

Properties in Brentwood and Beverly Hills for Sale and Lease



MEDITERRANEAN HOME WITH MOTIVATED SELLER

585 S. Burlingame Avenue, Brentwood
Open Tuesday 12-2pm

This stunning, newly custom built home is located primarily in the heart of Brentwood. It is designed with a European flair, exquisite taste and the highest quality. The dramatic two story entry is surrounded by elegant public rooms which makes it perfect for entertaining. It features high ceilings, hardwood floors, a library, wine cellar, media room and a gourmet chef's kitchen with top of the line appliances and cabinetry. There are 5 bedroom suites on the second floor with gorgeous, luxurious bathrooms. The master balcony looks onto a beautifully manicured backyard with built-in bbq, pool and a firepit. This property is a European Masterpiece with quality and style.

Offered at \$9,500,000 | For Lease \$45,000/month



OLD GLAMOUR HOLLYWOOD

1004 Beverly Drive, Beverly Hills
Shown by appointment

This beautiful and elegant estate is located in prime Beverly Hills and boasts a magnificently landscaped backyard with mature trees and sparkling pool and a guest house. It has a charming entry that takes you to a spacious living room with European Flair and it features hardwood floors and an Italian hand carved marble fireplace. The large gourmet kitchen has top of the line appliances and a good size breakfast area. On the second story there is a spacious master bedroom with walk in closet and a remodeled bathroom, plus three other good sized bedrooms and bathrooms. This very special home is perfect for entertaining.

For lease \$18,500/month | furnished for \$25,000.

**FRIEDA HASSID**

310.600.0145 mobile

friedahassid@yahoo.com



Open House Tuesday June 14th 11am - 2pm



NICK
SMALL

BRIGHT & SPACIOUS TOWNHOUSE

2 Bedrooms + 2.5 Baths | Offered at \$649,000

1238 S. Holt Avenue, #4 | Beverly Hills Adjacent

www.1238HoltAvenue.com

Light and bright upper floor townhouse features formal entry with powder room, living room with fireplace, dining room opening to small terrace, open kitchen with breakfast bar & stainless steel appliances. Upstairs there is a large master suite featuring an extra large walk-in closet, second fireplace and master bath with double sinks. Also on the second level is a second bedroom & bath and in-unit laundry. Stairs lead up to a spectacular private roof terrace with 360 degree views of the city. Enjoy central air & heat, secure garage parking for two cars and low \$425mo. H.O.A. fees.



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AREA

9

BEVERLYWOOD VICINITY

Stunning New Custom Built Home

\$2,495,000



1110 S SWALL DR
Tuesday June 14 From 11:00-2:00



Stunning new custom built modern contemporary home bordering Beverly Hills featuring 5 BR, 5.5 Bathrooms and a fully permitted guest house. Completed in 2016 with highest quality and craftsmanship. There are 4 spacious master suites with fabulous full baths with high end finishes & fixtures.

Beautiful curb appeal with dramatic foyer leading to a stylish living room, gracious formal dining, wet bar, fabulous kitchen w/center island, 3 separate sinks, 2 dishwashers and top of the line appliances.

Michael Mikail
 (310) 617-6272



202 N. Canon Drive Beverly Hills, Ca 90210

AREA
10
WEST HOLLYWOOD VICINITY



RODEO REALTY
Fine Estates®
202 N. Canon Dr.
Beverly Hills, CA
90210

Open House
Tuesday
11am-2pm



ARCHITECTURAL MASTERPIECE IN THE HEART OF THE CITY!

926 N CRESCENT HEIGHTS | 90046

NEW, Sexy, Contemporary Home. A bright and open floor plan blends the kitchen and living areas, and opens onto a private entertainer's backyard with a pool, spa and outdoor kitchen; Equipped with Fleetwood® sliding, glass pocket doors that disappear for the quintessential indoor/outdoor lifestyle. Enjoy top-of-the-line, designer finishes, appliances, and technology for today's discerning, tech-savvy homeowner. One bedroom/office with bath downstairs. The 2nd floor boasts 2 sizable guest bedrooms and a work/study/play area. The Master Suite has a huge walk in closet & gorgeous spa bathroom. Close to every amenity: shops, restaurants, boutiques, the Grove & Beverly Center.

\$2,799,000

4 Bed / 4.5 Bath



ROGER PERRY
REALTOR® | BROKER ASSOCIATE

RPERRY@ROGERPERRY.COM 310-600-1553 WWW.ROGERPERRY.COM

AREA
10

WEST HOLLYWOOD VICINITY

PARTNERS
trustOPEN HOUSE
TUESDAY 11AM-2PM

568 WESTBOURNE DRIVE | WEST HOLLYWOOD

Offered at \$1,349,000 | 2 BED | 1 BATH | 1 + 1 GUEST HOUSE

Highly desirable street in prime West Hollywood location with restaurants and shopping right outside the front door. Property currently includes a 2 bedroom 1 bath house and 1 bedroom/1 bathroom/living room/kitchen guest house. Fabulous opportunity to rehab or start fresh. Trust sale-offers to be submitted by Monday June 20th providing time for Buyer's due diligence with West Hollywood building department.

ROSS & BARTON

NANCY ROSS | 310.500.3983 LAURA BARTON | 310.500.3985
ROSSANDBARTON.COM



THEPARTNERSTRUST.COM

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LEVERAGE
GLOBAL PARTNERS



ULTIMATE WEST HOLLYWOOD LOCATION



841 Westmount Drive #112 | \$1,049,000

Location, Location, Location! Minutes to restaurants and shops on Melrose, Robertson and Santa Monica Blvd, this gorgeous newer construction townhouse consists of 2 bedrooms and 2.5 bathrooms with outdoor space on every level. The open floor plan has a spacious living room with high ceilings, fireplace and hardwood floors throughout. The updated kitchen opens to the dining room. The second floor has two bedroom suites with their own bathrooms and spacious patios. The third floor has a private rooftop deck perfect for entertaining with a large storage closet and beautiful views of the Hollywood Hills. The building has an inviting pool, large gym, sauna, rec room and two subterranean parking spaces making this an exceptional offering in a coveted area.



STEVE SANDERS

323.828.6471
 ssanders@aaroe.com
 aaroe.com/stevesanders

JOHN AAROE GROUP

AREA
10

WEST HOLLYWOOD VICINITY

Kings COURTYARDS Resort LifeStyle

\$495,000



950 N KINGS RD, UNIT 134

Open **TUESDAY, June 14th, 11-2** and **SUNDAY, June 19th, 2-5**



Resort LifeStyle Kings Courtyards Large private upgraded corner 1 BR just inside the 957 Sweetzer gate. Waterfall entry, landscaped walkways, pool, spa, gym, sauna, club room, on-site office. One common wall, granite kitchen counters, dark laminate floors, shaded patio, large dressing area, tiled bath, gas FP.

You may use 957 Sweetzer Entry. Great opportunity in the heart of West Hollywood.

John A. Lucy
310-623-1376

kw
KELLERWILLIAMS.

310-415-7691

9000 Sunset Blvd., Suite 1100 West Hollywood, CA 90069

Open Tuesday 11am - 2pm

958 24th St
Santa Monica



Soulful Sanctuary in the Heart of Santa Monica

3 bedrooms | 2 bathrooms
detached office/gym with fireplace

Lush, private hacienda compound inviting a beach city lifestyle.
Brilliant entertaining spaces with abundant natural light,
custom updated kitchen, romantic master suite and multiple courtyards.
Gated corner property blocks from Montana Ave. Escape to a life of luxury.

Listed at: \$2,595,000

www.95824th.com



Fiora
Aston

fiora aston
310.480.3585
fioraaston@me.com



AREA
18

HANCOCK PARK – WILSHIRE



LISA MANSFIELD PRESENTS

513 N Plymouth Boulevard - Hancock Park

Open Tuesday 11 - 2



4 BEDS | 3.5 BATHS | FAMILY ROOM

www.PlymouthBlvd.com | Offered for \$1,999,999

Gorgeously remodeled, bright, stylish home with flowing floor plan. Spacious living room with marble fireplace leads to gourmet kitchen/dining area with large marble island. Gracious family room has French doors opening to yard. Master suite has a high pitched ceiling, walk-in closet and French doors to yard. Master bath with marble and double sinks has separate tub/shower. The large hall bathroom has double sinks and tub/shower combo. 4th bedroom with own entrance - great for office or maid's room. Grassy yard with brick patio, fireplace and open "cabana" garage with high pitched ceiling great for entertaining. Hardwood floors, double paned windows, central AC, laundry room. Close to Larchmont Boulevard.



LISA MANSFIELD
 Realtor®, NRT's Top 1,000 Sales Associates
 310.481.4313 | lisa.mansfield@sothebyshomes.com
www.lisamansfield.com | CalBRE#: 01105508

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 INTERNATIONAL REALTY

SOTHEBY'S INTERNATIONAL REALTY BRENTWOOD BROKERAGE | sothebyshomes.com
 11911 San Vicente Blvd, Suite 200, Los Angeles, CA 90049 | ONLYWITHUS.COM

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Modernized Spanish Home with Solar and Two Detached Bonus Rooms!



6241 Drexel Ave, Beverly Grove

Offered at \$1,750,000

This brilliantly updated Spanish solar home exudes warmth and sophistication while elegantly showing off the striking period details. The beautiful light and bright living room with fireplace has French doors that open to a front patio, while the elegant formal dining room has French doors that open to the side of the home. There is also an eat breakfast or multi-purpose room off of the gourmet kitchen. Located in the rear of the home, and away from the other two bedrooms, is a gorgeous and modern master suite that opens to the lush and private back yard. The stunning master bath has dual vanities and a separate shower and tub. There is a large walk-in closet and an additional closet. Positioned next to the backyard, are two separate detached bonus rooms that would make a great office and an additional living room or media room. This home is perfectly located by the Beverly Grove, 3rd street café's and boutiques and LA's dining and entertainment. Hancock Park Elementary!



Tom Scrocco

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www.TomAndRandyProperties.com

166 N Canon Drive
 Beverly Hills, CA 90210



AREA

19

BEVERLY CENTER – MIRACLE MILE

STUNNING REMODELED PENTHOUSE BY 3RD & ROBERSTON



320 S. Willaman Drive, #PH4 Los Angeles, 90048 | \$879,000

OPEN HOUSE Tuesday, June 14th 11-2PM

**COLDWELL
BANKER**

RESIDENTIAL BROKERAGE

Stunning Remodeled & Luxurious 2 BR / 2 BA PENTHOUSE Condo in the heart of LA! This immaculate home w/ high ceilings and a ton of natural light has everything: Open Floor plan all on one level with New Hardwood Floors, featuring spacious living, dining & kitchen areas all connecting making it perfect for families & entertaining; Chef's kitchen featuring NEW top of the line appliances & granite counter tops; Large master suite featuring: A massive walk-in closet; Huge master bathroom w/ double vanity sinks; Separate shower; Gorgeous & sumptuous sunken tub; Second generous sized bedroom features more natural light & ample closet space; Additional beautiful guest bath w/ shower & tub; Plantation shutters throughout; New Washer & Dryer inside unit; Central air & heat; Private balconies w/ city views; Two separate covered & secured parking spots; Guest parking in building; Only 16 units & low HOA's! ~ THE BEST location in LA, close to: Beverly Hills, 3rd St. & Robertson's shops & restaurants. Must see! www.320WillamanPenthouse.com

**TONY
BERNS**
REAL ESTATE

310.722.0744 | Tony@TonyBerns.com

CalBre# 01737527

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AREA
20

HOLLYWOOD

UNIT #904 HOLLYWOOD & VINE OPEN TUE. 11A-2PM & 5-7P

6253 HOLLYWOOD BLVD
\$899,000

LALUXE GROUP
SALES · DESIGN · STAGING

Contact Jeff Yarbrough today to discuss this property and/or the rise of L.A. Luxe Group.

323.854.4300 | Jeff@LALuxeGroup.com | Cal BRE #01341959

KELLERWILLIAMS.

AREA
22

LOS FELIZ

Stunning Los Feliz Tudor Revival

\$1,728,000



2316 East Live Oak Drive
Tuesday, June 14, 2016 from 11am-2pm



This home is beautifully situated in the Hollywood Hills neighborhood of the Los Feliz Oaks. The tree-studded property abuts Griffith Park and offers direct access into Hollywood and DTLA. The home features 4 B/R's and 4 baths, including a self-contained

ground floor suite with kitchen, 3/4 bath, and patio. The open L/R with F/P, F/R, and D/R open into one another and all offer gorgeous southern views. The multi-level lot offers several entertaining areas, fruit trees, and detached garage.



Mark Cohn
626-2043300

MARK
cohn
 CYNTHIA
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Cynthia Cohn
626-818-2577



251 South Lake Avenue, Suite 150 Pasadena, CA 91101
www.wherethehomehappens.com



OPEN TUESDAY JUNE 14TH 11-2
OPEN FRIDAY JUNE 17TH 11-2
OPEN SUNDAY JUNE 19TH 2-5

4463 VANALDEN AVE TARZANA

OFFERED AT \$1,999,999

Set in the private cul-de-sac of leafy Vanalden Avenue, Los Angeles, living in this majestic home means having just 3 neighbors. Its captivating design is a mix of luxurious opulence and sleek modernity spread over 5,700 sq ft.

This immaculately-maintained showpiece property is a sun-drenched vision of comfort and privilege. From the ornate doorway, you step into a large living room with a 2-storey picture window. A large, fabulously-appointed formal dining room lies down the hallway on one side and an equally spacious family room/den on the other. Upstairs are 3 bedrooms and a master suite with an adjoining room which would be ideal as a nursery, gym or home office.

Outside lies your private pool with ample lounge and outdoor dining areas and you only have to saunter across to your full-size tennis court as you gaze upon the exquisite gardens. Adjacent is a garage for 3 cars for your family and guests.

Inside, a maid's room, butler pantry and wine fridge make entertaining a breeze.



PAMELA RICH

pamela@hiltonhyland.com
310.666.7424

HILTON & HYLAND
CHRISTIE'S
INTERNATIONAL REAL ESTATE



AREA
72

SHERMAN OAKS

13127 Morrison Street
Sherman Oaks, 91423**JUST LISTED!**

Private Oasis in coveted Hidden Woods, Sherman Oaks

Welcome home to this stunning remodel, perfectly updated with high ceilings, exquisite designer finishes, a wonderful floor plan with ample room and an expansive entertainer's backyard. This was a labor of love with careful thought and quality in every detail and it shows.

Formal double door entry leads to an elegant foyer opening to a generously proportioned living/dining area with fireplace. Fabulous eat-in kitchen with Viking appliances, custom cabinets, caesar stone countertops and granite sink. Separate den/family room with custom built ins and fireplace, fourth bedroom and bath, powder room and separate laundry room complete the downstairs. The formal dining room, kitchen and den have access to a backyard haven with salt water pool, spa, various terraces and all surrounded with 20 feet of hedging for complete privacy. Upstairs are 3 bedrooms including a luxurious master suite with dual cedar lined huge closets and balcony overlooking the backyard. Master bathroom retreat has spa like tub, separate shower, double vanities with Walker Zanger tile. Exquisitely landscaped back and front grounds, with huge saltwater pool, spa, fire pit and multiple terraces for entertaining. Gated with direct entry from oversized 2 car garage and an abundance of storage throughout the property.

3311 sq ft on an 8712 sq ft lot. Four bedrooms, 3.5 bathrooms plus den/family room/ convertible 5th bedroom. Located within easy distance to Ventura Boulevard stores and restaurants and minutes to all Valley studios and freeways.

Offered at \$1,649,000

Niki Rosenfeld
310.968.3644
Nikirosenfeld@gmail.com
www.nikirosenfeld.com
CalBRE License #01199906

Open Tuesday 11am-2pm | Friday 11am-2pm

www.13127Morrison.com

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OPEN FRIDAY 6/17 11-2PM 4015 BEVERLY GLEN BLVD., SHERMAN OAKS



3 Bedrooms | 3 Bathrooms | 9,274 Sqft Lot

Entertainer's paradise; Do not curb appraise and miss out on one of the best home in Sherman Oaks. Remodeled kitchen and baths with newer appliances and fixtures. Huge outdoor patio with night lights and separate patio lounge for great outdoor entertaining. Fruit trees and Olive tree to boot. Grass area large enough for a pool. Close to the heart of Valley shopping and just a skip and a hop from the Westside. Central air and two-car garage. Sound barrier entry and newer windows and doors. Home for the 21st century!

Offered at \$1,599,999



JACK DUNN Broker*
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jdx@jackdunn.com

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AREA
72

SHERMAN OAKS

Iconic French Country Storybook



15433 Valley Vista Boulevard, Sherman Oaks

Open Tuesday June 14, 11am-2pm

Offered at \$1,995,000

Harriet Cameron

818-380-2151

Harriet@HarrietCameron.com
BRE#00675971

Andrew Spitz

818-817-4284

AndrewSpitz@bhhsca.com
BRE#00924610

The epitome of style & sophistication radiates from this iconic Storybook French Country Traditional. Located in the acclaimed Lanai elementary school boundary, this expansive gated Sherman Oaks 4 bedroom 5 bath residence combines traditional & contemporary styling to create a home that is both upscale & inviting. The open concept floorplan, enhanced by impeccable craftsmanship, designer finishes, gleaming hardwood floors, & a wonderful flow, is conducive to intimate gatherings or large scale entertaining. Interior features include a living room with stone fireplace & massive arched picture windows, airy dining room & a spacious family room with wet bar & French doors leading to the relaxing grounds. The gourmet kitchen features Carrera marble counters, custom cabinetry, large farmhouse sink, double side by side refrigerators, double ovens, a 6 burner Jenn Air cooktop with pot filler & a cheerful breakfast area with built-in banquette. Impressive in size, upstairs master retreat offers French doors to a large balcony overlooking the pool, an oversized sitting area with built-in workstation, designer wall treatments, dual walk-in closets, & a luxurious bath with oversized multi-head shower, quartz counters & a bubble jet tub. Ideal for enjoying California's temperate climate, the well-designed grounds feature a large covered patio, manicured grounds, a sparkling salt-water pool/spa with water feature, conversation area with fire pit & a large detached gym. Other amenities include numerous built-ins, 3 ample sized secondary bedrooms, a cozy second floor reading nook, fantastic curb appeal & a phenomenal location.



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Features

- Low-E Dual Glazing
- Solid Maple Flooring over 1 1/8" subfloor
- Custom Maple Cabinets
- Wired for Cable
- Spa Tubs
- Extra large 2 car Garage
- Interior Walls Insulated
- 5 Parking Spaces total
- Tile floor laundry & baths
- 5/8" type-x drywall finish
- Water & Electric Conduit at Patio for Landscape
- Buyer has Gas or Electric Cooking Option



Studio City Hills

2,572 Square feet . 3855 Ridgemoor Dr . Studio City

New Construction by Owner-Contractor . Street 2 Street 5,864 s.f. lot . Ridgemoor Dr to Hillside.
 1st Floor . Office or Den, Half Bath, Direct Entrance through extra large 2-car Garage.
 2nd Floor . Entry-Foyer, Living-Dining Great Room, Kitchen open to Family Room with fireplace,
 Private Patio, Powder Rm, Master Bedroom w/ en suite Bath. Laundry Rm, plus
 2 Bedrooms with shared Bath.

Contractor Considerations:

- Bedroom finish flooring not provided so Buyer may install to their taste.
- Entry stair tile not installed in order to protect slate finish for Buyer's move-in.
Slate provided by Contractor.
- Appliances are not provided in order for Buyer to select and install own preferred appliances.



Listed AT \$1,580,000

Broker's Open . June 14 . 2016

CaIBRE . 01386935
 Realtor . Broker . Architect
 323.963.4732

Steven@Architecture-LAhomes.com



Steven Patrick Kyle

REAL ESTATE FROM THE GROUND UP



AREA
1333

LADERA HEIGHTS

Just Listed Ocean and City Views 5319 Bedford Ave - 90056



JOIN US AT OUR OPEN HOUSE
SUNDAY JUNE 19th FROM 2:00 - 5:00 PM

Robert
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ESTATES
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Robert Pitts
310-915-6500
310-259-4137
rpitts9600@aol.com
License #01881589

View more of this home at:
www.robertpittshomes.com

*Home Exclusively Represented
by
Robert Pitts*

Offered at \$1,499,900

- 7 Bedrooms + 6 Baths
- Master suite with ocean and city views
- Formal living room and dining room with high ceilings
- Home theater room
- Chef's kitchen has island, granite tops, built-in appliances and new paint
- Entertainers rear yard with large wet bar and fire pit
- SqFt 4,743 Lot size 8,970
- 2nd Master on 1st floor

ASSISTANT WANTED

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Westside Savvy!

