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO | PACIFIC

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241 N ROCKINGHAM AVENUE | BRENTWOOD

7 BEDS | 7 BATHS | 10,000 SQ FT

OFFERED AT \$16,250,000



Jody Fine and Monica Iris Antola | 310.230.3770 / 310.230.3755 | [www.241NRockingham.com](http://www.241NRockingham.com) | [bhhsocalifornia.com](http://bhhsocalifornia.com)

PALISADES | PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. Lic# 00916736/01826288/01317331



# 1239 HI POINT STREET LOS ANGELES

Offered at \$1,495,000

Charming Spanish style Duplex 1239 and 1241 Hi Point Street. Upper and lower unit each has 2 bedrooms and 1.75 bath with spacious formal dining room, breakfast room next to kitchen. The master suite has a huge closet and full bath. Many authentic details make this an ideal property to fix up with your own taste!

Open Tuesday 11-2



310.720.3524  
JOSH@JOSHFLAGG.COM  
WWW.JOSHFLAGG.COM  
CalDRE# 01470467

JOSH **TF** FLAGG





# VIEW

## FEATURED *Properties*

BEL-AIR | \$8,750,000

REPRESENTED BY: GINGER GLASS 310.927.9307  
CalRE# 01478465

COLDWELL BANKER RESIDENTIAL BROKERAGE

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BANKER** 





GLOBAL  
LUXURY<sup>SM</sup>

WHERE EXCELLENCE LIVES



FINEST OF EVERYTHING! 2 POOLS/CABANA.  
SANTA MONICA | \$22,000,000  
Represented by: Don Richstone  
310.457.4264 | malibubeach@earthlink.net  
CalRE#00814460



STUNNING! 4BD+3BA, PERGOLA & POOL/SPA.  
BURBANK | \$2,199,000  
Represented by: Vicki Koch & Andrea Healey  
805.495.1048 | vekoch@aol.com  
CalRE#01156453, CalRE#01181940



4 BRAND-NU TURNKEY LUXURY RESIDENCES.  
HOLLYWOOD | \$3,699,000  
Represented by: Danny Mahelka  
213.359.4097 | danny@lasold.net  
CalRE #01170359



BEAUTIFUL & IMMACULATE MEDITERRANEAN.  
PACIFIC PALISADES | \$2,350,000  
Represented by: Kate Nalbandova  
310.666.8380 | kate.nalbandova@cbzhomes.com  
CalRE#01335102



FAB BEACH HOUSE WITH PANORAMIC OCEAN VIEWS.  
PLAYA DEL REY | \$1,929,000  
Represented by: Alice Plato  
310.704.4188 | aliceplato@gmail.com  
CalRE# 01216340

COLDWELLBANKERLUXURY.COM

Arcadia 626.445.5500  
Beverly Hills North 310.777.6200  
Beverly Hills South 310.273.3113

Brentwood 310.820.6651  
Calabasas 818.222.0023  
Glendale 818.240.1111

Hancock Park North 323.464.9272  
Hancock Park South 323.462.0867  
La Cañada Flintridge 818.790.3334

Los Feliz 323.665.5841  
Malibu Colony 310.456.3638  
Malibu West 310.457.6550

Manhattan Beach 310.802.5700  
Marina del Rey 310.301.3500  
Montecito 805.969.4755





PANORAMIC CITY & OCEAN VIEWS. 6BR+6.5BA.  
BEL AIR | \$13,295,000  
Represented by: Mitra Sisatar  
310.777.6372 | mitra@mitrasisatar.com  
CalRE#01239374



TRADITIONAL 2-STORY, MOUNTAIN VIEWS.  
PACIFIC PALISADES | \$2,249,000  
Represented by: Jon Cates  
310.570.9444 | jon@joncateshomes.com  
CalRE#01915688



ONE OF MALIBU'S FINEST ESTATES.  
MALIBU | \$24,500,000  
Represented by: Christopher Cortazzo  
310.589.2472 | chris@chrisortazzo.com  
CalRE#01190363

COLDWELL BANKER RESIDENTIAL BROKERAGE



## SOLAR APPOSITE

By Kevin Mark Lodie

Southern California is essentially heliotropic: its reputation, lifestyle and “dream” have always followed the sun. Recently, its sun-inspired destiny received a boost from lawmakers when the California Energy Commission adopted standards that require solar power systems for new housing starting in 2020 – an unprecedented decision that will evolve architecture and design here, and thereby influence the nation.

The Commission’s reference to solar *systems* recognizes the array of solutions that are in development for the residential market. The days of merely attaching rectangular panels to an existing structure are behind us (although Tesla and IKEA both produce such traditional hardware). Below are a just a few pioneering solar designs that have the potential to create an exciting, new – and at times, kinetic – architectural language for contemporary homes as well as to maintain the aesthetic integrity of some of the Southland’s most beloved styles.