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- Be a team player who is highly creative, detail oriented, flexible
- Have 3-5 years Real Estate experience
- Ability to work well under pressure in a fast paced environment
- Mastery of the English language, both written and verbal
- Prioritize, deal with weekly and variable deadlines
- Have: initiative, creativity, self-motivation, personable demeanor, strong client and vendor interfacing and coordination skills.
- Proficient in the Microsoft suite: Outlook, Excel, Word, Power Point, DocuSign, Zipforms & the MLS.
- Must know the Westside!
- Strong administrative and organizational skills

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Connect, grasp and transact to grow your commercial real estate business!**



This is a key annual event for the BH/GLAAR® Commercial Committee and we are grateful and humbled to have the participation of highly-regarded commercial real estate professionals.

-Guest Speakers:



Alex Magur, Director
KW Commercial & TCG Group
"Commercial Real Estate Valuation Methods"



Dilip Khatri
Khatri International, Inc



David Mashian
Coldwell Banker Commercial Advisors
"AIR Commercial Form Review"

Seminar Starts Promptly at 10:00 a.m. Lunch will be served at 11:30 a.m.

Register now at www.bhglaar.com

\$25 – BH/GLAAR Members

\$35 – Non-Members

Wednesday, June 15, 2016

10:00am – 2:00pm

**PARKING
VALIDATION
INCLUDED**



***For Registered Attendees**



See Spot Go!

AJ Tigner
323-243-3657

Beverly Hills/Greater Los Angeles Association of REALTORS®

Commercial Real Estate Committee Mission Statement:

The BH/GLAAR Commercial Real Estate Committee is dedicated to providing BH/GLAAR REALTORS® training, communication skills and education with the objective to serve customers effectively through enhanced professionalism.



Debbie Hilt
818-445-5860

**6330 San Vicente Boulevard | Suite 100 | Los Angeles | California | 90048
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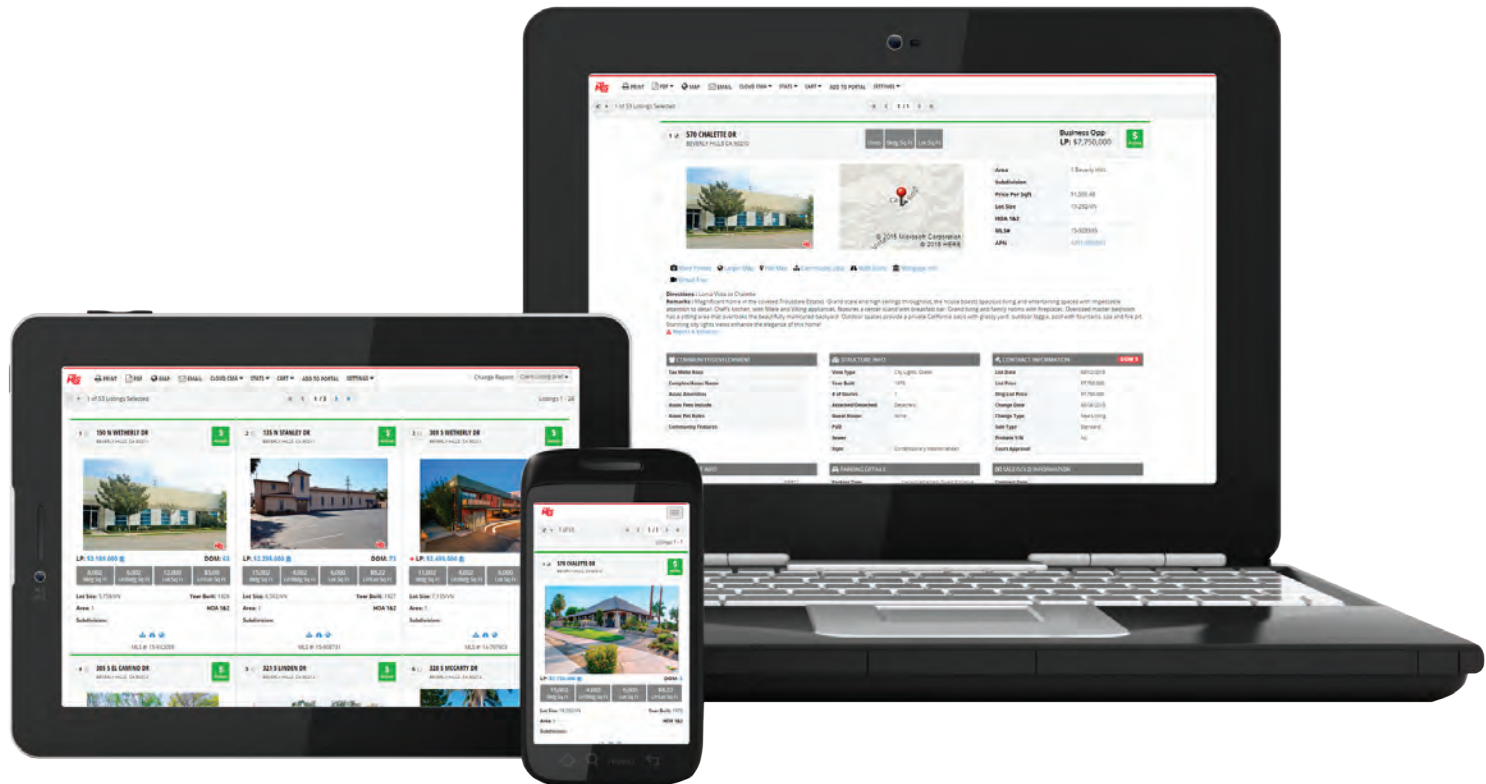


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COMING SOON!

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The screenshot shows the MLS Plus Click Counter Report for a property listing. At the top, there are navigation tabs: PRINT, PDF, MAP, EMAIL, CLOUD CMA, STATS, CART, ADD TO PORTAL, and SETTINGS. A 'Reports' dropdown menu is set to 'Click Counter'. Below this, the property type is 'Residential' and status is 'Default'. The listing is '0 of 2 Listings Selected'.

Property Details:
 900 W OLYMPIC BLVD #47G
 LOS ANGELES CA 90015
 3 Beds | Baths 4.00 (4F 0T 0H 0Q) | 4,250 Sqft
 Condo/Co-op
 LP: \$8,800,000
 Active

Area Information:
 Area: 42 Downtown L.A.
 Subdivision: [Blank]
 Price Per Sqft: \$2,070.59
 Lot Size: 399,270
 HOA 1&2: \$4143.25(N/A)
 MLS#: 15-894355
 APN: 5138-027-198
 List Date: 04-03-2015
 DOM: 363

Click Counter Summary:
 Total Clicks: 11,189

Agent Views	Public Views	Mapped	Printed	Emailed	Virtual Tour Views	Photo Views
9,852	410	151	145	253	68	310

Updated as of: 3/25/2016 12:00 AM

Source Breakdown:

Source	Search Results Impressions	Detail Report Impressions	# Of Clicks	Search Impressions	Page Views	Portals Impressions	Portals Detail Views	Mobile Impressions	Emails
trulia	56,922	18,742	12	-	-	-	-	-	-
Zillow	-	-	-	503,383	13,352	-	-	-	1
Homes	-	-	-	-	-	179	3	109	-

Updated as of: 2/10/2016 12:00 AM (Trulia), 3/24/2016 12:00 AM (Zillow), 3/26/2016 12:00 AM (Homes)

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Call a LIVE Customer Service Representative to find out more!
310-358-1833 or 760-459-8712



TUESDAY

01 Beverly Hills Single Family

1865 CARLA RDG	Open	11-2	33C2	NEW
\$11,995,000	4+5	MID-CENTURY		



TROUSDALE MID-CENTURY CONTEMPORARY W/SERENE CITY & CYN VIEWS

This completely renovated Mid-Century contemporary was redesigned by world-renowned designer Trip Haenisch. Finished with the finest materials and the latest and greatest amenities, this estate is an entertainer's dream. Beautiful serene canyon & city views, seamless indoor/outdoor floor plan. A large oversized master suite includes a separate office/T.V. room and individual his & hers master baths & closets. The kitchen area includes Miele appliances and Italian marble.

MLS#16-132444	
Branden & Rayni Williams	310-691-5935
HILTON & HYLAND	
Blt-Ins,Dshwshr,Rng/Ovn,Fridg	

1133 SAN YSIDRO DR	Open	11-2	NEW
\$4,895,000	4+4.5	2sty-RANCH	




WARM CUSTOM-BUILT HOME IN PRIME BEVERLY HILLS

This custom-built 1980's home exudes warmth & pride-of-ownership. On the prime estate portion of San Ysidro Drive, the home offers an abundance of amenities & features: spacious floor plan, large public rooms opening to a private back yard, ground-floor MBR suite w/ fireplace & Fr. doors, 3 or 4 add'l bedrooms (potentially 5 total), spacious family room w/ vaulted ceilings & frplc on 2nd floor wing, with bedroom suite -- ideal for media room/in-law/teenage/guests. Also for Lease @ \$14,500/mo.

MLS#16-133112	
Stephen Baker	310-490-8510
KELLER WILLIAMS/B.H.	
FLEXIBLE & UNIQUE FLOOR PLAN	

348 S CLARK DR	Refresh.	11-2	NEW
\$2,800,000	5+5	2sty-CONTEMPORARY	



FORMER HOME OF ACADEMY AWARD WINNER, RICHARD DREYFUS

Former home of Academy Award winner, Richard Dreyfus. Beautiful house in an excellent location. High-ceilings throughout with 2 fireplaces. 5 bedrooms and 4.5 bathrooms. Guest house with 1 bedroom, 1 bathroom. Spacious den with an office. Gourmet remodeled kitchen with gorgeous granite counters. Nice private pool. Open and spacious living room. Children's playroom downstairs. Master bedroom upstairs features high ceilings and is bright.

MLS#16-132054	
Shiva Mehrdad	310-505-9560
NELSON SHELTON	
Dshwshr,Grbg Disp,Micro,Rng/Ovn,Other	

1296 MONTE CIELO DR	Open	11-2	rev
\$18,387,000	7+11	3sty-MEDITERRANEAN	




NEWLY CONSTRUCTED MEDITERRANEAN ESTATE ON A LARGE LOT

Newly constructed Mediterranean Estate, set on appr 36,000 sqft mostly flat lot, welcomes you to grand scaled rooms w/ natural light, high Ceilings, formal Dining room, Living & Family room, 5 bed suites + 2 bed in Guest house. Master w/ FP, luxurious bath, His & Hers walk-in-closets & Balcony w/ view of backyard & pool. Office w/ a private entrance, Theater, Wine Cellar, Sauna, Elevator, Gym, Maid w/ bath, 4 Fireplaces, 6-car Garage, sparkling Pool/Spa, Outdoor Kitchen, BBQ plus a 2-story Guest House completes this Grand Estate!

MLS#16-125366	
Marjan Nourani	310-920-9490
NELSON SHELTON & ASS	
Elevator, BBQ, Rng/Ovn, Fridg	

01 Beverly Hills Condo / Co-op

443 N PALM DR #301	Open	11-2	NEW
\$3,949,000	3+3.5	CONTEMP MED	



OPULENT LUXURY IN PRIME BEVERLY HILLS

Luxury Beverly Hills condo built in 2008. Exclusive, controlled access bldg only 13 priv residences. Meticulously renovated high-end contemp design feat 3BR en-suite, 3.5BA, high end fixtures, fam rm, laundry rm, American Walnut flrs, gourmet kitch, Ceasarstone counters & Wolf, Miele, Sub Zero appl. Opn flr pln w/ 2 eastward balc, dining area & majestic aquarium. Lrg master suite w/ his/hers walk-in closets, automated curtains & luxurious bath feat Calcutta Marble slabs, dual vanities & Spa tub.

MLS#16-120838	
Shawn K & Olga Z	323-638-7567
KELLER WILLIAMS BH	
Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridg	

121 S CANON DR #201	Open	11-2	NEW
\$1,595,000	2+3	CONTEMPORARY	



FABULOUS CONDO, 1ST TIME OPEN!

Fabulous front facing condo that was designed for the original builder of the complex. The 2000+ square foot condo has a gracious floor plan perfect for entertaining. The detail that was put into this unit will take your breath away. Huge Master Suite with bathroom w/ spa tub and double sinks. Hardwood floors throughout. Minutes to shopping, fine restaurants, and fabulous Rodeo Drive. Three car parking (not tandem). Low HOA dues.

MLS#16-115892	
William Kunody	310-480-7289
COLDWELL BANKER RESI	
Blt-Ins, Cing Fan, Cent Vac, Dshwshr	

234 S TOWER DR #3	Open	11-2	NEW
\$1,299,000	4+4	3sty-CONTEMPORARY	



EXCEPTIONAL AND HARD TO FIND 4 BEDROOM TOWNHOME IN BH

The main level includes the living rm w/ frplce, a formal dining area w/ balcony & open kitchen w/ brkfst bar, newer stainless appliances & excellent counter, pantry & cabinet spaces. Upstairs features Mstr ste & 2 add'l beds w/ ba. Mstr ste includes a frplc, walk-in closet, dual sinks, separate shower & spa tub. The lower level features 4th bed w/ bath, laundry area & direct access to garage. Add'l features include hrdwd flrs, recessed lighting, 3 S x S parking, secure building, pool/spa.

MLS#16-133252	
Nancy Ross/ Laura Barton	310-500-3983
PT BEVERLY HILLS	
Blt-Ins, Cing Fan, Dshwshr, Dryer, Grbg Disp	

01 Beverly Hills Lease

1133 SAN YSIDRO DR	Open	11-2	592D6	NEW
\$14,500	5+5	2sty-RANCH		



WARM CUSTOM-BUILT HOME IN PRIME BEVERLY HILLS


This custom-built home exudes warmth & pride-of-ownership. On prime estate section of lower San Ysidro & in El Rodeo district. 3 + Md's + Office/Den or could be 5 bedrooms. Huge family/media room. Spacious public rooms w/ private back yard & patio for easy California lifestyle & entertainment. Cook's kitchen & large bkfst room. Private access for maid/live-in with sep. quarters. Extra off-street parking with gracious circular driveway. Also for sale at \$4,895,000. Open to lease/option.

MLS#16-131694	
Stephen Baker	310-490-8510
KELLER WILLIAMS/B.H.	
Flexible Floor Plan -- Up to 5 Bedrooms	

317 OAKHURST DR	Open	11-2	NEW
\$11,000	4+4	2sty-SPANISH	

Two story 4bed/4 bath home offers plenty of character with wd fls, Spanish tiles, hi ceiling 3 bed/3 ba up/1 bed 1 1/2ba down. FDR/Kit with eatin bkr/den/wine cellar/pool Avail Immed. Easy to show

MLS#16-121650		stove/oven/refr/w/d/gd	
Janet Block	310-285-7536	COLDWELL BANKER RESI	




Property Website & Virtual Tour

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

TUESDAY

300 N SWALL DR #451	Open 11-2	632H1	NEW
\$7,000	2+3	CONTEMPORARY	
	SUPERB LEASE IN IV SEASONS BEVERLY HILLS		
Immaculate & Spacious Updated 2Br 2.5Ba, Large Living Room & Den w/wetbar open to Balcony. Formal Dining, Cook's Kitchen w/Viking Appls, Bkfst Area, Laundry Rm, 24 Hr Concierge & Valet, Pool, Spa, Gym.			
MLS#16-128684			
Carole Lipson Fox 310 308 1757		Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other	
TELES PROPERTIES			


1826 COLDWATER CANYON DR	Lunch 11-2	NEW
\$2,100,000	4+4	
	BHPO GEM ON A 10000 FLAT LOT	
Nestled in a quiet side street off Coldwater Canyon on a flat lot over 10,000 sqft, this majestic beauty has plenty surprises. Stroll from Tullis Avenue through the gorgeous front yard's Rose garden into the grand open floor plan of this magnificent home. The living and dining room lead to the enchanting backyard highlighting the sparkling pool, spa, and gazebo. 4 bedrooms, 4 bathrooms and a splendid new kitchen are amongst the other wonderful features of this hidden gem.		
MLS#16-131662		
Catherine Shakib Kamran 310 430 5346		
KELLER WILLIAMS BH		
Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan		

02 Beverly Hills Post Office Single Family

2620 BENEDICT CANYON DR	Open 11-2	NEW
\$5,995,000	5+6	
	GATED CELEBRITY TENNIS COURT ESTATE	
Magical East-Coast Estate meticulously restored and remodeled. Formal dining room with French doors. Spectacular new gourmet kitchen with oversize white marble island and breakfast area that opens to gracious family room with bar area. Large guest suite on the main floor. Upstairs features a wonderful master suite with pitched ceiling, fireplace and dual baths. A rare opportunity to own a legendary celebrity estate!		
MLS#16-109704		
S Frankel, J Altman 310-281-3981		
CBBHN, DE		
www.2620benedictcanyon.com		


13981 AUBREY RD	Open 11-2	red
\$6,995,000	7350000 6+7	
	NEW PRICE- PLEASE RSVP	
Priced to Sell! Extraordinary estate on an expansive, private lot w/ vus. Impressive entry with sweeping stairway and soaring ceilings throughout, stunning architectural living room, formal dining w/butlers, two offices, great rm, chef's kitchen, yoga studio and guest suite. 4 generous 2nd floor bedrooms include Master w/ deck, luxe bath, gym w/ sauna. Lower level w/ wine cellar, 3 car garage, elevator. Absolutely amazing value, dont wait. RSVP rina.wesely@gmail.com / txt 310-467-3889.		
MLS#16-117160		
Jane Gavens 310-497-5166		
JOHN AAROE GROUP		
13981aubrey.aaroe.site		

2870 BENEDICT CANYON DR	Open 11-2	NEW
\$4,900,000	4+4	
	MID CENTURY MODERN RETREAT	
Mid-century modern retreat nestled into verdant hillside with stunning canyon views! This home is a serene, private, gated oasis to call home. Floor to ceiling windows make an impressive statement upon entering. Great home for entertaining with 3 bedrooms, family room/4th bedroom, 4 baths, office, living room with fireplace, state-of-the-art kitchen, master bedroom with fireplace, outdoor patio and lush grounds replete with garden and fruit trees, pool, fire pit, and detached gym.		
MLS#16-984399		
Eric Lavey 310-908-6800		
THE AGENCY		
BBQ,Dshwshr,Fridg,Wshr		

9653 OAK PASS RD	Open 11-2	red
\$4,795,000	5195000 5+6	
	LOWEST PRICE PER FT ON OAK PASS RD @ \$838 PPF	
Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.		
MLS#16-984399		
Eric Lavey 310-908-6800		
THE AGENCY		
BBQ,Dshwshr,Fridg,Wshr		


1343 N BEVERLY DR	Open 11-2	NEW
\$3,595,000	5+4.5	
	NEW! INCREDIBLE MEDITERRANEAN IN PRIME LOCATION!	
Immerse yourself in this quintessentially romantic Mediterranean home. Just steps from Coldwater Canyon Park, Built to impress & located just minutes from the city of Beverly Hills this home boast covered ceilings, multiple balconies, elegant hardwood floors, & tons of natural light. Walk upstairs & find your private master suite that exudes luxury w/ huge glass windows overlooking, a cozy fireplace, dual walk-in closets & an incredible patio. This irresistible gem is truly remarkable!		
MLS#16-119108		
Catherine Marcus 310.795.8521		
SOTHEBYS INTL REALTY		
BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other		

1280 ANGELO DR	Open 11-2	rev
\$17,000,000	7+8	
	HIGHLY MOTIVATED AGENT! READY TO MAKE A DEAL!	
Located in the prestigious view corridor of Upper Angelo in Beverly Hills, surrounded by multiple mega estates, this 2014 expanded and remodeled modernist compound is one of a short list of properties that enjoy panoramic unobstructed views of Downtown and the Ocean. This redesigned home, with a nod to the contemporary architectural, has no detail overlooked. Walls of glass reveal the secluded pool and decks with the best of California Indoor/Outdoor living.		
MLS#16-119108		
Catherine Marcus 310.795.8521		
SOTHEBYS INTL REALTY		
BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other		

9701 YOAKUM DR	Open 11-2	NEW
\$2,288,000	5+7	
	THE YOAKUM CASTLE! AN ECLECTIC CONTEMP. ESTATE YOU MUST SEE!	
This remodeled, updated estate is sited on a 15K lot on a quiet street w/sweeping canyon vistas in prime BHPO! Recently opened-up to stream light into the spacious LR & DR. Eat-in kitchen w/new appliances. Huge library & wine cellar. Upper level w/2 BR suites incl. master w/sit area, remod bath & HUGE walk-in closet + 2nd living/ballroom w/massive pic windows, soaring ceilings & staircase to sun decks & penthouse/studio. Most levels open to spectacular yd, patios, spa & grotto pool w/waterfall.		
MLS#16-133102		
Mickey Kessler 310-367-2322		
COLDWELL BANKER RESI		
Blt-Ins,Elvtr,Rng/Ovn		

1367 LAUREL WAY	Open 11-2	rev
\$6,595,000	4+6	
	HUGE PRICE REDUCTION!	
Remodeled Contemporary on one of the most desirable streets above Beverly Hills with unobstructed city to ocean views. Floor to ceiling windows. Clean lines & open spaces enhance the indoor-outdoor living with dramatic & jaw-dropping views of downtown to Catalina Island and Santa Monica. Large master suite with walls of glass surrounded by canyon trees overlooking the explosive views. 3 additional bedroom suites. Gourmet Kitchen with island. Media Room. One of a kind property with privacy.		
MLS#16-125068		
B.Tenenbaum E. Hassan 310.720.7270		
HILTON & HYLAND		
Hiltonhyland.com		

TUESDAY


1658 LINDACREST DR	Open	11-2	rev
\$3,595,000	4+5	2sty-CONTEMP MED	
	ELEGANT "CREST STREET" HOME		
4 bedroom/4.5 bath Contemporary Mediterranean. Sophisticated design elements. Large entertaining spaces. Chef's kitchen opens to the family room/study. Master Bedroom has a glamorous bath and lovely views off of two private balconies. Downstairs boasts a huge bonus room which could be a theater room/exercise room/playroom or all of the above! Outdoors is the terrace, swimming pool & more charming views. Very quiet and private neighborhood. Only a few minutes to the heart of Beverly Hills!			
MLS#16-102928		www.RogerPerry.com	
Roger Perry 310-600-1553		RODEO REALTY - BH	

1516 N KINGS RD	Refresh.	11-2	NEW
\$7,999,500	5+6	2sty-ARCHITECTURAL	
	FRESHLY TRIMMED TREES EXPOSE BEAUTIFUL CITY VIEWS		
The house has it all, freshly trimmed trees expose beautiful city views. Stunning clean contemporary lines. Gated circular driveway with parking for 8 cars. High ceilings, huge rooms with enormous master suite and steam shower for a party. Exterior glass pocket doors that slide into walls, maximizing views of expansive, green yard, spa and swimmer's infinity pool. Entertainers delight!			
Steven Kay (310) 770-3999		NELSON SHELTON	

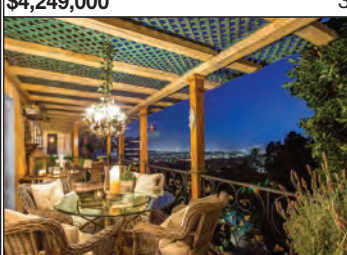
1591 CLEAR VIEW DR	Open	11-2	rev
\$3,190,000	4+4	2sty-CONTEMPORARY	
	DEVELOPER'S OPPORTUNITY/OR OWNER USER		
Great opportunity. Custom home on 3 lots. Property offers panoramic views of the Santa Monica Mtns. 1400 sq ft wraparound deck & a stylish floor plan accentuate the unique Benedict Canyon lifestyle. Nearly 1/2 acre of landscaped, heavily wooded mountainside, terraced waterfall, outdoor kitchen, & several charming al fresco gathering areas designed specifically to highlight the natural setting. Rebuild or remodel, purchase includes architectural drawings of home & pool.			
MLS#16-120506		BBQ,Blt-Ins,Cbl,Cent Vac,Dshwshr,Other	
Nancy Sill 3104293077		DOUGLAS ELLIMAN	

1512 SUNSET PLAZA DR	Open	11-2	NEW
\$4,995,000	4+5	SPANISH	
	SPANISH ESTATE ABOVE THE SUNSET STRIP		
A seamless confluence of authentic charm and modern amenities, this exquisite Spanish estate boasts tremendous outdoor space, massive decks, and a generous pool. Dual master bedrooms offer views of the city lights, and soaring ceilings allow natural light throughout. A large theater room, and plentiful cabana-style entertainment space that opens to an expansive grassy yard. This one-of-a-kind property on a double lot is uniquely located in sought after lower Sunset Plaza.			
MLS#16-133028		www.ogroup.com	
Jason Oppenheim 310-990-6656		THE OPPENHEIM GROUP	


9690 MOORGATE RD	Open	11-2	rev
\$2,849,000	6+5	2sty-TRADITIONAL	
	GORGEOUS EXPANSIVE CANYON VIEW HOME IN PRIME BENEDICT HILLS!		
Beautiful View Home in Prime Benedict Hills. The lush green awe inspiring expansive canyon views captivate from the moment you walk in the door. A welcoming foyer invites you into a large open free flowing sun-filled home feat. all solid wood maple floors throughout. Open great rm w/ beautifully redone gourmet cooks kitchen w/ center island & full Viking/subzero appliances all opening to an expansive landscaped entertainers rear yard, all set around gorgeous expansive canyon views w/ wildlife.			
MLS#16-107400		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro,	
Danny Mahelka 213-359-4097		COLDWELL BANKER RESI	


1427 QUEENS RD	Open	11-2	NEW
\$4,375,000	4+4	1sty-CONTEMP MED	
	MEDITERRANEAN ENTERTAINERS DELIGHT WITH INCREDIBLE VIEWS		
Elegant & sophisticated Mediterranean entertainers delight. Incredible views of downtown, set on rare street to street lot. Only 5 houses North of Sunset. This 1937 home is extensively remodeled w/huge rooms for sophisticated entertaining, gourmet kitchen, formal dining & living rooms. 5 decks, screening room, hardwood flrs throughout. Integrated sound system, Luxurious master retreat w/more explosive views, steam shwr & prvt outdoor garden terrace. Lush landscaping, new custom pool w/fountains.			
MLS#16-128492		Other	
Todd Moyer (310) 308-4806		COLDWELL BANKER BHN	

9390 LLOYDCREST DR	Open	11-2	rev
\$2,699,000	3+4	MID-CENTURY	
	ARCHITECTURAL BEVERLY HILLS JETLINER CITY & OCEAN VIEW HOME		
Ultra-cool, one-of-a-kind, midcentury architectural Beverly Hills home overlooking sensational jaw-dropping jetliner city and ocean views! Discover a dramatic "floating bridge" entry that floats above a Koi pond that turns into a waterfall cascading into a lower level outdoor swimming pool. Panoramic views from the entire main level (living, dining, kitchen, guest bath, master bed, bath) through walls of floor to ceiling windows.Lower level den/media room features a bedroom, office, & bathroom.			
MLS#16-121002		WWW.9390LLOYDCREST.COM	
ST.JAMES + CANTER 310.704.4248		BERKSHIRE HATHAWAY	

9396 SIERRA MAR DR	Lunch	11-2	NEW
\$4,249,000	3+3	COUNTRY FRENCH	
	www.9396sierramardrive.com		
MLS#16-132264		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn	
Marc Noah 3109689212		SOTHEBY'S	

03 Sunset Strip - Hollywood Hills West *Single Family*


9405 SIERRA MAR PL	Open	3:30-5:30	NEW
\$10,995,000	3+4.5	CONTEMPORARY	
	ADMITTANCE BY RSVP ONLY TO HOMES@JADEMILLS.COM		
Located above the Sunset Strip in the prestigious "Bird Streets," this property is a sensational offering of Contemporary architecture that makes an unparalleled statement of vision & design while featuring beautiful city views from Downtown to the Ocean. High ceilings, open spaces, & walls of glass throughout. Private & gated. Dramatic two-story living room, dining area, & spacious open kitchen. Exquisite master suite, gym, office, 2 guest bdrm suites, & media room. Huge outdoor patio w/pool.			
MLS#16-122574		Gated, Refrigerator, Range, Oven	
Jade Mills/RosanaClawson 310-285-7508		COLDWELL BANKER	

8514 HILLSIDE AVE	Open	11-2	NEW
\$4,100,000	4+5	CONTEMPORARY	
	MODERN VIEW HOME ABOVE CHATEAU MARMONT		
Refined Modern located above the famed Chateau Marmont on a 5,984 sq ft lot. Dramatic downtown views and artistic styling's are juxtaposed with warm wood and stone finishes creating a home ideal for life and entertaining. The interior of the house, measuring at 4,689 sq ft, was designed by the famed Kenneth Brown.The house features a Viking kitchen with large center island, spacious Master suite with panoramic views, three additional bedrooms all en suite bathrooms.			
MLS#16-122574		323-203-5661	
Troy Gregory		DOUGLAS ELLIMAN	

TUESDAY

1850 OUTPOST DR	Open 11-2	NEW
\$2,999,999	5+6 2sty-TRADITIONAL	
	GLORIOUS 1929 SPANISH REVIVAL MANSION	
<p>First time on market in decades. Breathtaking 2-story paneled foyer, living room w/ FP, family room w/FP + powder, library w/FP, dining room, newer kitchen, breakfast area, service + powder, rear staircase. Two maid's rooms & bath. Upstairs: master w/FP, bath, dressing, study, balcony. Two additional bedroom suites. Abundant storage. Front & rear gardens, porte cohere, garage, huge pool. Tremendous curb appeal. Properties of this caliber seldom enter the marketplace.</p>		
<p>MLS#16-132336 Bret Parsons 310.497.5832 COLDWELL BANKER BH</p>		
www.1850Outpost.com		

7138 HOCKEY TRL	Open 11-2	NEW
\$1,999,000	3+2 TRADITIONAL	
	Extremely Private Traditional w/ 180 degree incredible views of the city, mountains and Hollywood sign. Arrive through a long driveway which can be gated. There is a two car garage, a motor court, entry courtyard. Inside is an entry way, open living room city lights & dining room. All rooms have views. There is a redone kitchen, 3 bed & 2 baths & plenty of outdoor space. Its the ultimate hillside hideaway which has not been on the market after 32 years. Easy to show with advance notice.	
<p>MLS#16-130322 Scott Segall 310-480-4823 COMPASS</p>		
7138hockeytrail.com		

2601 OUTPOST DR	Open 11-2	NEW
\$2,950,000	4+4 MEDITERRANEAN	
	EXQUISITE MEDITERRANEAN STYLE VILLA	
<p>Sited among the most iconic homes in Outpost Estates, this meticulously remodeled and maintained property offers unparalleled quality and taste. From the private yard featuring a pool & spa and exotic drought tolerant landscaping to the gracious interior spaces, no detail has been overlooked.</p>		
<p>MLS#16-133544 Eric Lowry 213-507-0950 COLDWELL BANKER RESI</p>		
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Other		

2000 N CURSON AVE	Open 11-2	NEW
\$1,875,000	3+2 SOUTHERN COLONIAL	
	ONE-OF-A-KIND EXQUISITELY RESTORED 1926 SPANISH COLONIAL	
<p>Former home of actress Debra Messing. Stunning original details rarely remaining in a 90 year-old home including stained glass windows, wrought iron gates, sconces & hardware. Gorgeous living rm w/barrel vault ceilings & wedding cake plasterwork. Dramatic formal din rm. Chef's kit w/breakfast nook & top of the line appliances. Upstairs sitting rm leads to enchanting bkryd w/canyon views, perfect for al fresco dining & yoga. Nestled in a quiet celebrity enclave on upper Curson. A must see!</p>		
<p>MLS#16-133322 Noelle Renee Gayral 3104331599 COLDWELL BANKER RESI</p>		
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		


2256 NICHOLS CANYON RD	Refresh. 11-2 593-B3	NEW
\$2,695,000	4+4 ARCHITECTURAL	
	ARCHITECTURAL - MEGA MODERN LIVE/WORK LOFT STYLE - VIEW HOME	
<p>Designed By Architect Youssef H. Amin AIA - Level 1- gallery entertaining area, conference room, studio office, plus attached 1 bed apartment with full bath & kitchen. Level 2 - open plan dining & lounge area, breakfast area, kitchen, 2 large beds, plus master suite with walk-in closet, master bath. Rooftop - outdoor living/work space. 3 minute drive to Hollywood Blvd. 360 degree Canyon Views . The perfect downtown loft alternative, without HOA fees, offers many possibilities.... Coffee Barista!</p>		
<p>Frank Gargani 310 684-2558 JOHN AAROE GROUP</p>		
Built-ins, Range/Oven, 3 Fireplaces		

8780 HOLLYWOOD BLVD	Refresh. 11-2 DESERT!	NEW
\$1,598,800	3+3 2sty-COUNTRY FRENCH	
	ON A CLEAR DAY YOU CAN SEE FOREVER...	
<p>Come for the Views....Stay for the peaceful tranquility of this charming Chalet in the Hills!</p> <p>Huge side yard just waiting for your imagination, pool, gardens, etc...</p> <p>Private gated 2 story home, dbl garage w/direct entry!</p> <p>Why lease when you can own your own home!!</p>		
<p>MLS#16-133502 Joyce Gottlieb 310-283-8931 BERKSHIRE HATHAWAY</p>		
8780hollywoodblvd.com		

8271 SKYLINE DR	Open 11-2	NEW
\$2,425,000	4+2 CONTEMPORARY	
	CHIC MODERN HOME WITH PANORAMIC VIEWS	
<p>Fantastic Contemporary home with an open floor plan. Polished concrete floors throughout with walls of glass that create the perfect indoor/outdoor lifestyle. Light and bright living room with fireplace, large dining room and chef's kitchen that open's to a den/breakfast area. Great master suite with large bath and 2 closets. There are 3 additional bedrooms. Finished garage with beamed ceiling currently used as a theater and playroom. Wonderland School District.</p>		
<p>Aero Malka/Steve Frankel 310-779-1225 COLDWELL BANKER BHN</p>		
www.8271skyline.com		

8786 LOOKOUT MOUNTAIN AVE	Open 11-2	NEW
\$1,475,000	3+2 SOUTHWESTERN	
	SPECTACULAR SPANISH CONTEMPORARY IN THE HOLLYWOOD HILLS	
<p>Spectacular Spanish Contemporary. Meticulously renovated with the finest materials and amenities. Generous spaces throughout this two level floor plan. Beautiful hardwood floors with an incredible kitchen including stainless appliances. Peaceful, tranquil grounds including immaculate landscaping.</p>		
<p>MLS#16-133236 Raphael Barragan 310-663-3676 ENGEL & VOLKERS</p>		
Dshwshr,Grbg Disp,Rng/Ovn		

2600 ZORADA DRIVE	Open 11-2	NEW
\$2,370,000	6+7 CONTEMPORARY	
	ENTERTAINER'S DREAM IN DESIRABLE HOLLYWOOD HILLS	
<p>Classy Remodeled 6 bed, 7 bath over 4,400 SF (per appraisal) 11,000 sf lot. Formal LR wooden floor. Den w/built-in library & fireplace. French doors to deck, pool&Jacuzzi. Open floor plan entertainer kitchen & Formal dining. Master bed has 3 large closets, overlooks pool & deck. Master bath showcases 2 separate vanities. FR w/ fireplace opens to balcony & Corinthian columns. Attached Lower level 3 bed, 2 ba guest quarters (currently rented for \$2400) also has separate entrances, laundry & deck.</p>		
<p>MLS#SR16111903CN Aviva Markush 818-612-1246 COLDWELL BANKER</p>		
www.2600Zorada.com		

2731 OUTPOST DR	Open 11-2	red
\$2,995,000	3+49000 2+3 MID-CENTURY	
	REDUCED \$154,000	
<p>The Kamanski House (1952) presents a secluded, architecturally significant retreat displaying the finest in Mid-Century post +beam California design. Accessed from a private road, the property is gated and set far back from the street for ultimate privacy. The large pool area offers prime entertaining space around a solar-heated pool/spa naturally surrounded by landscaped gardens with city light views in the distance.</p>		
<p>MLS#16-119618 Eric Lavey 310-908-6800 THE AGENCY</p>		
BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp		

TUESDAY

9092 ST IVES DR	Open 11-2	red
\$2,895,000	4+4 COUNTRY ENGLISH	



ENGLISH COTTAGE IN PRIME SUNSET STRIP LOCATION

Incredible Opportunity to own in a prime north of Sunset location! This beautiful and enchanting walled and gated 2-story English cottage is the perfect hideaway w/ privacy and proximity to Sunset Strip shopping/dining. With 4BD & 4BA on several levels as well as a delightful office, there is also plenty of generous outdoor entertainment spaces and views of Los Angeles from the master bedroom. Offering incredible privacy and an unbeatable location, this is the perfect home to update or develop.

MLS#16-111866
 Juliette Hohnen 323.422.7147
 DOUGLAS ELLIMAN

www.stivesgem.com

1925 HOLLY DR	Open 11-2	rev
\$899,500	2+1 CRAFTSMAN	




ATTENTION BUILDERS! ZONE LA RD 1.5

Classic 1920's Craftsman on large lot zoned for units. Huge back yard with detached garage. Located in a quiet pocket of historic Hollywood adj Cahuenga Blvd. & Franklin. DRIVE BY ONLY! DO NOT DISTURB OCCUPANT!!!

MLS#16-126822
 Irene Tsu 310 993 -6141
 BERKSHIRE HATHAWAY H

Blt-Ins

1270 SUNSET PLAZA DR	Open 11-2	rev
\$3,295,000	4+4 2sty-TRADITIONAL	



LOWER SUNSET PLAZA TRADITIONAL

Gated, stately traditional sited perfectly on a large private lot on lower Sunset Plaza Dr. Classically designed w/study off entry, over sized Living Room w/fireplace & French Doors to covered porch. Ideal for entertaining indoors & out w/ expansive meandering gardens, over sized spa & plenty of room for future pool. Three bedrooms upstairs w/2nd story views, attached guest house perfect for nanny, office or visiting guests & 2 car garage w/additional 5 car on site parking.

MLS#16-124966
 Patrick Martin 323-353-7200
 SOTHEY'S INT REALTY

Appliances

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

7135 HOLLYWOOD BLVD #501	Open 11-2	NEW
\$795,000	2+2 5sty-ARCHITECTURAL	




GORGEOUS VIEWS FROM LARGE FRONT UNIT!

Rare offering! Front facing unit with fabulous views in full service luxury building on Hollywood Blvd. This is one of only nine units with this larger floorplan in the building. Two bedrooms + den and two bathrooms. So light and bright it will blow your mind. Kitchen completely remodeled, new flooring, crisp paint and clean as a whistle.

MLS#16-114130
 Scott Campbell/Bev Shea 310-487-0395
 NOURMAND & ASSOC/HWD

Cbl,Grbg Disp

2300 CASTILIAN DR	Open 11-2	rev
\$2,695,000	3+3 MEDITERRANEAN	



CHARMING MEDITERRANEAN VILLA IN COVETED OUTPOST ESTATES

Warm and inviting, refined and casual, gracious and intimate - - all perfectly describe this exquisite residence. Elegant living room, 3 bedrooms, sun room, 3 fireplaces, and breathtaking kitchen/family room. Perfect proportions, sparkling pool and hilltop views to downtown. A beautiful house that whispers ... "home"!

MLS#16-114138
 Ron de Salvo 310-777-6233
 COLDWELL BANKER RESI

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

7135 HOLLYWOOD #504	Open 11-2	593D4	NEW
\$599,000	2+2	12sty-MID-CENTURY	



HISTORIC VERSAILLES TOWER 5TH FLOOR UNIT WITH VIEWS!!!

Versailles Tower. Luxurious Full Service Bldg. 5th Floor East Facing Unit with City Lights Vu's of Hollywood Blvd, Downtown LA and the Hollywood Hills. Unit features a Formal Entry, recently remodeled Chef's Gourmet Kit/Granite Counter Tops, Large Living Rm, Lux Master Suite & Bath, Convertible Den or Second Bedroom + 3/4 Bath. Wonderful Terrace-Balcony with 180 degree Views of City Lights and the Hollywood Hills. 24 Hour Security. Lobby is undergoing Major Remodeling. Pool, Spa & Gym

MLS#16-123500
 Rick Chimenti (310) 985-3420
 BERKSHIRE HATHAWAY H

2065 WATSONIA TER	Open 11-2	593E3	rev
\$1,227,000	3+3	2sty-MEDITERRANEAN	



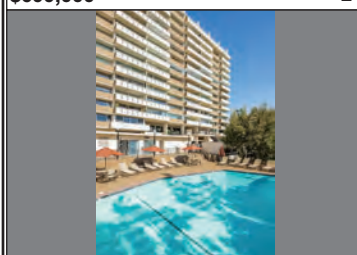
GREAT WHITLEY HEIGHTS OPPORTUNITY

Reminiscent of a Tuscany neighborhood, this charming two story Whitley Heights architectural Mediterranean home w/ over 2600 sft, is just minutes from the heart of Hollywood, the Bowl and major Studios. Hidden away on a private cul-de-sac, this lovely newer built (1993) 3+2.5 home offers oversized rooms and a versatile layout. For a complete list of details and features, pls see the full page color and b/w ads and visit our website www.2065watsonia.com

MLS#16-117948
 Ken Shields 310-270-5152
 JOHN AAROE GROUP

www.2065Watsonia.com

8787 SHOREHAM DR #902	Open 11-2	rev
\$699,000	2+2 CONTEMPORARY	




THE BEST VALUE IN SHOREHAM FOR SALE & ALSO FOR RENT!!!