For La Seine Musicale, a performing arts center in Paris’ western suburbs, architects Shigeru Ban and Jean de Gastines designed a glass, ovoid auditorium partially enveloped by a massive triangular sail sheathed in solar cells. Mounted on rails, the sail follows the path of the sun, fully capturing the day’s light while also shading the performance hall’s interior. On a residential scale, a similar system could be incorporated into a sleek mountain-top lair, desert compound or multihome development.

“Lumen,” an immersive, interactive structure designed by Jenny Sabin Studio, weaves an intricate canopy with pendant tubular forms made of photoluminescent textiles. These delicate, knitted “fabric stalactites” harvest solar energy to produce light as well as host a misting system to cool the air – just what Angelenos need to soften the arid Santa Ana winds.

Inventor Marjan van Aubel’s company, Caventou, has developed colored pieces of glass that generate electricity from daylight. These translucent dye-sensitized solar cells can power appliances inside the home. Imagine these materials seamlessly used for craftsman-inspired stained-glass windows or as decorative tiles gracing a Spanish Mission-style home.

With these and other inspiring solutions on the horizon, we are in the dawn of a new solar era in residential architecture.



Gilles Paire / Shutterstock

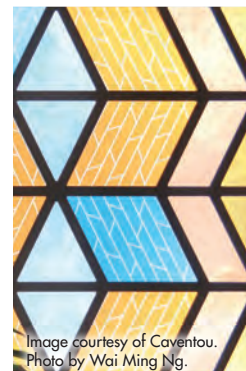


Image courtesy of Caventou.  
Photo by Wai Ming Ng.



Image courtesy of MoMA PS1. Photo by Pablo Enriquez\*

\*Lumen by Jenny Sabin Studio for The Museum of Modern Art and MoMA PS1’s Young Architects Program 2017.

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: GEORGE WASHINGTON SMITH



**SANTA BARBARA | \$6,499,000**

Breath stealing 7BD/7.5BA George Washington Smith estate on 1.84 acres in Montecito.

Sally S. Hanseth 805.570.4229  
CalRE#00902225

ARCHITECT: MARSTON & VAN PELT



**PASADENA | \$1,395,000**

Amazing new price on this Marston & Van Pelt designed home! Caltech area, beautiful details.

Susan Stone Rey 626.445.5500  
CalRE#01438231

ARCHITECT: KIP KELLY, AIA



**BEVERLY HILLS PO | \$9,450,000**

NEW CONSTRUCTION. The Fortress 90210, 5-star luxury. Open Sun 2-5. w/ 360° views. 4BR+5BA.

Aram Afshar 310.702.0583  
CalRE#01904168, CalRE#01904168

COLDWELL BANKER'S EXCLUSIVE PLATFORM DEDICATED TO THE DISCUSSION AND DEVELOPMENT OF ARCHITECTURAL PROPERTIES.

**KEVIN MARK LODIE**  
EXECUTIVE DIRECTOR, ARCHITECTURAL DIVISION





# RESTORED BEVERLY HILLS SPANISH

OPEN TUESDAY 11-2

**JADE MILLS**  
310.285.7508  
HOMES@JADEMILLS.COM

**ALEXIS LAMONTAGNA**  
310.280.8080  
ALEXISLAMONTAGNA@GMAIL.COM

466 S. ALMONT DRIVE  
BEVERLY HILLS

\$2,650,000

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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## EPITOME OF ELEGANCE | HANCOCK PARK

232 RIMPAU | [PAULWILLIAMSFINEST.COM](http://PAULWILLIAMSFINEST.COM) | \$8,995,000

OPEN 11-2





DENISE HAMILTON  
213.308.1005 | CalBRE #01884381

JOYCE REY  
310.285.7529 | CalRE: #00465013

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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## 10831 PORTOFINO PLACE

OPEN 11-2 | \$3,995,000

HILARY STEVENS

310.776.0688 | CalBRE #01775933

JOYCE REY

310.285.7529 | CalRE: #00465013

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## STUNNING 1920'S MEDITERRANEAN

611 N. REXFORD DRIVE | BEVERLY HILLS

[611RexfordDrive.com](http://611RexfordDrive.com)

OFFERED AT \$6,995,000

OPEN TUESDAY 11AM-2PM



STEVE FRANKEL  
DISTINCTIVE HOMES

310.281.3981  
[STEVEFRANKEL.COM](http://STEVEFRANKEL.COM)



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LUXURY

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2511 BENEDICT CANYON DRIVE  
BEVERLY HILLS

\$3,895,000

Open Tuesday 11-2



JOE BABAJIAN  
310.623.8800  
KAITLYN OLSON  
310.986.7100



AARON KIRMAN  
310.994.9512



# 1962

Stradella Road, Bel-Air 90077



*Open Tuesday 11-2*

1962Stradella.com | 4BD/4BA | \$4,295,000 | web: 0028029

**MARC NOAH**  
marc@marcnoah.com | 310.968.9212 | DRE: 01269495

BEVERLY HILLS BROKERAGE | 9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212 | sothebyshomes.com

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**Sotheby's**  
INTERNATIONAL REALTY



# NEW AND EXCLUSIVE LISTINGS

## 1 979 BEL AIR ROAD BEL AIR

*By Appointment Only*

DEVELOPMENT OPPORTUNITY

PROPOSED 24,000 SQ. FT. ESTATE

APPROX. 1 ACRE

\$28,000,000

## 2 511 N. ARDEN DRIVE BEVERLY HILLS

*By Appointment Only*

5 BEDS | 9 BATHS

APPROX. 9,304 SQ. FT. | APPROX. 11,280 SQ. FT. LOT

\$15,995,000



RENDERING







**\$200,000 REDUCTION**

**DAVID PARNES**

DParnes@TheAgencyRE.com  
424.400.5916  
LIC. # 01905862

**JAMES HARRIS**

James@TheAgencyRE.com  
424.400.5915  
LIC. # 01909801

### 3 524 N. TIGERTAIL ROAD BRENTWOOD

*By Appointment Only*

6 BEDS | 8 BATHS

APPROX. 6,748 SQ. FT. | APPROX. 13,582 SQ. FT. LOT  
\$8,900,000

### 4 1404 DAWNRIDGE DRIVE BEVERLY HILLS POST OFFICE

*New Price | By Appointment Only*

6 BEDS | 7 BATHS

APPROX. 8,679 SQ. FT. | APPROX. 17,462 SQ. FT. LOT  
\$8,795,000





# NEW AND EXCLUSIVE LISTINGS

## 5 31654 BROAD BEACH ROAD MALIBU

*Open Wednesday 10am-12:30pm*

4 BEDS | 3.5 BATHS

APPROX. 4,456 SQ. FT. | APPROX. 5,450 SQ. FT. LOT

\$7,995,000

## 6 1 W. CENTURY DRIVE #20A CENTURY CITY

*By Appointment Only*

2 BEDS + DEN | 3 BATHS

APPROX. 3,597 SQ. FT.