FULL SERVICE SHOREHAM TOWERS. THIS CONDO IS THE LARGEST 1BD & 1.5 BA SHOREHAM OFFERS. THIS CONDO WAS CHANGED TO A 2 BDRM. OR USE AS OFFICE. THIS IS A BONUS ROOM. THERE ARE HARDWOOD & MARBLE FLOORS, NEWER KITCHEN & BATHS WITH STAINLESS APPLIANCES & GRANITE COUNTERS. NEWER FLOOR TO CEILING WINDOWS WITH ENTERTAINING BALCONY WITH VIEWS OF THE MULTI MILLION, SUNSET PLAZA & DOHENY ESTATE HOMES. ALL UTILITIES INCLUDED IN H.O.A. DUES. ONE BLOCK FROM THE SUNSET STRIP. POOL, CONCIERGE, VALET PKG. & MORE!

MLS#16-102524
 Guy Fedele 310-770-4444
 GOLD STAR REALTY

ALL UTILITIES INCLUDED IN H.O.A. DUES.

8308 YUMA PL	Open 11-2	rev
\$1,050,000	3+2 2sty-OTHER	



HOUSE WITH FANTASTIC VIEWS

Secluded "Chateau" located on a prvt rd on a cul de sac. Brilliant sunlight & canyon vistas surround the liv rm, dining, kit & 2 bdrms. Liv rm opens to a deck overlooking the treetops & canyon. Upstairs family room w/frpl; spacious master suite w/bath & large walk in closet. The lower level with a separate entrance w/ lrge space for an art/music studio & large deck. For action, the Hollywood and Sunset scene is minutes away. Added bonus the acclaimed Wonderland elementary school.

MLS#16-128166
 Blanche A D'Souza 310-954-0551
 KELLER WILLIAMS RLTY

Dshwshr,Grbg Disp, Micro,Rng/Ovn,

ATTENTION


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

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

TUESDAY

03 Sunset Strip - Hollywood Hills West Lease

7877 MULHOLLAND	Open 11-2	NEW
\$25,000	4+7 MODERN	



MLS#16-116856
Sally Forster Jones 310-691-7888
JOHN AAROE GROUP

MODERN MARVEL WITH PANORAMIC 270 DEGREE VIEWS

A gated drive provides a cinematic entry to a world class estate - ideally located! Enjoy PANORAMIC 270 degree views from this magnificent modern. Offering the utmost in privacy, this entertainer's paradise has set the bar for contemporary design. There are 4 bdrms all w/ floor-to-ceiling windows, 6.5ba, & 2 master suites. This sanctuary is a true MASTERPIECE. Surrounded by mature landscaping & city lights, this home offers a tranquil retreat from the city.

7877Mulholland.com

2679 ASTRAL DR	Open 11-1	NEW
\$9,995	4+4 SPANISH	




MLS#16-124988
Rick Dergan 310-623-1335
KELLER WILLIAMS HOLL

Home in Astral Estates, nestled behind gates in fabulous Nichols Canyon neighborhood in the Hollywood Hills. This Mediterranean updated home has all the features 4 Bed, 4 Bath, 3,750 SQFT (Approx) of a mini estate with tranquil canyon views. Soaring high ceilings with pre-wired surround sound with projection screen, with 3 fireplaces, washer dryer, central heating & cooling throughout this home, says luxury and comfort.

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

1441 N OGDEN DR	Open 11-2	NEW
\$5,500	3+1.75 1sty-CALIFORNIA BUNGALOW	




MLS#16-133324
Bill Lustig 310-770-0283
JOHN AAROE GROUP

SUNNY SPAULDING SQUARE BUNGALOW

Reimagined 3 bedroom, 1.75 bath Spaulding Square beauty. Built in 1919 this Colonial Revival bungalow has a classic front porch and lots of windows for amazing light. Renovated a couple years back with re-done baths plus a really big entertainer's kitchen that opens to the dining room. Out back a huge sunny deck and yard.

04 Bel Air - Holmby Hills Single Family

11782 SOUTHAMPTON CT	Open 11-2	NEW
\$10,850,000	9+12 MEDITERRANEAN	




MLS#16-132458
D. Fenton S.Smith 310.492.0733
HILTON & HYLAND

NEWLY RENOVATED CONTEMPORARY MEDITERRANEAN ESTATE

Located in exclusive guard gated community Bel-Air Crest. Situated up a long private driveway this home features a flowing open floor plan. Incredible master suite overlooks the pool and offers dual baths and luxurious closet. All bedrooms offer en-suite baths and great attention to detail. Gourmet chef's kitchen w/ butler's pantry and French doors leading to outdoor pavilion, infinity pool and expansive canyon views. Subterranean car gallery. Elevator, security and extreme privacy.

11782southampton.com

10917 SAVONA RD	Open 11-2	NEW
\$6,495,000	4+6 2sty-CONTEMPORARY	



Louvet/Kort 3109689978
KELLER WILLIAMS

DESIGN FOR THE BEAUTIFUL CALIFORNIA LIFE STYLE

Sophisticated Luxurious Designer Done with Views. Elegant and Chic Bel Air Modern Living at its Best. Design with impeccable taste. Super sexy 1,500 sf Master Suite. Amazing Ocean and City views. A MUST SEE.

www.TheLouvetGroup.com

11455 THURSTON CIR	Open 11-2 631H1	NEW
\$2,695,000	5+5 CONTEMPORARY	



MLS#16-116902
J.Babajian/M.Sisatar 310-777-6372
RR/CB

DRAMATIC MEDITERRANEAN ESTATE

The home features a formal marble foyer, dining room, kitchen with center-island, breakfast bar/area, top-of-the-line appliances and custom cabinets. Living room with fireplace adjacent to the family room, floor-to-ceiling sliding doors opening to backyard. The main level also includes 3 bedrooms, master bedroom with a sitting area & spa-like bathroom. The lower level a guest-suite & private kitchen with direct access to the outdoors-perfect for guests or rental.

www.11455thurston.com

1349 CASIANO RD	Lunch 11-2	NEW
\$2,395,000	4+3.5 1sty-MID-CENTURY	



Geoffrey Lands 310-339-5757
BHHS BEVERLY HILLS

WWW.CASIANOMIDCENTURY.COM

Classic Bel-Air Mid Century built in 1961. Reminiscent of Neutra's Kaufmann House. The pattern & spirit of the house is an indoor/outdoor design with a minimalist aesthetic. Original white terrazzo floors formalize the central area for family living, dining & entertaining. Large Fleetwood sliding-glass doors open to a boulder-laden spray pool & sunbathing deck. Extensive remodel executed by Central Office of Architecture (COA). The Kitchen & Bathrooms designed by Hub of the House.

Bar, Pool, Terrazzo Flooring

1005 N BEVERLY GLEN BLVD	Open 11-2	NEW
\$1,199,000	2+2 2sty-CONTEMPORARY	




MLS#16-133212
Danny Mahelka 2133594097
COLDWELL BANKER RESI

MAGICAL HIDEAWAY SFR ON A PRIVATE ROAD OFF OF BEVERLY GLEN!

Set on a private road off of Beverly Glen is a magical hideaway in a beautiful lush tranquil green setting. The home is naturally light and bright with lots of windows, skylights, and streamlined access to exterior living/entertaining spaces. The open bright living room with hardwood floors, fireplace and skylights flows through to a beautifully remodeled kitchen with granite counters, stone floors, central air and heat & all stainless steel appliances. Entertain on the large deck.

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

11531 ORUM RD	Open 11-2	red
\$7,950,000	6+7 MEDITERRANEAN	



MLS#16-110402
Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

PRIVATE BEL AIR ESTATE ON 4 ACRES

In a wonderfully private Bel Air location, a long gated driveway leads to a stately Mediterranean villa, completely hidden from the street. The lush backyard has a pool/spa, a flat grassy lawn and breathtaking views. This unique property comprises two parcels, totaling over 4 acres, with the potential to build two homes or a single spectacular residence. Enjoy a gracious and tranquil lifestyle now, or redevelop into a world-class estate, hidden from the cares of the outside world.

Co-listed with Edward Fitz: 310.650.0052



homesnap PRO

The Power of The MLS™

Right in Your Hands

Now Available! A New Way to Run Your Business Away from Your Desk!

Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

1475 BEL AIR RD	Open	11-2	rev
\$5,195,000	7+9	MODERN	



Sited on one of the Best streets in Bel Air, highlighted by commanding city and ocean views, this family home is perfect for an owner user to remodel or for a developer to build a masterpiece. Plans for a 12,000 sq. ft. state-of-the-art modern home are also included. Endless opportunities await.

MLS#16-127902

H. Blair Chang
THE AGENCY

1931 S BENTLEY AVE	Open	11-2	rev
\$1,295,000	3+2	SPANISH	



CHARMING COURTYARD SPANISH IN WESTWOOD

Original tile details and handsome original door in a cupola entry. The bright living room with large picture window and fireplace opens up to a large dining room. Beautiful hardwood floors throughout, a breakfast room with built-ins that overlooks the courtyard, a kitchen with breakfast bar, and a laundry room. There is a large bonus room that can be used as an office. Grassy backyard with patio area and two car garage. Located in the coveted Westwood Charter school district.

MLS#16-123788

Mary Beth Woods 310-463-1599
COLDWELL BANKER

www.1931sbentley.com

1037 STRADELLA RD	Open	11-2	rev
\$3,995,000	0+0	CONTEMPORARY	



FANTASTIC DEVELOPMENT OPPORTUNITY

Located on Stradella Road, one of the most desired streets in Bel Air. 0.56 acres with views of the Ocean, Catalina, City lights & Canyon. The 7235 SF house designed for this site is masterfully proportioned & designed to feature an open floor plan spanning 3 levels that allow for seamless indoor/outdoor living & entertainment. This California style contemporary house, with unencumbered sight lines from almost every corner. With approved plans & paid permits by the City of Los Angeles.

MLS#16-112126

Joseph Babajian 310-623-8800
RODEO REALTY - BH

www.1037Stradella.com

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

tt	Open	11-2	NEW
\$2,595,000	2+2.5	FRENCH	



FABULOUS INTERIOR LOCATION AT LE PARC 2+ DEN

Elegant 2 Bedroom plus Den in perfect interior location at Prestigious Le Parc w/ large balcony looking over trees, ponds&fountain. Formal entry leads to large luxury living room and den with high ceilings and fireplace. Remodeled kitchen w/ breakfast area opens to patio and large formal dining room. Master suite with 2 walk in closets opens to balcony. 2nd bedroom suite w/ full bath plus powder room & laundry room. Wonderful floor plan w/ a lot of light and open feel. 24 HR guard gated security


MLS#16-132842

Lori Hashman Berris 310-880-3061
SOTHEBY'S INT REALTY

Fridge, washer/dryer,microwave

05 Westwood - Century City *Single Family*

10613 WELLWORTH AVE	Open	11-2	632-C3	NEW
\$2,295,000	3+4	SPANISH		



SOPHISTICATED SPANISH BEAUTY

Sophisticated and updated Westwood Spanish featuring old world charm of hardwood/tile floors, exposed beam ceilings, tiled baths with modern systems. Features include: large formal living room with cathedral ceiling; formal dining room; modern eat-in kitchen with butler's pantry; family room with fireplace; private office; sumptuous master suite; lower bonus/guest room opening to private yard with saline pool/spa; 3 zone HVAC; and state of the art video security system. Fairburn School district

MLS#16-132736

Jim Bremner 310-622-7445
GIBSON INTL

www.10613wellworth.com

10727 WILSHIRE BLVD #1206	Open	11-2	NEW
\$1,789,000	2+3	CONTEMPORARY	



EXQUISITE REMINGTON PLAZA RESIDENCE! SEE AD ON PAGE 23&25!

This elegant condo has been remodeled to the highest level of taste and quality as evidenced by the hardwood floors; crown moldings & coffered ceilings; recessed art lighting; motorized Roman shades and wiring for sound throughout. The sumptuous master suite features a sitting area, custom built-ins, walk-in closed and luxurious bath with dual vanities, soaking tub and separate shower. There are views to Beverly Hills, Century City and a 'slice' of the Ocean.

MLS#16-132842

Eric Lowry 213-507-0950
COLDWELL BANKER RESI

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

2137 BENECIA AVE	Open	11-2	NEW
\$1,549,000	3+2.75	SPANISH	



INCREDIBLE CENTURY CITY ADJACENT UPDATED SANTA BARBARA STYLE


Desired 2,000+sf open floor plan w/ indoor/outdoor flow, ideal for entertaining. Inviting covered porch w/ archways leads to formal entry. Large LR w/ wd-burning fireplace, crown molding & plantation shutters, opens to FDR w/ french drs to beautiful patio & privately landscaped yard w/ relaxing spa & gated driveway. Sun-filled kitchen overlooking backyard, w/ bfast bar, pantry closet & dbl ovens. 3rd bdrm off kitchen currently used as den w/ vaulted ceiling & french drs to patio.

MLS#16-132736

Chad Lund/Patty Best 424-202-3295
TELES PROPERTIES

www.2137BeneciaAvenue.com

2181 CENTURY WOODS WAY	Open	11-2	NEW
\$1,550,000	2+2.5	CONTEMP MED	



CENTURY CITY OASIS


Century Woods hidden gem set on interior quiet courtyard w/ gorg treetop park like views. 2nd flr unit w/ expansive & open flr plan gracing this 2800+sqft 2 bedroom 2.5 bath "blank canvas" ready for your special touch. Formal dbl door entry, lrg LR w/ fp & FDR w/ a wonderfully large balcony. Master suite has sitting area, FP & balcony. Prestigious gated complex designed by Cliff May offering an indoor/outdoor pool & spa, sauna, fitness center, tennis court, rec room/club house & 24 hr sec.

MLS#16-133406

Lauren RavitzDavid Offer 310.820.9301
BERKSHIRE HATHAWAY

www.2181centurywoods.com

2356 KELTON AVE	Open	11-2	red
\$2,895,000	3+95000	5+6 MODERN	



2016 MODERN ARCHITECTURAL HOME

Reduced \$300,000 to sell... Beautiful 5+6.5 architectural home. Master + 3 bdrm up & guest bdrm & powder down. foyer leads to step down living, family, kitchen & dining, overlooking grassy yard w/sparkling pool, spa, & built-in BBQ bar. Open floor plan, light & bright, high ceilings & LED lighting throughout. Chefs kitchen w/ custom built-in glass front cabinetry, top of the line SS built-in appliances, dual zone Nest controlled HVAC, indoor & outdoor sound system and other impressive features.

MLS#16-982647

Peter Gabayan 310-409-9797
COLDWELL BANKER BHS

Co-Listed with Shah Noorvash

10727 WILSHIRE BLV, UNIT 502	Open	11-2	NEW
\$1,499,000	2+2.5	ARCHITECTURAL	



PRISTINE RESIDENCE WITH VIEWS AT THE REMINGTON

Luxurious 2 bd, 2.5 ba located on quiet north side w/ views of Hills to Getty. Enter via private elevator. Living quarters w/ marble flooring throughout. Kitchen w/ granite counters and maple cabinetry, opens up to the dining and living area with walls of glass. Master suite features a walk-in closet, stone bath, dual sink, soaking tub. There is a secondary ensuite bedroom along w/ powder room. Full services include concierge, valet parking, fitness center, heated pool, library, wine cellar.

MLS#16-132842

Dan Hicks 310-500-1418
PARTNERS TRUST BW

TUESDAY

1520 CAMDEN AVE #102	Open	11-2	NEW
\$779,000	2+3		
Front unit in prime WW location. Open LR/Dining Area, Cook's kitchen w/full size Washer/Dryer. Lg Master w/walk-in closet. 2nd BR/Den/Office has full bath. 2 Car sxs parking. Also for \$3,000 per month			
MLS#16-132510	Washer, Dryer, Refrigerator Included		
Jan Caswell-Pastras	323-459-4006	POWER BROKERS INTERN	

401 N TIGERTAIL RD	Refresh.	11-2	NEW
\$6,650,000	4+3	2sty-TRADITIONAL	
ONE ACRE LOT IN BRENTWOOD			
Prime lower Tigertail estate on over an acre of land. The property has a secondary access point on Renfrew Rd cul-de-sac off Kenter. Custom-built by the owners in 1975, the character and charm of the home is matched by the sprawling grounds and tall trees, creating a beautiful private estate minutes from Sunset. The lot consists of two large flat pads of land. The home is an iconic Brentwood Traditional with 3 bedrooms upstairs and 1 downstairs. Great opportunity for a family or developer.			
MLS#16-132340			
Randy Forbes	3106227411	www.forbeshalliburton.com	
GIBSON INTERNATIONAL			

865 COMSTOCK AVE #5D	Open	11-2	rev
\$799,000	2+2	CONTEMPORARY	
CHECK OUT THIS REDUCTION!			
LIGHT & BRIGHT 2BD + 2BA IN THE FULL SERVICE COMSTOCK BUILDINGS WITH ELEGANT RENOVATED LOBBIES & HALLWAYS & 3 AVAILABLE LEVELS OF DSL. ENTRY LEADS TO OPEN OVERSIZED LIVING ROOM/DINING ROOM WITH DRAMATIC SOUTH FACING VIEWS. EFFICIENT KITCHEN WITH STAINLESS STEEL APPLIANCES, GRANITE & IN UNIT LAUNDRY. ENCLOSED BALCONY MAKES A GREAT SUNNY OFFICE/RETREAT. LARGE MASTER SUITE & TRANQUIL SECOND BEDROOM. RECESSED LIGHTS, LAMINATE FLOORS, UPDATED THERMOSTATS + MORE. AGENTS PARK ON STREET FOR OPEN HOUSE.			
MLS#16-110968			
Heather Klein	(310) 415-8553	Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan	
TELES PROPERTIES			

133 N TIGERTAIL RD	Open	11-2	NEW
\$5,975,000	6+8	2sty-SPANISH	
BRENTWOOD SANCTUARY			
Looking for a thought provoking setting & w/a 28,708 sqft lot as your canvas to create your sanctuary? Move in, tear down or remodel the existing home which is in excess of 8,100 sqft & sits behind gates & mature landscaping. The current residence consists of 6 bed & 8 bath. The kitchen is strategically designed w/center island & breakfast area that embraces the outdoor grounds. The lr opens to a lanai with 20-foot ceilings & an indoor/outdoor pool. The formal dr shares the same landscaped vistas.			
MLS#16-132298			
Smith & Berg	310.500.3931	733NorthTigertail.com	
PARTNERS TRUST BH			

1840 VETERAN AVE #101	Open	11-2	rev
\$775,000	2+3	CAPE COD	
BEST PRICED CONDO OVER 1900 SQ.FT. IN WESTWOOD!			
Spacious Westwood Cape Cod-style building rear facing unit. 2 bed/2.5 bath. Marble foyer entry with closet and powder room. Large open living room with dining area, fireplace, wet-bar, quiet landscaped balcony off of breakfast room/living room, kitchen has double ovens, gas range, granite counter tops and lots of cabinet space. Large guest bedroom has ample closet space and storage with plantation shutters. Sunny bright balcony off of the large master suite has 2 walk-in closets with built-ins			
MLS#16-127004			
Mimi Starrett	3104674395	Cing Fan,Dshwshr,Dryer,Micro,Rng/Ovn	
JOHN AAROE GROUP			

154 ACARI DR	Open	11-2	NEW
\$4,695,000	4+5	CONTEMPORARY	
BEAUTIFUL CONTEMPORARY WITH CITY VIEWS			
Bright contemp home w/warm finishes on lg lot up a private driveway & perfectly situated to capture city views. Open floorplan w/spacious chef's kitchen w/indoor counter seating & outdoor dining area. Top of the line stainless appls, solid quartzite stone countertops & custom cabinetry opening to fam room & fpl. Wide plank oak flooring create a warm & inviting feel to the surrounding tree filled setting. Dining area next to open lg living space w/pool table & plenty of seating for entertaining.			
MLS#16-132298			
Ginger Glass	310-927-9307	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other	
COLDWELL BANKER-BHN			

10433 WILSHIRE #201	Refresh.	11-2	632C2	rev
\$759,000	2+2			
GREAT WILSHIRE CORRIDOR UNIT!				
Beautifully updated spacious corner 2BR/2BA condo. The formal entry has exquisite rich hardwood floors. The light filled large living room leads to a fab kitchen with granite counter tops, all top appliances and custom made cabinetry. The master BR boasts a wall to wall custom closet and the sumptuous BA has been redone with honey onyx and lime stone. The second BR can be used as an office and the other BA has a glassed in shower, an amber colored vessel sink and lime stone floors. 24/7 security				
MLS#16-130522				
Ingrid Kern	310.254.4551	Blt-Ins,D/W,Micro,Rng/Ovn		
NOURMAND & ASSOCIATE				