\$6,550,000

## 7 3020 DONA EMILIA STUDIO CITY

*Open Tuesday 11am-2pm, Friday 11am-2pm, and  
Sunday 2-5pm*

6 BEDS | 7.5 BATHS

APPROX. 5,811 SQ. FT. | APPROX. 15,355 SQ. FT. LOT

\$4,495,000



An international associate of Savills

THEAGENCYRE.COM





## 8 1417 BRINKLEY AVENUE BRENTWOOD POLO FIELDS

*Open Tuesday 11am-2pm and Sunday 2-5pm*

3 BEDS | 3 BATHS

APPROX. 3,621 SQ. FT. | APPROX. 8,724 SQ. FT. LOT

\$3,750,000

## 9 14953 SUTTON STREET SHERMAN OAKS

*New Price | Open Friday from 11am-2pm*

5 BEDS | 7 BATHS

APPROX. 5,720 SQ. FT. | APPROX. 10,729 SQ. FT. LOT

\$3,150,000



9



**NEW PRICE**

**DAVID PARNES**

DParnes@TheAgencyRE.com

424.400.5916

LIC. # 01905862

**JAMES HARRIS**

James@TheAgencyRE.com

424.400.5915

LIC. # 01909801

 THEAGENCY





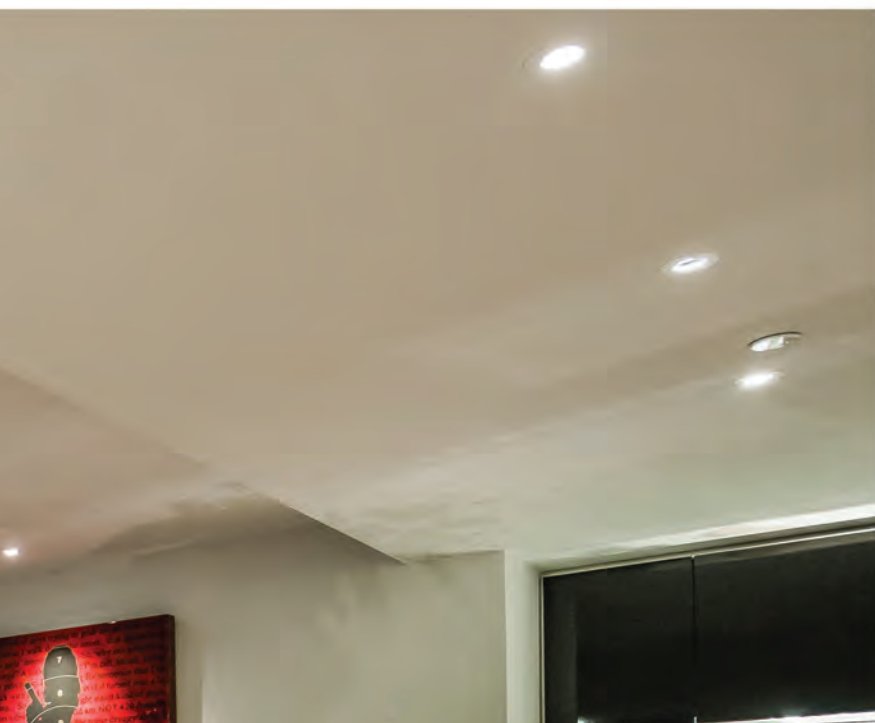
**924 PALISADES BEACH ROAD**

SANTA MONICA | \$19,995,000 | \$65,000/ MO

**NEW LISTING**

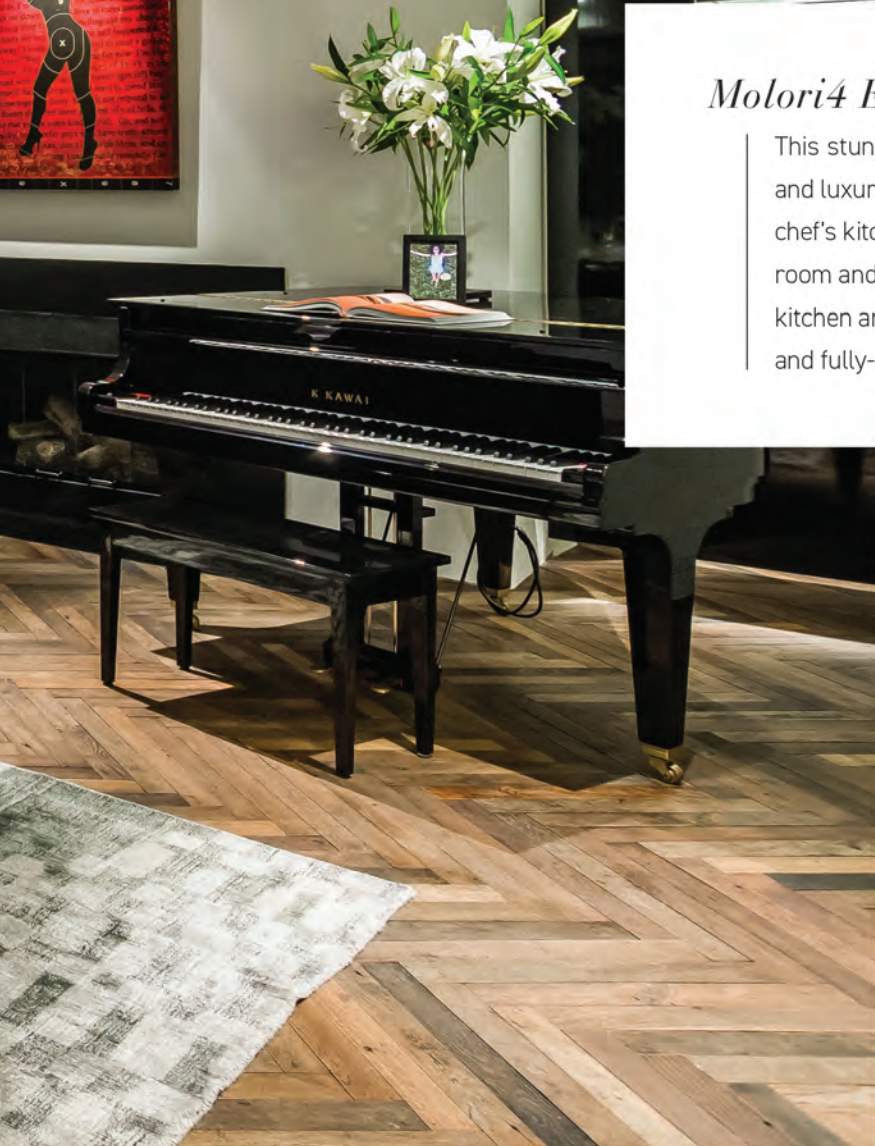
5 BEDS | 6.5 BATHS





## *Molori4 Exemplifies California Living*

This stunning Santa Monica beachfront contemporary offers panoramic ocean views and luxurious interiors. The main house features an open living room, dining room and chef's kitchen, four en-suite bedrooms including the spectacular master suite, a media room and library, and a spacious family room with bar. A rooftop lounge features a full kitchen and see-through pool. The courtyard is complete with a solar-heated pool, spa, and fully-equipped guest house.