154 ACARI DR	Open	11-2	NEW
\$4,695,000	4+5	1sty-CONTEMPORARY	
BRIGHT CONTEMPORARY HOME WITH CITY VIEWS			
Bright contemporary home w/warm finishes on large lot up a private driveway and perfectly situated to capture city views. Open floorplan w/ spacious chef's kitchen w/ indoor counter seating & outdoor dining area. Top of the line stainless appliances, solid quartzite stone countertops and custom cabinetry opening to family room & fpl. Wide plank oak flooring create a warm & inviting feel to the surrounding tree filled setting.			
MLS#16-132298			
Ginger Glass	310-927-9307	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other	
COLDWELL BANKER BHN			

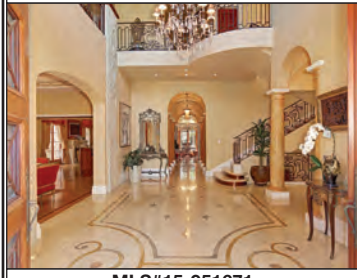
06 Brentwood Single Family

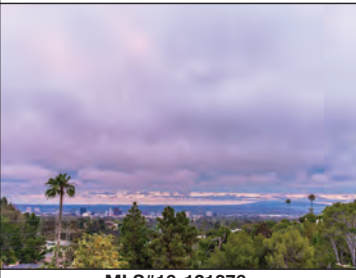
306 N CLIFFWOOD AVE	Open	11-2	NEW
\$7,400,000	4+4		
OPEN TUESDAY 11-2PM			
Family-owned for 47 years. Spanish Revival home on 19,000+ sq feet. Beautiful grounds designed by the head gardener and artisans from the Getty Museum. Home is filled w/charm, 4 Bedrms, 4 bath, 3 woodburning fireplaces, hardwood floors and beautiful pool. Amazing mature trees grace the front and back of the property plus fruit trees and planters filled with vegetables and flowers. Sue Ellen Douglas 310-710-7682 or Mark Douglas 310-230-2499			
MLS#16-132044			
Sue-Ellen Douglas	310-710-7682	Blt-Ins,Cbl,Dshwsher,Dryer,Freezer	
COLDWELL BANKER - BW			


2538 LA CONDESA DR	Open	11-2	NEW
\$3,495,000	5+5	2sty-TRADITIONAL	
EXCEPTIONAL, REFINED NEW EAST COAST TRADITIONAL.			
Exceptional, refined new East Coast Traditional. Major ground up construction with soaring two-story foyer and light-filled open flow. Wonderful home for entertaining, with expansive living and great rooms. Beautiful gourmet kitchen. Master suite with spacious volume. Three additional bedrooms up, all with ensuite baths. Spacious grass backyard for play. A serene, artfully-built Mandeville mountain oasis, blending indoor/outdoor living, comfort, and unparalleled design.			
MLS#16-132044			
Todd Baker	310-801-1475	www.2538LaCondesa.com	
COLDWELL BANKER			

TUESDAY

147 S GREYNA GREEN WAY	Open	11-2	NEW
\$2,995,000	2+2	1sty-TRADITIONAL	
	SINGLE STORY BRENTWOOD CHARMER		
<p>Gated and nestled behind a hedge of green. Great entertaining floorplan. Living room has a lovely brick fireplace and bay window. Kitchen opens to family room w fireplace, wood beamed ceiling & access to the rear garden. Additional features incl. built in cabinetry, hardwood floors & high ceilings. Spacious master suite w walk in closet and direct access w views of the garden. Guest house w separate bed & bath. Adjacent game room or art studio/home office. Beautiful pool and secluded gardens.</p>			
Hugh Evans III PARTNERS TRUST BW	310.500.1331	built-ins, oven, refrigerator, pool	

585 S BURLINGAME AVE	Open	12-2	631F5	red
\$9,500,000	10000000	6+8	CONTEMP MED	
	MOTIVATED SELLER!!! BEAUTIFUL GRAND HOME ON A GREAT STREET!			
<p>Stunning, newly custom built home located in the heart of Brentwood. It is designed with a European flair, exquisite taste & the highest quality. The dramatic two story entry is surrounded by elegant public rooms which makes it perfect for entertaining. It features high ceilings, hardwood floors, a library, wine cellar, media room & a gourmet chef's kitchen with top of the line appliances and cabinetry. Gorgeous, luxurious bathrooms. This property is a European Masterpiece with quality & style.</p>				
MLS#15-951671		Also for short-term lease at \$45,000/mo		
Frieda Hassid GIBSON INTERNATIONAL	310.600.0145			

975 TEAKWOOD RD	Open	11-2	NEW
\$2,835,000	4+3.5	TRADITIONAL	
	HYPNOTIC VIEWS		
<p>Perfectly positioned on a private drive w/hypnotic city & ocean views. This 4 bd, 3.5 ba single story gem has remarkable & expansive views of the city & ocean. Step into the foyer & make your way into the spacious lr w/fp. The family room, equipped w/fp & bar, looks out into the backyard w/pool. French lime stone floors lead you to the kitchen w/built ins. The magical master retreat has a private office in addition to french doors that provide direct access to the pool area. Welcome home.</p>			
MLS#16-121376		975Teakwood.com	
Smith & Berg PARTNERS TRUST BH	310-500-3931		

2120 DEAN CIR	Open	11-2	591-G3	red
\$2,450,000	5+5	TRADITIONAL		
	OPEN TUESDAY 11-2PM			
<p>This is the good life! Imagine having a view of both golf courses, plus a city and partial ocean view! Tucked away down a small cul-de-sac, is this wonderful home with 5/4.5 with some of the bedrooms currently being used as a gym complete with ballet barre, an additional expanded closet making it 3 for the master, plus a dining room that seats 18 easily! Extensively updated within the last few years, you will enjoy sitting in chairs from Dodger Stadium and enjoying the spectacular views!</p>				
MLS#16-119014		Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan		
Carole Schiffer COLDWELL BANKER - BW	310-442-1384			

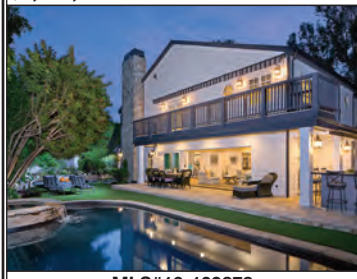
2686 CORDELIA RD	Refresh.	11-2	NEW
\$2,295,000	4+4	2sty-CONTEMPORARY	
	SPACIOUS CONTEMPORARY IN MANDEVILLE CYN HILLS - COFFEE CART!		
<p>Spacious 4 bedroom, 3.5 bath contemporary home in the desirable Mandeville Canyon hills. Family room opens to large dining area & kitchen. Renovated kitchen w/stainless steel appliances & center island w/breakfast bar. 3 sizable secondary bedrooms upstairs, w/two updated bathrooms. Master suite has walk-in closet & bathroom w/dual vanity & separate tub & shower. Balcony off master overlooks private woods-like backyard w/mature trees, spa & vegetable garden. Three car garage w/laundry inside.</p>			
MLS#16-133206		Blt-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp	
Clifford Rowe TELES PROPERTIES	424-203-1890		

1181 MCCLELLAN DR	Open	11-2	red
\$1,895,000	2+2	TRADITIONAL	
	GREAT PRICE REDUCTION!!! MUST SEE TO APPRECIATE		
<p>Wooded serenity in the heart of the West Side, located in the flats of Brentwood. Originally a 2BD/2BA, the house was converted to a 1BD/2BA ultimate pad, easily converted back. Wide open feel with high beamed ceilings, an entry way overlooking a spacious open kitchen, with new appliances. Living room/dining room, both with fireplace, and kitchen overlook idyllic backyard. Backyard has a wooded landscape, spa to relax and feel worlds apart in. Opportunity to remodel/build your dream house!</p>			
MLS#16-122344		www.1181mcclellan.com	
Alexander Enriquez COLDWELL BANKER-BWD	9165320497		

3332 MANDEVILLE CANYON RD	Open	11-2	NEW
\$1,795,000	3+2	1sty-RANCH	
	CLASSIC CALIFORNIA RANCH TASTEFULLY UPDATED		
<p>This home is a perfect blend of Character, Charm and New. The property is set back off of Mandeville offering a sense of tranquility & privacy. Features Brand new Extensive open kitchen with stainless steel appliances, farmhouse sink & large center island. Updated Baths, Spacious bedrooms with great light, vaulted ceilings, skylights, hardwood floors. The large living room and Family room offer access through French doors that open to the backyard.</p>			
MLS#16-131430		BBQ,Dshwshr,Elvtr,Frzr,Grbg Disp,Other	
Lisa Kirshner PARTNERS TRUST BW	310 500 1360		

632 S SALT AIR AVE	Open	11-2	rev
\$6,995,000	6+9	3sty-TRADITIONAL	
	SPECTACULAR NEW CONSTRUCTION CAPE COD IN BRENTWOOD		
<p>Walking distance to San Vicente Blvd shops and restaurants, bike path to the ocean, Farmers Market, and Brentwood Country Club. This 7600 SF Luxurious three-story bright home offers formal living and dining rooms, family room in each floor, library, home theater, bar, wine cellar, elevator, home automation and more on a large 11200+ square foot lot. Expansive backyard with resort style heated pool, spa, waterfall, BBQ, and fire pit as well as a large grassy area.</p>			
MLS#16-131430		BBQ,Dshwshr,Elvtr,Frzr,Grbg Disp,Other	
Damoon Songhorian KELLER WILLIAMS RLTY	3107703344		

807 WELLESLEY AVE	Open	11-2	NEW
\$1,795,000	3+2	2sty-TRADITIONAL	
	NEW LOOK! NEW PRICE!		
<p>REDUCED & STAGED-COME SEE! Move-in ready gem near B'wood CC. Enjoy the breezes! 3br-2ba, sunny home with golf course views from 2nd story. French doors lead to huge covered and lighted patio on the main level, complete with remote controlled sunshades. A second patio upstairs off the MBR is perfect for morning coffee. Hardwood floors in living areas and BR's. Lots of storage in house and in garage. Covered access to house from garage. Fabulous landscaping with roses, citrus. Private back yard.</p>			
MLS#16-109878		Central Air;SxS Refrigerator, D/W, Stove	
Denise Simon BHHS CA PROPERTIES	310-230-3724		

530 S WESTGATE AVE	Refresh.	11-2	rev
\$6,350,000	5+7	CAPE COD	
	ICONIC CAPE COD. A MUST SEE!		
<p>This stunning Cape Cod home has been extensively remodeled in 2015. The casual elegance and design sophistication define this quintessential California lifestyles home; while the light-filled open floor plan and well planned indoor and outdoor spaces are optimized for the best of intimate or extravagant entertaining. Located in a coveted north of San Vicente area this gated compound style home is close to the best of Brentwood shopping and fine dining.</p>			
MLS#16-109878		Gated/Smart Tech/Multi-Cam Sec. Sys.	
MICHAEL HIATT SOTHEBY'S	310-481-4342		

TUESDAY


372 N SALTAIR AVE	Open	11-2	rev
\$5,450,000	5+5	TRADITIONAL	
	<p>"Attention Builders, Developers and owner/users alike! Fantastic opportunity to own a prime piece of property on one of Brentwood's most desirable streets. This over 16,200 square foot FLAT lot includes paid permit and approved building plans for 11,000 Square foot 2 story Contemporary new grand state focused on both entertainment and style with 6 bedrooms, 9 baths. Features include a library, screening room, gym and wine cellar. Also perfect opportunity to remodel or expand the existing home.</p>		
MLS#16-126604			
Faye Sarafian-Erdman 310-386-2497		Dshwshr,Dryer,Grbg Disp,Introm,Rng/Ovn	
NELSON SHELTON			

621 S BARRINGTON AVE #104	Open	11-2	rev
\$949,995	2+2	1sty-CONTEMPORARY	
	<p>REMODELED 2 BD. + 2 BA. PLUS DEN IN "LE PROVENCAL"</p> <p>Beautifully remodeled 2 bdrm, 2 ba. condo + den (being used as 3rd bedroom) w/9 ft. ceilings in coveted "Le Provencal". Spacious open floor plan is perfect for entertaining w/lg DR, LR w/gas frplc, wet bar, newer kitchen w/maple cabinets, quartz counter tops, breakfast bar, SS appliances including French door refrigerator, wine refrigerator & SxS W/D in laundry closet. Lg Master suite w/tons of closet space, remodeled bathroom w/dual vanities. (13) visitor parking spaces. HOA Dues w/EQ Insurance</p>		
MLS#16-131366			
Mark Handler 310-873-4117		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	
RODEO REALTY- BW			

816 GLENMERE WAY	Open	11-2	rev
\$3,150,000	5+4	MID-CENTURY	
	<p>MID CENTURY EXHIBITION HOME</p> <p>Designed by Jacob Tracht, A.I.A in 1959, this architecturally significant home has panoramic views of the city. This property can be restored or can be redeveloped into a new estate. There is a great amount of flat land, which makes the perfect scenario of house, pool on the same level, with a panoramic view out the rear over the pool. The view is uncompromised. Rare opportunity to restore a midcentury architectural masterpiece or to build a new home at the end of a cul-de-sac with a great view.</p>		
MLS#16-118782			
Joe Babajian/Timmy Woods 310-623-8800		www.816GlenmereWay.com	
RODEO REALTY - BH			

06 Brentwood	<i>Lease</i>		
11937 BRENTWOOD GROVE DR	Open	11-2	NEW
\$19,900	3+4	SPANISH	
	<p>MAGNIFICENT BRENTWOOD RENTAL WITH HUGE TENNIS COURT!</p> <p>Custom built & beautifully designed with the finest quality, this exquisite Spanish is located on a quiet cul-de-sac in a prestigious Brentwood neighborhood. This large 3bd, 3.5ba home features an open floor plan where the scale offers a feeling of great volume yet provides a sense of warmth & comfort. Delight in the full-sized lighted tennis court, outdoor seating, built in BBQ, & pool. With features almost unheard of in this coveted area, indulge yourself in pure luxury!</p>		
MLS#16-126996			
Sally Forster Jones 310-691-7888		11937BrentwoodGrove.com	
JOHN AAROE GROUP			


13219 DOBBINS PL	Open	11-2	bom
\$7,250,000	5+7	CAPE COD	
	<p>Newer Cape Cod home with a special charm. Located at the end of cul de sac, this home offers amazing security and privacy. The detail and quality throughout is instantly apparent from the dramatic entry. An over sized living room and separate large office are both warmed by fireplaces. The family room is open to the kitchen which features top end appliances, center island, granite counters, butlers pantry, and an eat-in breakfast area. French doors open to the amazing private pool yard.</p>		
MLS#16-122288			
Jill Alpert 818-437-1262		Exceptional Entertainment Home	
EWING & ASSOC. SOTHE			

11967 KEARSARGE ST	Open	12-2	NEW
\$10,950	3+2.5	1sty-CONTEMPORARY	
	<p>3 BR + GUEST HOUSE + POOL OPEN 12-2</p> <p>Choice Brentwood location. Super clean 3+2.5 ba with family room, wood floors, skylights, fireplace, French doors, approx 2,500 ft on beautiful 14,000+ foot lot. Grassy yard with gated pool & spa. Fantastic detached guest house with its own kitchen, bath, dining, office area & private patio. Great floor plan. Available to occupy early July.</p>		
MLS#16-133404			
Damon Kronsberg 3106334900			
CB BRENTWOOD			

06 Brentwood *Condo / Co-op*

11500 SAN VICENTE #415	Refresh.	11-2	631J4	NEW
\$1,750,000	2+3	1sty-CONTEMPORARY		
	<p>SOPHISTICATED SINGLE LEVEL CONDO</p> <p>Beautiful, bright, spacious unit in the prestigious "Brentwood", a full service building. This unit features a great floor plan for entertaining & living! Huge living room w/fireplace & balcony w/green belt views, generous sized dining room, large eat-in gourmet kitchen w/granite counters & top of the line appliances, romantic master suite w/walk-in closet & lavish bathroom, great 2nd bedroom & more! Building offers rooftop pool/ spa, 24 hour security, concierge, doorman, valet park, gym, entertainment room.</p>			
MLS#16-122692				
Linda Semon 310.351.3995		www.11500sanvicente415.com		
COLDWELL BANKER SM				

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

1257 BROCKTON AVE #PH1	Open	11-2	NEW
\$1,049,000	3+2	CONTEMPORARY	
	<p>FRONT CORNER 3 BEDROOM PENTHOUSE IN NEWER BUILDING</p> <p>3 bedroom luxury Penthouse condo in newer building with views from every window, ideal Westside location. Nice-sized bedrooms, only one common wall. Gourmet kitchen with Italian cabinetry and granite counters, dark hardwood floors in living room. Master suite with 2 custom walk-in closets, luxurious bath with designer fixtures, double sinks, separate tub and shower. Side-by-side laundry, separate storage locker. Close to Brentwood's finest shops and restaurants and vibrant Sawtelle nightlife.</p>		
MLS#16-116876			
Karolin Poursalimi 310-435-3558		Blt-Ins,Cbl,Dshwshr,Dryer,Micro,Other	
NELSON SHELTON & ASS			

11715 GOSHEN AVE, UNIT PH3	Open	11-2	NEW
\$1,249,000	3+2.5	1sty-CONTEMPORARY	
	<p>CONTEMPORARY 2011 BUILT PENTHOUSE IN THE HEART OF BRENTWOOD</p> <p>This is a rare opportunity to purchase a spectacular, newer built (2011) three bedroom and two and one-half bath top-floor penthouse in the heart of Brentwood. The residence features an open floor plan with great flow, contemporary finishes, only one common wall and light and bright living spaces. This a well-maintained, 9-unit complex with a fitness center, rooftop sun deck and guest parking located within walking distance to the shops and restaurants of prime Brentwood.</p>		
JT Sandorf/A. Sorensen 310.625.4099		Range, Dishwasher, Alarm Pre-Wire	
THE AGENCY - BW			


REMINDER

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

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

TUESDAY

1742 FEDERAL AVE #101	Open	11-2	632-A5	NEW
\$850,000	3+2.5	1sty-CONTEMPORARY		



CONTEMPORARY WEST LA CHARMER

Updated 3 bed/2 1/2 bath condo shows open floorplan. Features wood floors, central heat/AC, large living room w/ electric fireplace, & 2 private patios. Decadent kitchen includes stainless steel appliances, granite counters, dual sinks, lots of cabinet space, & built-in office nook. The spacious master suite has lots of closet space, updated bathroom w/ separate shower and spa-tub, & his-her sinks. Conveniently located close to shops, restaurants, and the farmer's market.

MLS#16-127822
 Nick Shepherd 310-482-2107
 KELLER WILLIAMS
www.1742Federal.com

08 Cheviot Hills - Rancho Park *Single Family*

10343 DUNLEER DR	Open	11-2	NEW
\$3,495,000	5+6	TRADITIONAL	




CLASSIC TRADITIONAL IN "OLD CHEVIOT"

"The Classic Traditional" with everything today's buyer is looking for. This home is new from the ground up and was thoughtfully planned from the architectural stage. Elegant, yet chic and understated. Stepping into the home you will notice great attention to detail, and a welcoming open floor plan perfect for family and entertaining. Volume ceilings throughout with spacious rooms and plenty of natural light.

MLS#16-133542
 Ron Wynn 310-621-1772
 COLDWELL BANKER RESI
 BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

10418 DUNLEER DR	Open	11-2	632/E6	NEW
\$2,998,000	4+4.5	2sty-TUDOR		



CHARMING TUDOR ON ONE OF CHEVIOT'S PRETTIEST STREETS

Located on an oversized flat lot. Living room w/ FP & built-in bar. Family room & formal dining area open thru French doors to expansive backyard w/ sports court, pool, and two room pool house w/ kitchen & bath. Large master suite w/ remodeled bath, built-ins, and walk-in closet. Two add'l upstairs BR's w/ remodeled baths. Huge cedar storage closet. 4th BR/Bth adj to laundry room & direct entry garage. Wood floors, newer windows & French doors, 2 FP's. Centrally located close to BH & CC.

Melissa Alt 424-202-3232
 TELES PROPERTIES
 Refrigerator, Stove, Dishwasher

2917 GILMERTON AVE	Open	11-2	NEW
\$2,395,000	3+2.5	1sty-TRADITIONAL	




BEAUTIFULLY UPDATED TRADITIONAL IN COVETED 'OLD CHEVIOT'!

Tastefully renovated throughout, this home boasts a spacious open floor plan providing a seamless flow through the main living areas. Elegant living room showcases a classic brick fireplace & gleaming hardwood floors leading to a formal dining room w/ soaring vaulted ceilings & bay window. Gourmet kitchen boasts rare blue Soladite countertops & abundant custom cabinetry throughout. Perfectly appointed family room provides tremendous built-ins, high ceilings & opens to the outdoor living space.