### **SANTIAGO ARANA**

SANTIAGO@THEAGENCYRE.COM  
310.926.9808  
LIC. #01492489

### **DON RICHSTONE**

DONRICHSTONE@ME.COM  
310.383.1107  
LIC. #00814460

M  
MOLORI 4

savills





**464 25TH STREET**  
SANTA MONICA | \$6,895,000

**OPEN TUESDAY 11-2 PM | NEW PRICE**  
5 BEDS | 8 BATHS | 7,756 SQ. FT. | 8,705 SQ. FT. LOT

**SANTIAGO ARANA**  
SANTIAGO@THEAGENCYRE.COM  
310.926.9808  
LIC. #01492489





**718 10TH STREET**  
SANTA MONICA | \$7,295,000

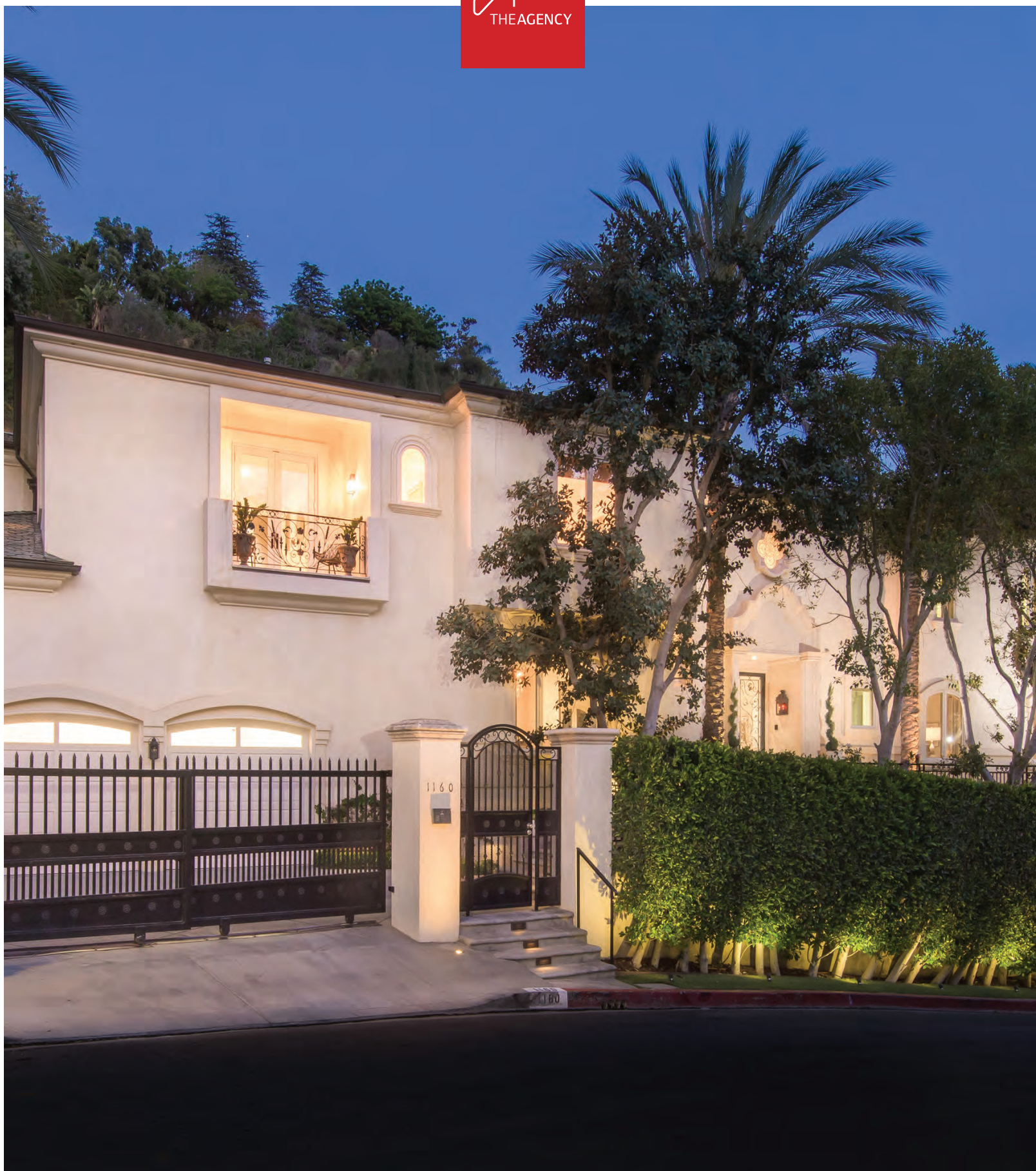
**OPEN TUESDAY 11-2 PM | NEW LISTING**  
5 BEDS | 6 BATHS | 6,327 SQ. FT. | 7,510 SQ. FT. LOT

**SANTIAGO ARANA**  
SANTIAGO@THEAGENCYRE.COM  
310.926.9808  
LIC. #01492489

**GRIFFIN RIDDLE**  
GRIFFIN.RIDDLE@THEAGENCYRE.COM  
310.890.3306  
LIC. #01949069

**TONY BARSOCCINI**  
TONYB@THEAGENCYRE.COM  
424.285.8742  
LIC. #01740716





**1160 CHANTILLY ROAD**  
BEL AIR | PRICE UPON REQUEST

**OPEN TUESDAY 11-2 PM | NEW LISTING**  
5 BEDS | 5.5 BATHS | 8,000 SQ. FT. | 40,641 SQ. FT. LOT

**MAURICIO UMANSKY**  
MUMANSKY@THEAGENCYRE.COM  
424.230.3701  
LIC. #01222825





**7860 TORREYSON DRIVE**  
\$11,000,000

**MAURICIO UMANSKY**  
MUMANSKY@THEAGENCYRE.COM  
424.230.3701  
LIC. #01222825

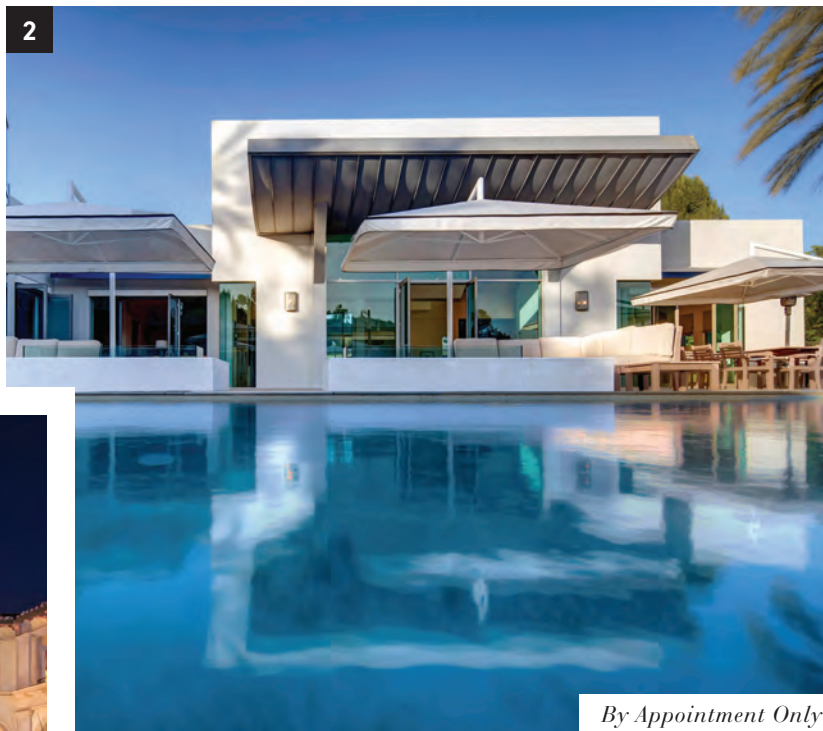
**BY APPOINTMENT ONLY | NEW LISTING**  
7 BEDS | 8 BATHS | 2.75 ACRE LOT



# exclusive beverly park listings



*By Appointment Only*



*By Appointment Only*



*By Appointment Only*

**1. 75 BEVERLY PARK LANE**  
BHPO | \$47,500,000

**2. 72 BEVERLY PARK**  
BHPO | \$32,500,000

**3. 22 BEVERLY PARK TERRACE**  
BHPO | \$24,000,000

**MAURICIO UMANSKY**  
MUMANSKY@THEAGENCYRE.COM  
424.230.3701  
LIC. #01222825





# \$250,000 Price Reduction

6115 W. 6TH STREET | BEVERLY GROVE | \$3,599,000

5 BEDS | 4.5 BATHS | 5,187 SQ. FT. | 7,933 SQ. FT. LOT

Hedged-in and standing tall in the heart of Beverly Grove, this new modern concept by PERS Development is a stunning demonstration of architecture and technology. Nearly 5,200 SF, this thoughtfully designed 5-bedroom, 4.5-bathroom smart-home is situated on an 8,000-SF lot. 20-foot ceilings frame a dramatic entry. Floor-to-ceiling Fleetwood glass doors open to the pool with barbecue and grassy pad. The kitchen is expansive and equipped with custom cabinetry, new appliances, and unrivaled storage.