Rory Posini/Kristian Bonk 310-839-8500
 RE/MAX BEVERLY HILLS
www.ResultsRealEstateGroup.com

10615 ROUNDTREE RD	Open	11-2	NEW
\$2,000,000	3+3	1sty-RANCH	



FABULOUS TRADITIONAL RANCH IN CHEVIOT HILLS

Remodeled home on Rountree, w 3BR/3BA, w 2000+ square feet. New closets, new hardwd flrs, baths, crowned moldings & kitchen are just a handful of the improvements made to this already charming home. The formal living rm offers intricately leaded glass cabinetry & a cozy brick fireplace. A terrific flow is created by how the den leads to the breakfast nook & stylish kitchen. Saltwater pool, spa, Zen-like garden & brick patio. Overland School.

Ben Lee 310-858-5489
 COLDWELL BANKER RESI

09 Beverlywood Vicinity *Single Family*

1110 S SWALL DR	Open	11-2	632 H3	NEW
\$2,495,000	5+6	2sty-CONTEMPORARY		



STUNNING NEW CUSTOM BUILT HOME

Stunning new custom built modern home bordering Beverly Hills with 5 BR,5.5 Bathrooms in main house & a fully permitted guest house. Just completed with the highest quality and craftsmanship. There are 4 spac master suites w/designer high end finishes and fixtures. Btful curb appeal, dramatic foyer, stylish living room, gracious formal dining, elegant wet bar, fabulous kitchen w/ center island, 3 separate sinks, 2 dishwashers, custom cabinets. Fully integrated for smart home technology.

MLS#16-133580
 Michael Mikail (310) 617-6272
 RODEO REALTY - B.H.
 Dshwshr,Grbg Disp,Intrcm,Rng/Ovn,Fridg

9110 LARKE ELLEN CIR	Open	11-2	NEW
\$1,899,000	3+2.5	1sty-TRADITIONAL	



GORGEOUS TRADITIONAL ON A BEAUTIFUL STREET

Just outside the Bev'wood HOA, on a highly sought-after street, this lg 1-story Traditional has been updated & is in pristine condition. Move-in ready, the home has 3 Bdrms, 2.5 Baths, lg formal Lvg Rm, spacious Fam Rm, charming Dng Rm, & beautifully redone Kitchen w/granite ctrs & ss appliances, ctr island & an adj Bkfst Rm. There are hdwd flrs thruout, ample closet space & built-in cabinets. Lushly landscaped yard has fruit trees & a patio. Finished garage is currently used as an art studio.

Lori Poret 310 210-5154
 COLDWELL BANKER
 Washer,Dryer, Refrigerator, Dishwasher

09 Beverlywood Vicinity *Condo / Co-op*

1238 S HOLT AVE, UNIT 4	Open	11-2	632J4	NEW
\$649,000	2+2.5	2sty-CONTEMPORARY		



BRIGHT & SPACIOUS TOWNHOUSE / BEVERLY HILLS ADJ.

Light & bright upper-level townhouse features formal entry w/powder room, living room w/fireplace, dining room opening to terrace, kitchen w/breakfast bar & stainless steel appliances. Upstairs master suite w/extra large walk-in closet, 2nd fireplace and bath w/double sinks. Plus 2nd guest bedroom & bath and in-unit laundry. Stairs lead to a spectacular private roof terrace with 360 degree views of the city. Enjoy central A/C, secure 2 car garage parking and low \$425mo. H.O.A. fees.

Nick Small & Deanna Smith 3105604510
 RODEO SUNSET STRIP
www.1238HoltAvenue.com

1422 HI POINT ST, UNIT 105	Open	11-2	NEW
\$599,000	2+3	2sty-CONTEMPORARY	



REMODELED TOWNHOUSE WITH ROOFTOP DECK

Remodeled townhouse in quiet 9-unit building with rooftop deck located in coveted Faircrest Heights - voted "10 Best Neighborhoods" by Los Angeles Magazine. This townhouse features: open plan kitchen w/counter island that flows to living room; guest bedroom upstairs w/en-suite bath; large master suite w/walk-in-closet & en-suite bath; 3rd level office/storage space; convenient 2nd floor laundry area; & incredible rooftop deck for entertaining that takes in 360 degree views of the city.

Greg Harris 310-237-5962
 COMPASS
www.1422HiPoint105.com

Why Advertise? Large Distribution Area

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

TUESDAY

10 West Hollywood Vicinity Single Family

755 N LAUREL AVE	Open	11-2	NEW
\$1,748,000	3+2	1sty-TRADITIONAL	



VINTAGE BEVERLY GROVE FAMILY HOME W SEPARATE INCOME COTTAGE

Two separate homes on spacious corner lot, near WeHo restaurants, shops and businesses, Walkscore 92. 1926 character lovingly preserved with hardwood floors and Batchelder tile fireplace. Interiors and landscape by Robert Vecchio Designs and William Shapiro Fine Gardens. Bright sunroom, formal dining room and dine-in kitchen. Seller upgraded kitchen, appliances, and solar. Guest house: Completely private one-bedroom Spanish cottage. Cross-listed as residential income property.

Erik Lerner KELLER WILLIAMS BH	(310) 734-8120	755laurel.com
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926 N CRESCENT HEIGHTS	Open	11-2	rev
\$2,799,000	4+5	2sty-CONTEMPORARY	



REDUCED! ARCHITECTURAL MASTERPIECE!

4 Bed /4.5 Bath, NEW, Contemporary Home. Bright & open floor plan blend the kitchen & living areas, and opens onto a private entertainer's backyard with a pool, spa and outdoor kitchen; Fleetwood® pocket doors. Top-of-the-line, designer finishes, appliances, and technology. One bedroom/office w/ bath downstairs. 2nd floor boasts (2) guest bedrooms, bonus room and Master Suite which has a huge walk in closet & gorgeous spa bathroom. Close to every amenity!

MLS#16-104678		
Roger Perry	310-600-1553	www.RogerPerry.com
RODEO REALTY - BH		

8215 CLINTON ST	Open	11-2	NEW
\$1,699,000	2+1.5	1sty-SPANISH	



CLASSIC SPANISH WITH PRIVATE BACKYARD

This quintessential Spanish perfectly embodies the classic charm that remains timeless. It features 2 bedrooms, 1.5 bathrooms, and has plenty of outdoor space to entertain. Designer chef's kitchen, industrial gas range, custom cabinetry, and French doors that lead to the lush and private backyard with entertaining deck, outdoor dining area, and tropical landscape. Centrally located in the hottest area of LA and a short distance away from restaurants, high-end boutiques, and the Grove.

The Sunset Team KW HOLLYWOOD HILLS	310.274.3900	www.8215Clinton.com
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10 West Hollywood Vicinity Condo / Co-op

841 WESTMOUNT DR #112	Refresh.	11-2	NEW
\$1,049,000	2+3	CONTEMP MED	



ULTIMATE WEST HOLLYWOOD LOCATION

Location, Location, Location! Minutes to restaurants and shops on Melrose, Robertson and Santa Monica Blvd, this gorgeous newer construction townhome consists of 2 bedrooms and 2.5 bathrooms with outdoor space on every level. The open floor plan has a spacious living room with high ceilings, fireplace, and hardwood floors throughout. The updated kitchen opens to the dining room.

MLS#16-133492		
Steve Sanders	323.828.6471	Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro...
JOHN AAROE GROUP		

715 N SPAULDING AVE	Open	11-2	NEW
\$1,575,000	2+2	1sty-SPANISH	



SEDUCTIVE UPDATED SPANISH W/ SLEEK INTERIOR + GUEST HOUSE

Beautifully remodeled Spanish home w/ elegantly updated open-plan, contemporary interior in vibrant & coveted Melrose neighborhood. Main house offers 2 light filled bedrooms + 2 elegant baths, PLUS separate guest quarters & bath AND 2-car garage. Fenced & landscaped private front yard. Steps to famous Melrose Avenue shops & restaurants, minutes to West Hollywood, Beverly Hills, Miracle Mile & Hollywood. Set perfectly between Downtown Los Angeles and beaches.

Thomas Mann KELLER WILLIAMS	424-234-6266	
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122 N CLARK DR #102	Refresh.	11-2	NEW
\$850,000	2+2.5	TRADITIONAL	



Spacious condo located in PRIME WeHo. An elegant formal entryway opens up to the large living and dining areas with stunning hardwood floors leading to the large outdoor patio. Kitchen features stainless steel appliances, beautiful cabinetry, and breakfast bar beside the cozy den area with fireplace. The Master suite includes a huge walk-in closet, bathroom with his/her sinks, and direct access to the outdoor patio. Nearly 1,600 SF.

MLS#16-132430		
Farrah Aldjufrie	310-467-9542	Blt-Ins,Dshwshr,Dryer,Frzr,Micro,Other
THE AGENCY		

568 WESTBOURNE DR	Open	11-2	NEW
\$1,349,000	3+2	SPANISH	



EXCELLENT WEST HOLLYWOOD OPPORTUNITY

Highly Desirable street in prime West Hollywood location with restaurants and shopping right outside the front door. Property currently includes a 2 bedroom 1 bath house and 1 bedroom/1 bathroom/living room/kitchen guest house. Fabulous opportunity to rehab or start fresh.

MLS#16-132560		
Nancy Ross/ Laura Barton	310-500-3983	Rng/Ovn,Fridg,Wshr
PT BEVERLY HILLS		

950 N KINGS RD, UNIT 134	Open	11-2	593 A6	NEW
\$495,000	1+1	1sty-ARCHITECTURAL		



EXCELLENT COURTYARDS OPPORTUNITY

Resort LifeStyle Kings Couryards Large private upgraded corner 1 BR just inside the 957 Sweetzer gate. Waterfall entry, landscaped walkways, pool, spa, gym, sauna, club room, on-site office. One common wall, granite kitchen counters, dark laminate floors, shaded patio, large dressing area, tiled bath, gas FP.

John A. Lucy	310-415-7691	
KW HOLLYWOOD HILLS		

721 N VISTA ST	Open	11-2	rev
\$2,799,000	4+5	2sty-MODERN	



NEW ARCHITECTURAL MODERN

Cutting-edge architectural new construction in Melrose Village. Bask in the contemporary glow that emanates from 721 N Vista St. Designer fixtures outfit the home's luxurious 4 bedrooms & 4.5 bathrooms. The gourmet kitchen features Miele & Thermador appliances, and the living room, Master bedroom, & Master bathroom include Herringbone floors. Fleetwood pocket doors open up to a backyard featuring a pool & spa. Smart system rounds out this modern masterpiece.

MLS#16-127146		
The Sunset Team	310.274.3900	www.721Vista.com
KW HOLLYWOOD HILLS		

8400 DE LONGPRE AVE #303	Open	11-2	NEW
\$449,000	1+1	4sty-CONTEMPORARY	




BEST KEPT SECRET IN WEHO

Fabulous open air 50 unit bldg. Full on views of neighboring iconic Sunset Tower Hotel, quaint dog park just steps away & local Staircase leading directly to the famous Sunset Strip where world class amenities await. Beautifully maintained, low rise bldg w/ amazing roof top deck provides 360 VIEWS of the Hills and city beyond. Pool, Jacuzzi, one garage space, great closets & pet friendly! Clean, move in ready or fabulous investment. No sign on Property.

MLS#16-131374		
Claire Brassoud	310 9369636	first Caravan...a must see !!
KELLER WILLIAMS HOLL		

TUESDAY

750 N KINGS RD, UNIT 114	Refresh.	11-2	NEW
\$437,000	1+1	CONTEMPORARY	



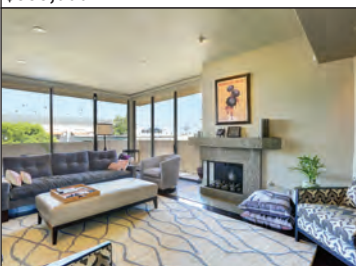
EXTENSIVELY RENOVATED CONDO IN PRIME LOCATION

Absolutely pristine & recently renovated 1+1 condo at the desirable Kings Villas complex. Seller spared no expense in remodeling. Newer kitchen features ceasarstone counter tops, backsplash has hand-made tiles, high end stainless steel appliances, & custom cabinetry. Newer hardwood floors & moldings, recessed lighting, fireplace w/ custom tile, newer central AC, plantation shutters, beautiful spa-like bathroom, walk-in closet, and a good sized bedroom can easily fit a king bed. Turnkey!

Jimmy Martinez 323-377-0548
PARTNERS TRUST BH

www.HousesinLA.com

930 N WETHERLY DR #203	Open	12-2	red
\$999,000	2+2	CONTEMPORARY	



REDUCED-MOTIVATED SELLER SAYS SELL NOW!

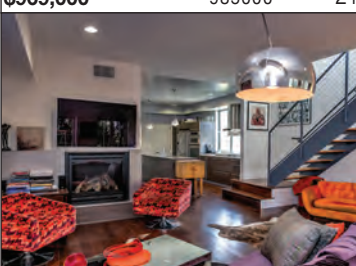
Stunning 2BR/2BA in Norma Triangle! Entertainer's delight w/ elegant formal DR & dramatic LR w/ fp, hdwd flrs, high clgs & recessed lighting. Walls of glass open to balcony & views! High-end Kitchen w/ ss appliances, ample cabinets & granite counters. Lg MBR w/ walk-in closet & sensational bath. Spacious 2nd ensuite BR w/ great custom closet. Designer built-ins throughout, amazing storage, bar w/ wine fridge, new AC & Indry rm. Southeast exposure makes this condo light & bright. Hurry-won't last!

MLS#16-124134
Judy Ross-Bunnage 310-285-7504
COLDWELL BANKER RES

www.930wetherly203.com

1250 N HARPER AVE #305	Open	11-2	red
\$969,000	985000	2+2	

2sty-CONTEMPORARY



RARE WEST HOLLYWOOD TOWNHOME

REDUCED! PRICED TO SELL! Located on a quiet tree-lined street in the heart of West Hollywood, this is a stunning townhouse style unit at Harper WestHollywood, a contemporary 21st Century architectural gem. This unit remains bright and open featuring 2 BRs, 2 BAs, lg living room & kitch, hwood flrs in main living areas, balcony off master and laundry in unit. Also including 2 tandem parking spaces and commanding city views. Suburb West Hollywood location built around the historic Ramona Court.

MLS#16-125286
Thomas Davila 310.432.6492
KELLER WILLIAMS BH

www.RAREWestHollywoodTownhome.com

10 West Hollywood Vicinity *Income*

755 N LAUREL AVE	Open	11-2	NEW
\$1,748,000	1sty-TRADITIONAL		




ONE LOT, TWO HOUSES

1926 character lovingly preserved with archways, moldings, built-ins, hardwood floors and Batchelder tile fireplace intact. Seller upgraded kitchen floors, cabinetry, appliances, HVAC, solar. Garage. Grass yard, decks, patios. Entirely separate, private 1BR 1BA Spanish cottage with south-facing den/office, full kitchen. Newer appliances, floors, HVAC. Discreet entry and secluded rear yard area. Excellent LA permit parking. Walkscore 92. Cross-listed as residential income property.

Erik Lerner (310) 734-8120
KELLER WILLIAMS BH

755laurel.com

11 Venice	<i>Single Family</i>		
216 GRAND BLVD	Open	11-2	NEW
\$2,999,000	3+3	ARCHITECTURAL	




LOMAX-ROCK ARCHITECTS

Architectural home designed by Lomax-Rock just off Windward Circle, steps to Venice Beach, Abbot Kinney, Venice Canals & Main Street. Gated entry, first floor 2-story loft space, open floor plan and gourmet kitchen. Upper floors consist of 3 large bdrms & 3 baths, including top-floor master w/ balcony, fireplace, large walk-in closet. Additional large room w/ separate entry that can operate as an office, gallery, or media room. 2-car garage. Roof deck w/ 360-degree views.

MLS#16-133482
Mike Deasy/Sara Clephane 3102751000
DEASY PENNER & PARTN

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

1045 AMOROSO PL	Refresh.	11-2	NEW
\$2,299,000	5+3	MODERN	



The epitome of custom luxury living. 5 bd/3 ba Venice modern home, built by architect Roger White, is decked out w/ TONS of custom add-ons. Home features \$120k Poggen Pohl kitchen w/ top of the line appliances. 72 panel solar array saves you from paying energy bills almost year-round. A heated 32 x 10 Copper Ionized pool to cool & radiant heat throughout. Finished 1 car garage + driveway that fits 1 car. *220V High speed electric care charger*, ADT, keypad entry front gate + MORE!

MLS#16-130310
Jillian Allen 3104900810
REAL ESTATE EBROKER

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

2413 WILSON AVE	Open	11-2	rev
\$4,100,000	4+3.5	ARCHITECTURAL	



BRAND NEW CONSTRUCTION BY AWARD WINNING DESIGNER.

With the finest craftsmanship and architectural "wow" elements this house takes beach living to the next level. Newly constructed sophisticated architecture of this kind is rarely seen in Venice. The two story travertine multi dimensioned stone work, large skylights, carefully designed and placed windows and a large sliding glass door disappearing into the wall bring the outside into the living space. Located just a few steps from Abbot Kinney and the beach in the heart of Venice.

MLS#16-126018
Csaba Yollin 3102133948
YOLLIN PROPERTIES

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

652 WOODLAWN AVE	Open	11-2	rev
\$2,395,000	3+3	2sty-CRAFTSMAN	



VENICE CRAFTSMAN REIMAGINED - CLASSIC & CONTEMPORARY UNITE

The 2010 transformation of a 1912 classic creates a thoughtful blend of old & new in this spacious, stylish home. Redesigned residence combines modern finishes & features with the warmth of an original bungalow. 3BR+3BA plus living, dining, kitchen, family room & office are complimented by vaulted/beamed ceilings, hardwood floors. Large private courtyard deck with 2 sets of French doors invites outdoor dining & entertaining. 2 car attached garage + 1 off-street parking accessed by security gate.

MLS#16-131214
Jennifer Hughes 310-383-7299
BULLDOG REALTORS

www.652Woodlawn.com



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TUESDAY

11 Venice *Condo / Co-op*

1217 CABRILLO AVE	Refresh.	11-2	NEW
\$3,997,500	4+3	3sty-ARCHITECTURAL	



SOARING ARCHITECTURAL IN VENICE

This home features a smart automation system, open living space with porcelain tile, a leather-textured black granite fireplace hearth, and dining area, plus a spacious kitchen, Wolf & Subzero appliances, and a custom-forged stainless steel island. Brazilian cherry staircase 2 bedrooms on each level with en suite bathrooms. The wood-lined barrel ceiling in the master features a fireplace, wet bar, tree-top balcony, plus a spa-like bath and walk-in closet. 2-car garage plus a gated parking space.

MLS#16-133044
Jonathan Pearson 310-907-6517
HALTON PARDEE

Built Ins, refridgerator, range

1219 CABRILLO AVE	Refresh.	11-2	NEW
\$3,997,500	4+3	3sty-ARCHITECTURAL	



SOARING ARCHITECTURAL IN VENICE


With an entry court, side yard, 2 roof decks, plus a balcony, this home features an automation system an open living space with porcelain tile, a caesarstone fireplace hearth, and dining area, plus a spacious kitchen. Wolf & Subzero appliances, and a caestone, waterfall-style island. The wood-lined barrel ceiling in the master features a fireplace, wet bar, tree-top balcony, plus a spa-like bath and walk-in closet. There is also a 2-car garage plus a gated parking space.

MLS#16-133154
Jonathan Pearson 310-907-6517
HALTON PARDEE

Built Ins, refridgerator, range

11 Venice *Lease*

216 GRAND	Open	11-2	NEW
\$10,450	3+3	ARCHITECTURAL	



LOMAX-ROCK ARCHITECTS

Architectural home designed by Lomax-Rock just off Windward Circle, steps to Venice Beach, Abbot Kinney, Venice Canals & Main Street. Gated entry, first floor 2-story loft space, open floor plan and gourmet kitchen. Upper floors consist of 3 large bdrms & 3 baths, including top-floor master w/ balcony, fireplace, large walk-in closet. Additional large room w/ separate entry that can operate as an office, gallery, or media room. 2-car garage. Roof deck w/ 360-degree views.

MLS#16-133496
Mike Deasy/Sara Clephane 3102751000
DEASY PENNER & PARTN

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

12 Marina Del Rey *Condo / Co-op*

24 WESTWIND ST, UNIT G	Open	11-2	NEW
\$1,249,000	2+2.5	3sty-CAPE COD	



LUXURIOSLY APPOINTED, TOP FLOOR, BEACH FACING 3-STORY CONDO

This property is on a private walk street at the end of the peninsula 50 yards from the sand. MUST SEE TO TRULY APPRECIATE. VENICE BEACH BUYERS TOO! The most coveted corner unit in building: Top Floor/Front facing + open remodeled kitchen + bonus 3BR/Loft with private roof deck + LUXURIOUS MASTER SUITE + laundry in unit. ALSO, 2 SIDE-BY-SIDE gated parking spots! This home shows like a STUNNING showcase property, and has been lovingly crafted & re-designed by current owner.

Jerry & Rachel Hsieh 424.242.8856
KW- LOS FELIZ

www.JerryandRachel.com

4338 REDWOOD AVE #B-210	Open	11-2	rev
\$985,000	2+2	CAPE COD	



Approx 1929sqft 2bdrm + 2bth -all on One level -Remodeled 2nd Flr unit (Incredible inside Location) in Guard Gated Villa Marina East. #5, Lrg. Liv. Rm & Din Area. Gourmet kitchen with brand new Quartz countertops, stainless steel appliances, refinished wood floors beautiful spa like mstr bthrm with soaking tub and huge walk in shower etc., custom closets, view the ponds and pool from your move in ready condo - 24 hour Security, w/4 Tennis Crts. Pool, Gorgeous Landscaped Grounds

MLS#16-131242
Richard M Chernock 310-301-4520
KELLER WILLIAMS MARI

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

13 Palms - Mar Vista *Single Family*

4056 EAST	Open	11-2	672C4	NEW
\$3,295,000	5+6	2sty-ARCHITECTURAL		



MODERN LUXURY LIVES HERE

Hedged, gated & skillfully executed while delivering something sincerely exceptional. Inspiring both in appearance & function while conveying an unmistakable sense of boldness producing a gentle interior exterior transition that conveys privacy and celebrates open plan living. Spectacular finishes, salt water pool-spa w/automated pool cover, state-of-the-art amenities, tech-savvy smart-home conveniences & CCTV camera security system. Truly a rare find built to be lived in & enjoyed!

MLS#16-133300
Laurie Woolner 310.699.0980
POWER BROKERS INTERN

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

3405 STONER AVE	Open	11-2	672C2	NEW
\$1,795,000	4+3.5	2sty-TRADITIONAL		




TWO STORY GEM IN HIGHLY SOUGHT AFTER MAR VISTA NEIGHBORHOOD

Remodeled in 1981. 2,113 sq.ft. First floor features a living room, large dining/family room with fireplace that opens to kitchen, 1/2 bath, plus a master bedroom with ensuite bathroom. Second floor has three more bedrooms, two baths, and a laundry room. Hardwood floors. Tankless water heater, new A/C and FA heater. Private rear yard with patio and new pool.

MLS#16-133178
Dannie Cavanaugh 310-837-7161
CAVANAUGH REALTORS

11917 WESTMINSTER PL	Refresh.	11-2	NEW
\$1,599,000	3+3	TRADITIONAL	



PRIME CUL-DE-SAC STREET LOCATION ON MAR VISTA HILL

Presenting a Mar Vista home in a prime location that will provide the lucky buyer w/ a myriad of opportunities. Well sited on a 6,552 sqft extra wide lot the buyer can remodel & update the beautifully laid out existing floor plan or design & rebuild to suit. Formal entryway to living rm w/ high pitched ceilings & a tiled wood burning fireplace. Family rm opens to a large backyard & patio. Formal dining rm off the dine-in kitchen & separate laundry rm. All 3 bdrms are extra large & en-suite.

MLS#16-132186
Marny Maslon 424-202-3298
TELES PROPERTIES

11402 MATTESON AVE	Open	11-2	NEW
\$978,000	3+1	1sty-RANCH	



SWEET WESTSIDE HOME W/BREEZY OUTDOOR GARDEN AND PRIVATE YARD

Fully gated front yd, light & bright liv rm w/blonde oak flrs & brick fp. Remodeled kitchen w/white gloss no-slam cabinets, quartz countertops, grey glass backsplash, s/s energy efficient appl. Den(unpermitted) w/soaring ceilings & skylights, polished concrete floors, glass sliders open to tranquil bkyd w/single light privacy topper, sautillo tiles & peaceful fountain. Offers quiet in the middle of the city. New lush grass, fully irrigated. Custom closets, custom window treatments throughout.

Nicole Nash 323.428.6398
RODEO REALTY

www.11402Matteson.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

12107 PALMS BLVD	Open	11-2	red
\$1,489,000	3+2	1sty-TRADITIONAL	



ENGLISH GARDENS SURROUND THIS MAR VISTA JEWEL


The bright foyer leads into the welcoming floor plan of the living/dining area. The large kitchen boasts state-of-the-art appliances & painted tiles. This well-maintained home features many original details & a 2-car garage. The backyard landscaping complements the property perfectly with the addition of a waterfall fountain, koi pond & over 40 fruit bearing trees. This home is located in the coveted Mar Vista school district. Also available for lease at \$5,800/mo.

MLS#16-113022

Mamy Maslon 424-202-3298
TELES PROPERTIES

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

347 AMALFI DR	Refresh.	11-2	NEW
\$3,465,000	4+3.5	CAPE COD	



WHERE CANYON AND BEACH LIVING UNITE

This beautiful Cape Cod residence provides an open concept style of living. The kitchen, family room and formal living room connect seamlessly to the many outdoor living spaces; lounge on the beautiful grassy area, dine on the brick patio, and take in your surroundings from an expansive second level deck with breathtaking views. Just moments to the beach, Canyon Charter School, Rustic Canyon Park and our favorite SM Canyon restaurants, 347 Amalfi Drive awaits you.

MLS#16-132922

Tara Rodgers-Culbertson 310-415-9743
GIBSON INTERNATIONAL

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

5000 S CENTINELA AVE #320	Refresh.	11-2	NEW
\$478,000	2+2	TRADITIONAL	



BEAUTIFUL UNIT IN GREAT LOCATION!

This lovely light and bright condo w/ 2 bedrooms & 2 baths, has a spacious living room w/ balcony overlooking the lush interior landscaping, open kitchen, laminate floors w/ new carpet in the bedrooms, & large closets throughout. The fabulous amenities include sparkling heated pool, Jacuzzi, gym, sauna, and guard. Close to bike trail, Playa Vista Complex, Beaches and Marina Area. This condo is super clean, a blank canvas-make it your masterpiece!

MLS#16-132324

Michael Springer 310-745-8569
THE BIZZY BLONDES

Appetizers Served

958 24TH ST	Open	11-2	NEW
\$2,595,000	3+2	SPANISH	



SOULFUL SANCTUARY IN THE HEART OF SANTA MONICA

This lush, serene private hacienda invites a beach city lifestyle. It features abundant natural light and brilliant entertainment space under 14ft beamed ceilings. There is a gracious living room with fireplace place, updated chef's kitchen, romantic master suite, 2 additional bedrooms & private decks/courtyards. A permitted, detached bonus room w/ fireplace is perfect for office, gym or playroom. Just blocks from Montana Ave, this serene compound is an escape to a private life of luxury.


MLS#16-133504

Fiora Aston 310-480-3585
COLDWELL BANKER RESI

BBQ,Clng Fan,Dshwshr,Dryer,Grbg Disp,Oth

14 Santa Monica *Single Family*

700 KINGMAN AVE	Open	11-2	631C6	NEW
\$6,450,000	4+5	ARCHITECTURAL		



GRAY & HUSSEY ARCHITECTURAL

Cutting edge, dramatic architectural in the Santa Monica Canyon. The environment creates a seamless indoor outdoor flow to the gardens and pool. Luxurious 5 star hotel like master suite with views, a state of the art kitchen open to the family, dining and living. Wonderful use of steel beams, ten foot floating glass doors framed in mahogany plus venetian plaster walls to soften the space. A glass bottom bridge connects the front to the rear. Attached 3 car Garage. Also available for lease \$25,000.

MLS#16-117648

Frank Langen 3109633891
DEASY PENNER & PARTN

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

629 PICO PL	Open	11-2	NEW
\$2,095,000	2+2	ARCHITECTURAL	



ARCHITECTURAL ARTISTS RETREAT

Architectural Artists Retreat secluded in prime Ocean Park. 2500 + sq ft incl. 2 beds, 2 baths, 2-car garage. 12 ft ceilings echo a posh art gallery complete w/grand skylight in the 900 sq ft great room. Vinotech 2500 bottle wine cellar in Kitchen along w/Miele, Sub Zero & Viking appl. The master bed features a luxurious walk-in shower w/heated gloss slate floor as well as a private balcony. Solar Roof water heater panels & Nordic Dry Yoga Sauna/Shower bolster this home's extravagance.

MLS#16-133558

Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE + PART

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

2606 32ND ST	Refresh.	11-2	NEW
\$3,795,000	5+7	MODERN	



FORM FUNCTION & SOUL IN SUNSET PARK

Architecturally stunning newly constructed California Modern. Sustainable smart home, fully solar, sits atop approx 9012-ft lot & offers abundance of well-proportioned living spaces, inside & out. Floor-to-ceiling sliding glass walls connect the spacious interior with a luxurious botanical oasis. The soul of this home is primed for comfort with 5 en-suite bedrooms and a large balcony stretching off the breathtaking master suite overlooking lush greenery.

MLS#16-133136

Lorin Ruttenberg 310-500-3905
PARTNERS TRUST BH

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

1720 WASHINGTON AVE	Open	11-2	NEW
\$1,850,000	4+3	TRADITIONAL	



UNIQUE ARCHITECTURAL IN SANTA MONICA


4b/3b Trdni w/mdrn touch. 2 stry w/open cncptt dsgn & hrwd flrs t/out home. Lvg rm w/decorative frplc flows to kchn/dng. Kchn w/mrbl cntrtps, stnls steel aplncs & abundance of cabinets. Mstr bdrm frs balcony, storage closet & ensuite w/soaking tub/walk-in closet. 3 addtnl bdrms, of which 2 are cnctd by Jack & Jill bthrm. Main bthrm w/mrbl cntrtps. Kchn & dng connect to crtyd w/ fntn & grg. 2 car prkg space in drwy, HVAC, wshr/dyr & short dist to Montana shps/rstrnts, 3rd St. Prmnde & SM Pier

MLS#16-133202

Morgan Pasco (650)430-0507
MORGAN REAL ESTATE

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

1720 WASHINGTON AVE	Open	6-7:30	NEW
\$1,850,000	4+3	TRADITIONAL	



UNIQUE ARCHITECTURAL IN SANTA MONICA

4b/3b Trdni w/mdrn touch. 2 stry w/open cncptt dsgn & hrwd flrs t/out home. Lvg rm w/decorative frplc flows to kchn/dng. Kchn w/mrbl cntrtps, stnls steel aplncs & abundance of cabinets. Mstr bdrm frs balcony, storage closet & ensuite w/soaking tub/walk-in closet. 3 addtnl bdrms, of which 2 are cnctd by Jack & Jill bthrm. Main bthrm w/mrbl cntrtps. Kchn & dng connect to crtyd w/ fntn & grg. 2 car prkg space in drwy, HVAC, wshr/dyr & short dist to Montana shps/rstrnts, 3rd St. Prmnde & SM Pier

MLS#16-133202

Morgan Pasco 6504300507
MORGAN REAL ESTATE


Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

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TUESDAY

X 1629 WELLESLEY DR	Lunch 11-2	NEW
\$1,585,000	3+1.75 1sty-TRADITIONAL	




SUNSET PARK CHARMER

Ocean Breezes abound when you enter this 3 bed, 1.75 bath home via elegant brick pathway, its walls framing the front yard with a Chinese Elm tree canopy. Bountiful, well-seasoned landscaping provides aesthetic outdoor space. Serene Ashland Park backs to the home's back yard. Elegant details please the eye: fluid dining and living area, brick wall hearth, beamed ceiling, and a grand bay window. Driveway fits up to 3 cars and the detached 2 car garage.

MLS#16-131400
Tami Pardee (310) 907-6517
HALTON PARDEE + PART Refrigerator, Range/Oven, Dishwasher

1705 OCEAN AVE #406	Open 11-2	NEW
\$1,888,000	1+1.5 CONTEMPORARY	




LUXURIOUS OCEAN VIEW CONDO

Rare opportunity to purchase in the highly sought after Waverly which is one of the newest buildings to be built along Ocean Avenue in over two decades. This upper floor unit features some of the best views found in the building which include ocean, coastline, pier, park, mountains, and downtown SM. Floor-to-ceiling and wall-to-wall glass frames this urban landscape so few will ever get to enjoy. Stunning interior designed by world-renowned Marmol Radziner. 24-hour doorman, gym, and pet spa.

MLS#16-131400
David / Anna Solomon 424.400.5905
THE AGENCY www.1705Ocean406.com

421 23RD ST	Open 11-2	red
\$6,195,000	5+6 3sty-OTHER	

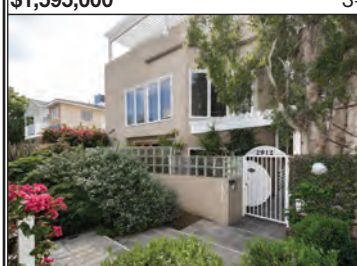


T

Superior craftsmanship & materials. 3 level East Coast style home, 5bd+6ba, over 6,500 sf. Ideal layout & perf for entertainment. Main level w/ study/library, step down living rm w/brick frplce, spacious FDR, cozy outdoor patio, Chef's kitchen w/all Viking appliances. Enormous lower level w/ media/game rm, gym & powder rm. Large master suite on upper level features high vaulted ceil, balcony overlooking sparkling pool, spa & green bckyrd w/lux master bath. Top notch fixtures all thruout.

MLS#16-100524
Ava Domanovski 310-458-4024
PARTNERS TRUST SM Built-ins

2912 3RD ST #2	Open 11-2	NEW
\$1,595,000	3+2 CONTEMPORARY	




RARE SINGLE LEVEL CONDO IN SANTA MONICA

Rare single-level condo with one-of-a-kind, huge, west-facing, wrap-around patio in coveted, coastal Ocean Park. Enjoy ocean breezes and great natural light in contemporary, spacious unit with open floor plan, fireplace, high ceilings and wood floors. gourmet kitchen with stainless steel appliances. only two blocks to trendy Main Street and four blocks to ocean. Enjoy laid-back, California life at the nearby beach with walking, biking and jogging paths, landscaped parks, and playgrounds.

MLS#16-132390
Tracey Hennessey 310-779-6375
GIBSON INTERNATIONAL Bit-Ins

420 ENTRADA DR	Open 11-2	rev
\$2,350,000	3+2 CALIFORNIA BUNGALOW	



CANYON BEACH HOUSE

Updated wooden clad beach house in the heart of the Santa Monica Cyn. When entering the gate one is greeted by lush landscaping and an architectural staircase leading up to the main entry. The first floor offers the state of the art kitchen open to the great room including dining, indoor/outdoor living rooms, plus two spacious bedrooms & bath. Perched on the upper level, the luxurious master suite including a lavish bathroom, walk in closet, outdoor area & spa. Two car attached garage.

MLS#16-124518
Frank Langen 3109633891
DEASY PENNER & PARTN Dshwshr, Dryer, Rng/Ovn, Fridg, Other

2910 NEILSON WAY, UNIT 408	Open 11-2 671F4	NEW
\$1,400,000	2+2 CONTEMPORARY	



SEA COLONY AT THE BEACH IN SANTA MONICA

Fabulous pool side with amazing coastal ocean and sunset views at prestigious Sea Colony II: a 24 hour guard gated community at the beach in Santa Monica. Complex features pool heated 24/7, 3 spas, gym, rec room, visitor parking, extra storage, public tennis and more. Unit is light and airy with beautiful hardwood floors throughout.

MLS#16-132390
Randi Pollock 310 9939709
COLDWELL BANKER SM washer/dryer/refrigerator

14 Santa Monica Condo / Co-op

1033 OCEAN AVE #403	Open 11-2	NEW
\$2,999,000	2+2 CONTEMPORARY	



VALET PARKING ON TUESDAY! AMAZING PENTHOUSE

Designer Ocean view Penthouse rem in 2014 on Ocean Ave. This unit has open flr plan w/nat sunlight, Brazil redwood hwd flrs, 12' ceils, & ocean views. Grmt kit, Cesar stone cntrs, Grohe faucets, Sub-Zero refig, Miele & Wolf appl. + built-in brkfst booth. DR entails built-ins w/mrble cntr & wine fridge & opens to LR w/high windows overlooking Palisades Park marble FP & built-ins. Mstr has lrge walk-in closet, spa-like BR & ocean views frm BR. 2nd BR has mtn views. Lndry in. 2 Car S/S

MLS#16-133032
S. Kastner/A. Cutler 310-382-8555
PARTNERS TRUST SANTA Bit-Ins, Cbl, Dshwshr, Dryer, Elvtr, Other

1120 24TH ST #A	Open 11-2	NEW
\$1,285,000	3+3 TRADITIONAL	




SPACIOUS 3+2.5 TOWNHOUSE NORTH OF WILSHIRE

Front-facing 3-bed, 2.5 bath townhouse. Perfect space of over 1,900 square feet to create your ideal remodel, design project, investment flip/opportunity, or dream home. Large, private patio, ideal for dog owners. All 3 bedrooms upstairs, large kitchen with eat-in breakfast area, separate dining room, two wood-burning fireplaces, and 1-car direct-access private garage with additional 1-car driveway parking. Low HOA dues. Close to Douglas Park, Whole Foods, and walkable to shopping and dining.

MLS#16-130568
Andrew Thurm 310.345.2661
COLDWELL BANKER WSA Dshwshr, Frzr, GrbgDisp, Hd Fn, Rng/Ovn, Etc

939 20TH ST #4	Open 11-2	NEW
\$2,785,000	4+5 CONTEMPORARY	



GRAND SCALE LIVING IN 2010 TOWNHOUSE

See full page ad. Upgraded and pristine custom sun-filled Townhouse, built in 2010. Living on a grand scale includes approx. 2,931sqft, 4 bd, 4.5 bth, spacious Gourmet kitchen, media room, living room w/fireplace, Great Room, fully equipped gym, landscaped and tile patio, rooftop oasis w/ open views, and private 3-car garage. High end finishes include 5-inch solid walnut flooring, ceilings heights to 12', 3-zone central HVAC, thru-wall vacuum system, custom built-ins. Prime Santa Monica location

MLS#16-129940
Alan Sands & Sam Montes 3109196246
COLDWELL BANKER 3 Zone HVAC, Cent Vac, W/D, and many more

2811 ARIZONA AVE #3	Open 11-2	NEW
\$1,199,000	2+3 CONTEMPORARY	



BEAUTIFUL TOWNHOME IN PRIME SANTA MONICA

Property features, 2BR/2.5BA + loft, 2 car private garage & 5 total patios, including rooftop terrace w/ 360 degree views. High ceilings and hardwood floors throughout. Large 2nd level loft w/ built-in office. Kitchen features stainless appliances & granite counter tops. 1st level living room doors open to large patio/zen garden complete w/ marble waterfall fountain. Master w/ tree top views, walk-in closet, fireplace & spa bath. Every room has outdoor space. Short walk to new Metro Expo Line.

MLS#16-132680
Brian Maser 310-795-8010
MASER CONDO SALES www.MaserCondoSales.com

TUESDAY

502 SAN VICENTE BLV, UNIT 204 Open 11-2 631/C7		NEW
\$1,149,000	2+2 3sty-OTHER	




WEST-FACING, UPDATED CONDO

West-facing, updated condo, Third Street Promenade. Features are new-er European oak wide plank wood floors, and a covered balcony accessed from master bedroom and living room. Large kitchen with lots of storage. There are separated bedrooms, perfect for roommates or a home office + master. Master bed w/ generous walk-in closet + 2 additional closets. Plantation shutters & wood blinds throughout. Unit looks out onto lovely greenery & set back off of San Vicente. Building has pool + spa.

Kate Bransfield (310)395-1133
COLDWELL BANKER

Dishwasher, frig, oven/range, wash & dry

11 VILLAGE PKY Open 11-2		NEW
\$849,000	3+3 CONTEMPORARY	



PRIVATE OASIS COMMUNITY IN SUNSET PARK!

Spacious 3bd, 2.5ba townhome, apx 1,502 sf. 3rd BR used as open den. Direct access to 2 car private garage. Peg & groove wood floors in entry way & den. Spacious living room that opens to a patio. Beautiful atrium patio. Step up formal dining room. Large eat in kitchen w/tons of cupboard space. Side by side laundry in garage. Ample closet & storage space. Master suite w/cathedral wood beam ceilings. HOA include water & earthquake insurance. Amenities: pool, spa, sauna, tennis courts & rec room.