**BEN BELACK** BBELACK@THEAGENCYRE.COM | 424.233.0922 | LIC. #01900787  
**ANDREJ NAGY** ANAGY@THEAGENCYRE.COM | 424.321.4946 | LIC. #01934672





## HOLLYWOOD GLAMOUR REBORN IN THE HILLS

6225 QUEBEC DRIVE  
HOLLYWOOD HILLS | \$4,395,000

### ERIC LAVEY

ELAVEY@THEAGENCYRE.COM  
310.908.6800  
LIC. #01511292

OPEN TUESDAY 11-2 PM | NEW LISTING

3 BEDS | 5 BATHS  
4,000 SQ. FT. | 11,637 SQ. FT. LOT | POOL





**DONALD WEXLER (FAIA)**

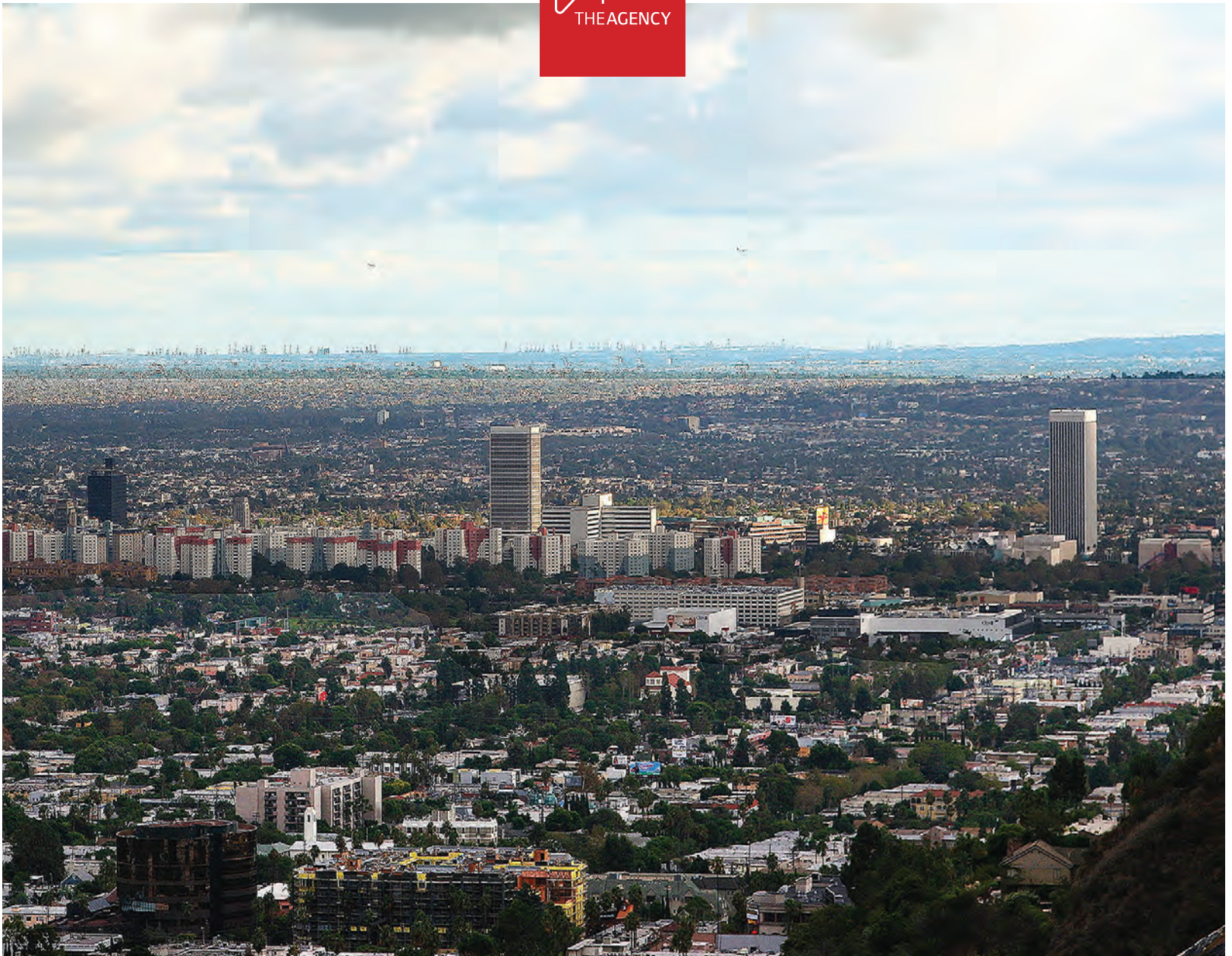
3274 N. KNOLL DRIVE  
HOLLYWOOD KNOLLS | \$4,495,000

**ERIC LAVEY**

ELAVEY@THEAGENCYRE.COM  
310.908.6800  
LIC. #01511292

**OPEN TUESDAY 11-2 PM | NEW LISTING**  
5 BEDS | 6 BATHS | 6,020 SQ. FT. | 10,099 SQ. FT. LOT





**2129 MOUNT OLYMPUS DRIVE**  
SUNSET STRIP | \$3,850,000

4 BEDS | 3 BATHS  
2,996 SQ. FT. | 60,451 SQ. FT. LOT

**DAN WEISER**

DAN.WEISER@THEAGENCYRE.COM  
424.285.1958  
LIC. #01757150





**27580 WINDING WAY**  
MALIBU | \$13,950,000

**OPEN WEDNESDAY 10-12:30PM**  
4 BEDS | 3 BATHS | 2,139 SQ. FT. | 469,776 SQ. FT. LOT

**DENISE SNANOUDJ**  
DENISE.S@THEAGENCYRE.COM  
818.924.2655  
LIC. #01101684

**CRAIG KNIZEK**  
CKNIZEK@THEAGENCYRE.COM  
424.230.3718  
LIC. #01377932





**17425 CUMPSTON STREET**  
AMESTOY ESTATES | \$2,999,999

**OPEN TUESDAY 11-2 PM | \$300,000 PRICE REDUCTION**  
5 BEDS | 5 BATHS | 5,647 SQ. FT. | 17,543 SQ. FT. LOT

**JIMMY A. HIRSCH**

JHIRSCH@THEAGENCYRE.COM  
424.321.4945  
LIC. #01970186





# New Listing

OPEN TUESDAY 11-2PM

**146 S. MEDIO DRIVE | BRENTWOOD | \$6,789,000**

5 BEDS | 6 BATHS | 5,950 SQ. FT. | 8,339 SQ. FT. LOT

Located on a quiet street adjacent to prestigious Brentwood Park, this captivating Cape Cod home features custom finishes, elegant interior volume, generous outdoor space, and luxurious amenities. The kitchen and family room with fireplace, separate dining area opens to the grassy yard with patio area, pool, and spa. Upstairs offers four ensuite bedrooms. The lower level offers a movie theatre and a 500-bottle wine room. Wood floors and crown molding throughout complete this magnificent home.





## Contemporary style home with breathtaking city light views

**8530 FRANKLIN AVENUE | SUNSET PLAZA | \$2,599,000**

Nestled in the hills of Sunset Plaza is this contemporary style home. Natural light during the day and shimmering city views at night through windows accent hardwood floors, high wood beamed ceilings, and skylights. This home features three ensuite bedrooms with views from the upstairs master bedroom and guest bedroom. Downstairs is an open floor plan with living room, dining area, family room, second guest bedroom, and a modern, stainless steel kitchen. Endless views complete this home.

**open  
tuesday  
11-2pm**

CATERED LUNCH

**NEW LISTING**  
3 BEDS  
3.5 BATHS  
2,364 SQ. FT.  
6,811 SQ. FT. LOT





# Major Price Reduction

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

**9314 OAKMORE ROAD | BEVERLYWOOD | \$4,195,000**

6 BEDS & OFFICE | 6 BATHS | 4,733 SQ. FT. | 7,511 SQ. FT. LOT

This beautifully crafted six-bedroom, three-story traditional 2018 new construction is located in the heart of the Beverlywood HOA. First floor opens up to a formal living room, large dining room, kitchen, and family room which opens to the entertainers back yard, offering the desirable indoor-outdoor flow. A one-bedroom suite, office, and powder room, complete the first floor. Four ensuite bedrooms plus oversized master, which boasts an incredible walk-in closet and massive spa-like bathroom upstairs.





**712 N. ALPINE DRIVE**  
BEVERLY HILLS | \$28,000/ MO

**OPEN TUESDAY 11-2 PM**  
6 BEDS | 8 BATHS | 7,122 SQ. FT. | 15,555 SQ. FT. LOT

**BLAIR CHANG**  
BCHANG@THEAGENCYRE.COM  
424.230.3703  
LIC. #01248419

**JOEY BRAUER**  
JBRAUER@THEAGENCYRE.COM  
424.271.3341  
LIC. #01949799