MLS#16-131752
Gary Limjap 310.430.0818
COLDWELL BANKER - SM

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

2663 CENTINELA AVE, UNIT 101 Open 11-2		NEW
\$754,000	2+3 2sty-TRADITIONAL	



LARGE SANTA MONICA TOWNHOUSE

Located in Santa Monica this 2-bedroom, 3-bathroom, 1,344 SQ front facing townhouse waits for your special touches. Spacious living room w/fireplace flows out to a large sunny patio that is perfect for al fresco dining. A well designed kitchen has room for a large table & laundry in unit. Through the kitchen is another patio for easy access to the pool, sauna, gym & 2 side-by-side parking spots. Upstairs are 2 separate bedrooms w/ storage. Close to restaurants, shops & 10 Freeway.

Ninkey Dalton (424) 400-5921
THE AGENCY

121 STRAND ST #12 Open 11-2		rev
\$799,000	1+1 CONTEMPORARY	



MAGICAL BEACH CONDOMINIUM!

This intimate 1 bed, 1 bath two-Level residence moments from the sand in a beachside neighborhood of \$5 mil + homes.Features include a top level balcony, patio, open plan livingroom/kitchen & lush courtyard setting. Extras include wood floors, custom built-ins washer/dryer , and parking. You can live by Main street night life, Urth café, fine dining, shopping and yoga. This awesome pied a' terre is for those who love ocean breezes, sunsets and want to live the California dream this summer.

MLS#16-124384
Golda Savage 310.770.4490
BULLDOG REALTORS, IN

Blt-Ins,Cbl,Rng/Ovn,Fridg

14 Santa Monica *Income*

2817 3RD ST Open 11-1		rev
\$3,895,000	CRAFTSMAN	



VINTAGE COMPOUND ON TRENDY 3RD STREET


Vintage Home and 3 separate bungalows on elevated lot. Bright and breezy charm filled interiors throughout. Tasteful blend of contemporary upgrades and original period detailing. Main house has 2 en suite bedrooms and office with sundeck and patio yard. Additional attic bonus room and basement storage room. The rental bungalows are free standing and units B and C have their own yards.Peek of ocean views from all 4 components. Leave your car at home and just enjoy life at the beach.

MLS#16-100550
Peter Mullins 310/600/6976
PETER D MULLINS

Blt-Ins,Dshwshr

14 Santa Monica *Lease*

1007 OCEAN AVE #PH1 Open 11-2		NEW
\$11,500	2+2 CONTEMPORARY	



MLS#16-133612

Valerie Fitzgerald
COLDWELL BANKER RESI

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

Sensational furnished penthouse 2 bedroom, 2 bath. Ocean front corner condo. Breathtaking views! Totally remodeled very sleek and hip, wonderful large gourmet kitchen with family room area. Security building, gym, and pool. Fabulous Santa Monica location.

15 Pacific Palisades *Single Family*

1669 SAN ONOFRE DR Open 11-2		NEW
\$29,700,000	7+10 SPANISH	



PALISADES TROPHY PROPERTY WITH PANORAMIC VIEWS

Once home to President Ronald Reagan, The Riviera White House is the definition of a "one of a kind" estate. Jaman Properties incorporated, items of historic importance in new construction compound with views from downtown to Catalina. Nothing on the market to compare in view, location, design, quality and provenance. Shown by appointment only to prequalified buyers.

MLS#16-133350
David Offer 310-820-9341
BERKSHIRE HATHAWAY

www.therivierawhitehouse.com

770 PASEO MIRAMAR Open 11-2		NEW
\$9,500,000	7+9 ARCHITECTURAL	



ARCHITECTURAL STUNNER WITH PANORAMIC VIEWS

Meticulously crafted and newly built Architectural designed by renowned architect Anthony Zubick, AIA. This gated and private 7 bedroom, 9 bathroom entertainer's home offers unobstructed and breathtaking views from the Queens Necklace to Palos Verdes and Downtown LA. The thoughtfully designed open floor plan offers panoramic views from nearly every room in this special property.

MLS#16-118244
Aram Afshar 310-702-0583
CB BEV HILLS - NORTH

Views, Crestron, Miele Appliances

526 AMALFI DR Open 11-2		NEW
\$8,399,000	6+5.5 2sty-FRENCH	



PRIME RIVERIA AMALFI RIM

Beautiful Peter Choate designed Country French Manor on the Amalfi rim in the Riviera with sweeping views of Santa Monica Canyon and the sea beyond. Double gated front driveway with tons of off street parking provides the utmost in privacy. Charm and authenticity in every nook and cranny: sun drenched rooms, hardwood floors, gorgeous doors and windows, antique sconces, Venetian plaster walls. The beautiful entry leads into the family room with circular breakfast room.

MLS#16-110612
Fran Flanagan 310-801-9805
COLDWELL BANKER-PAC.



THE MLS.com

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TUESDAY


16640 LINDA TER	Open	11-2	NEW
\$4,750,000	4+5	3sty-MODERN	
	NEW MODERN WITH HEAD-ON BLUE OCEAN VIEWS!		
One-in-a-decade head-on blue ocean views. Exceptional, masterwork architectural from award-winning Make Architecture, AIA. Major ground up construction artfully blends walls of glass and rare "all heart" redwood accents, creating a sunlit Modernist home with soaring, singular volume. Incredible house for entertaining with seamless open flow. Master suite aerie with expansive deck and views to Catalina and beyond. A serene, creative oasis blending indoor/outdoor living and unparalleled design.			
Todd Baker COLDWELL BANKER	310-801-1475	www.16640LindaTerrace.com	


14833 SUNSET BLVD	Open	11-2	NEW
\$1,250,000	2+2	1sty-RANCH	
	FANTASTIC OPPORTUNITY IN THE PALISADES		
First time on the market in 35 years. This 2 bedroom 2 bath house has been well maintained by the owner and could be a great starter home in the Palisades. Living Room w fireplace, Dining Room and Kitchen w newer cabinetry. There are plantation shutters and hardwood floors throughout the house. Short distance to the coveted village, park, schools, shops and restaurants. Nice flat lot w covered patio and detached garage with grassy backyard space.			
Mark Douglas COLDWELL BANKER-PAC.	310-230-2499	Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp	

939 EMBURY ST	Refresh.	11-2	NEW
\$3,495,000	5+6	2sty-TRADITIONAL	
	TIMELESS ELEGANCE IN PACIFIC PALISADES		
New construction Cape Cod Style home in the coveted Alphabet Streets. Spacious living room with fireplace adjacent to formal dining room with coffered ceiling. Gourmet kitchen with professional-grade appliances, Carrera marble counters, breakfast area, butler's pantry, and large Black Absolute Granite island. Bright and airy family room with fireplace opening to private grassy backyard. Spacious master suite with fireplace, roomy bathroom, private balcony, and large walk-in closet.			
Marek Swiderski RODEO REALTY - PP	424.256.9480	www.939EmburyStreet.com	


336 VIA DE LA PAZ	Open	11-2	631A6	red
\$4,995,000	5+5	TRADITIONAL		
	STUNNING TRADITIONAL HOME SITUATED IN THE COVETED PACIFIC PALISADES BLUFFS, WITHIN WALKING DISTANCE TO CAPTIVATING OCEAN VIEWS, DRAMATIC WESTERN SUNSETS, AND PALISADES VILLAGE. WONDERFUL FAMILY HOME FEATURING: 5 BEDROOMS, 4.5 BATHS, STUNNING EAT-IN CHEF'S KITCHEN OPENING TO LARGE FAMILY ROOM LEADING TO PRIVATE BACK YARD WITH POOL, BBQ, OUTDOOR DINING, FIRE PIT, AND SUNDECKS. LIGHT AND BREEZY DINING ROOM, AND LIVING ROOM WITH ELEGANT CENTER HALLWAYS OVER LOOK GATED AND EXPANSIVE FRONT YARD.			
Elisabeth Halsted BERKSHIRE HATHAWAY H	310-820-9340			

767 EL MEDIO AVE	Open	11-2	NEW
\$3,195,000	4+3	TUDOR	
	SPACIOUS EL MEDIO BLUFFS		
Formal entry leads to beautiful open flr pln w/flat, grassy yd. New HW floors, volume ceilings. Lge MBR w FP & deck & vaulted ceiling. Bright, airy kitchen opens to fam rm w/FP, lge TV & speaker system. Kitchen w/stainless appliances, Sub Zero refrigerator, butcher blk center island, Calcutta marble counters & blt in brkfst area w/storage benches. French drs open from LR & kit for grt indoor/outdoor living. His & her walk in closets in master & walk in closet in 2nd bdrm.			
Enzo Ricciardelli SOTHEBY'S INT REALTY	310-902-4436	Blt-Ins,Cing Fan,Dshwshr,Dryer	

1445 CUESTA LINDA	Lunch	11-2	red
\$2,895,000	3+50000	5+6	
	SPECTACULAR CANYON SETTING-COME FOR LUNCH		
4 ensuite bedrooms + powder room in main house + separate guesthouse with 5th bedroom & bath. Updated & meticulously maintained. Soaring living room ceilings create an air of spaciousness, enhanced by an abundance of windows. Elegant master with high ceilings & huge master bath. A 4th upstairs bedroom could easily be added over the garage. Kitchen opens to family room, large breakfast area - all overlooking the yard & sweeping canyon views. Half acre lot includes grassy yard, patios, pool & spa.			
Joan Sather SOTHEBY'S INTERNATIO	310.740.0302	Dshwshr,Grbg Disp	

3615 SEAHORN DR	Open	11-2	NEW
\$2,850,000	4+3	2sty-CAPE COD	
	SUNSET MESA HOME		
Gorgeous ocean view Sunset Mesa Home! Immaculately, completely remodeled in 2011, this four bedroom, three bath elegant beachy cape-cod traditional has a shabby chic flair, wide plank oak floors, and overall warmth with such an inviting feel. High-end stainless-steel appliances kitchen appliances are incorporated into the refined finish choices throughout the interior. The large manicured backyard is uniquely very private with a custom designed, ledger stone pool and large spa.			
Marco Rufo BERKSHIRE HATHAWAY	310.488.6914	Massive Ocean Views	


269 BELLINO DR	Open	11-2	rev
\$8,395,000	6+5.5	2sty-CONTEMPORARY	
	THIS BRAND-NEW QUALITY CONSTRUCTION BOASTS INCREDIBLE VIEWS OF THE PACIFIC OCEAN. THIS TRANSITIONAL CONTEMPORARY FEATURES A BRIGHT AND OPEN FLOOR PLAN W/ EXPANSIVE SCALE AND INCLUDES 6 BDRMS, 5.5 BATHS. MAIN LEVEL HAS GREAT ROOM W/ DINING AND LIVING AREAS. THE LOWER LEVEL INCLUDES GREAT ENTERTAINMENT SPACE WITH AN OPEN BAR, WINE ROOM, BONUS ROOM, AND 3 ADDITIONAL GUEST BEDROOMS. MOST OF THE LOWER LEVEL OPENS TO THE PRIVATE BACKYARD, WHICH OFFERS MULTIPLE SEATING AREAS, A POOL, SPA, AND FIRE PIT.		
Tracy Maltas DOUGLAS ELLIMAN	310-595-3889	Blt-Ins,Dshwshr,Dryer,Frzr,Micro,Other	

16526 LAS CASAS PL	Open	11-2	NEW
\$2,795,000	4+4.5	2sty-SPANISH	
	BEAUTIFUL SPANISH COLONIAL FULLY REMODELED & UPDATED!		
Old Hollywood 1929 Spanish Colonial meets today's modern American standards. Gorgeous 4+4.5 fully updated & remodeled w/coved ceilings & hardwood floors throughout. 2 en-suite bedrooms, 1 up, 1 down in addition to stunning, light filled master retreat w/private & cozy balcony. Kitchen w/custom cabinets, white Italian marble counters & top of the line Viking appliances. Beautiful landscaped yard with entertainment area, 2 car garage, & rear studio/office. A unique & special home. A Must See!			
John A. Woodward IV KW BEVERLY HILLS	310.729.7372	Wonderful Charm, Style & Design!	

901 MUSKINGUM AVE	Open	11-2	rev
\$6,395,000	6+7	2sty-TRADITIONAL	
	STUNNING BRAND NEW ESTATE		
Private, gated estate offers 6 beds + office, 6.5 baths in 6,700 sq ft on a 16,149 sq ft lot. This home features wine cellar, custom cabinetry, French oak floors, 2-story grand entry, formal living/dining room, gourmet kitchen, butler's pantry & breakfast nook, large family room w/fireplace, private study, 2nd patio and outdoor fireplace. Master features sitting room, walk-in closet, fireplace, luxurious bath. Backyard features outdoor kitchen, fireplace, pool, spa & lawn.			
Anthony Marguleas AMALFI ESTATES	3106631446	BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other	

TUESDAY

545 CATALONIA AVE		Open	11-2	rev
\$2,995,000	4+5	MODERN		




PALISADES MODERN RANCH WITH MESMERIZING OCEAN AND CITY VIEWS

Palisades modern ranch w/ mesmerizing ocean views. Perched on a promontory above the street on a 16k ft. lot w/ abundant natural light & bright, open spaces. Enter into an open living, dining, & music room, which leads seamlessly to the large grassy backyard area w/pool. Sleek & simple modern kitchen w/breakfast nook. 2 bed suites & a den downstairs. Upstairs is a breathtaking master suite w/ open loft style walls w/ oversized windows & sweeping ocean views. Additional bed suite upstairs.

MLS#16-112996
Richard Stearns 310.850.9284
PARTNERS TRUST BRENT Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

15 Pacific Palisades *Condo / Co-op*

724 PALISADES DR		Open	11-2	NEW
\$1,575,000	3+3.5	2sty-CONTEMP MED		



SEA RIDGE TOWN HOUSE WITH MOUNTAIN VIEWS!

Feels like a home! Enjoy living in the most desirable floor plan in Sea Ridge Complex. 3 Bedrooms, 3.5 Baths, Family room and bonus room. Master Suite with walk-in closet on main level. Kitchen with newer appliances. Bright and airy with beautiful mountain views. Must See!

Afrouz Nosratian 310-230-2489
COLDWELL BANKER-PAC. www.724Palisades.com

16 Mid Los Angeles *Single Family*

2035 S CURSON AVE		Refresh.	11-2	NEW
\$699,000	3+2	1sty-CONTEMPORARY		




ABSOLUTELY FABULOUS MODERN HOME IN MID CITY!

Gorgeous remodel on one of the most desirable streets in Mid-City! Three bedrooms and two bathrooms are featured in this tastefully remodeled single family house. ENERGY EFFICIENCY throughout with triple-pane windows, drought tolerant landscape and drip irrigation. Features include New range, dishwasher and stunning ash white wood floors all over. Peaceful front yard with beautiful landscaping and private backyard with beautiful mature avocado tree, will make you feel right at home!

MLS#16-133358
Bryan Miyamoto 3233001188
KW LOS FELIZ Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn,

1706 S BURNSIDE AVE		Open	11-2	red
\$665,000	698000 3+2	1sty-SPANISH		




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

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

18 Hancock Park-Wilshire *Single Family*

501 S PLYMOUTH BLV		Open	11-2	NEW
\$8,495,000	7+8			



THE O'MELVENY HOUSE, 1908

The O'Melveny House. Originally built in 1908 by famed architects Hunt, Eager & Burns. This exquisite English Craftsman estate has been meticulously restored to its original stateliness. The ¼ acre property includes lawns, outdoor fireplace, meditation pond, and a stunning pool and spa.

Jonah Wilson 310.858.5465
HILTON & HYLAND www.jonahwilson.com

527 S ARDEN BLV		Open	11-2	633/F2	NEW
\$2,950,000	5+3.5	2sty-MEDITERRANEAN			




WINDSOR SQUARE MEDITERRANEAN

EXCEPTIONAL RESTORATION OPPORTUNITY IN THE PRIME OF WINDSOR SQUARE. STATELY MEDITERRANEAN WITH 5 BEDROOMS, 3.5 BATHS, APPROPRIATE FORMAL ROOMS WITH GRACIOUS SCALE AND LARGE PRIVATE YARD WITH POOL, LAWN AND LUSH GARDENS.

Timothy Enright 310.652.6600
THE ENRIGHT COMPANY www.TheEnrightCompany.com

513 N PLYMOUTH BLV		Open	11-2	NEW
\$1,999,999	4+3.5	1sty-CALIFORNIA BUNGALOW		



GORGEOUSLY REMODELED, BRIGHT, STYLISH HOME W/GREAT FLOORPLAN

Spacious living room w/marble fpl leads to gourmet kitchen/dining area w/large marble island. Gracious family room w/ French doors to yard. Master suite w/high pitched ceiling, walk-in closet & French doors to yard. Master bath w/marble & double sinks. Large hall bath w/double sinks & tub/shower. 4th bed has own entrance, great for office or maid's rm. Grassy yard w/brick patio, fpl & open "cabana" garage great for entertaining. Hdwd flrs, double paned windows, central AC. Close to Larchmont Blvd

Lisa Mansfield 310.481.4313
SOTHEBY'S REALTY 4 Bd + 3.5 Ba + Family Room + "Cabana"

462 N HIGHLAND AVE		Open	11-2	593-E7	NEW
\$1,395,000	3+4	1sty-TRADITIONAL			




PRISTINE ONE STORY TRADITIONAL ON SPACIOUS CORNER LOT

Prime Hancock Park pristine trad. on spacious corner lot w/ Regency flair. Features gracious LR w/hw flrs, fp, built-ins, & large windows; formal DR; kit. w/spacious eating area & good storage; FR w/fp; & sunroom opening to inviting patio & beautiful yard. Airy master overlooks lovely garden. Det. garage conveniently located off Rosewood Ave. for easy ingress/egress. Move right in or update & polish this gem! 2 blocks to trendy Melrose Ave.

MLS#16-132978
Ed Solorzano 310-990-6252
BERKSHIRE HATHAWAY H

853 S MUIRFIELD RD		Open	11-2	red
\$2,295,000	4+4	TRADITIONAL		



REDUCED! NEWLY CONSTRUCTED ROMANTIC SPANISH!

REDUCED! This romantic Spanish style home has been newly designed & entirely reimagines in a striking Restoration Hardware inspired renovation. The home features 4bd, 3.5ba in a beautifully reconfigured floor plan that boasts vaulted ceilings & open living spaces to suit any lifestyle. The kitchen features SS appliances that open to the voluminous family rm. w/ glass doors opening to the private grassy yard & expansive patio. Located in desirable Brookside, this newly designed gem is remarkable!

MLS#16-124990
Sally Forster Jones 3106917888
JOHN AAROE GROUP 853Muirfield.com


REMINDER

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

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

TUESDAY

501 S ROSSMORE AVE	Open	11-2	rev
\$5,575,000	8+6		
	GEORGIAN COLONIAL DESIGNED BY ARCHITECT BURNSIDE STURGES		
Commissioned to be built in 1923 by Harry Warner of Warner Bros. Studios. A tennis court, stunning large pool and guest house round-out the beautiful grounds. The original screening room with maple paneled walls and a movie projection booth brings back the glorious days of early Hollywood. Recently updated bathrooms and kitchen. At every turn the care for this historical property is evident. A true Hollywood legend.			
MLS#16-126106		Hiltonhyland.com	
Brenda ChandlerCooke 310.614.3434		HILTON & HYLAND	

268 S LARCHMONT	Open	11-2	NEW
\$4,675	3+2	TUDOR	
	INCREDIBLE LEASE OPPORTUNITY IN PRIME LARCHMONT		
Beautiful Tudor for lease just steps from historic Larchmont Village. This 3bd/2ba home features classic details throughout. The light-filled living room includes hardwood floors, gas fireplace, wainscoting, beautiful lamp installations, and large windows. Spacious kitchen with dishwasher and wood cabinets. Master bath includes beautifully tiled shower/tub. Garage with built-in installations and driveway offer ample parking space for about 2-3 cars. A/C and ceiling fans throughout. W/d hookups.			
MLS#16-132202		Cng Fan,Dshwshr,Rng/Ovn	
John Duerler 323-462-2748		HANCOCK HOMES REALTY	

310 N LUCERNE BLVD	Open	11-2	rev
\$3,475,000	4+5	CONTEMPORARY	
	NEW CONSTRUCTION. VERY STYLISH ARCHITECTURAL CONTEMPORARY		
This house offers style, fixtures and finishes that are 3 notches above the competition. The magic starts at the entry where 9 Tom Dixon Copper Shades are suspended from the towering ceilings, and flows into the voluminous great room, large gourmet kitchen, and opens up into the backyard terraces and pool area. Upstairs there are 4 en-suite bedrooms, including a spacious master suite with a large bath and one of the coolest tile floors we've seen. One block from the heart of Larchmont village.			
MLS#16-124700		SoldbyGold.net	
Gary Gold 310.741.0505		HILTON & HYLAND	

5885 CLINTON ST	Open	11-2	NEW
\$3,900	3+3	OTHER	
	LOCATED IN PRESTIGIOUS HANCOCK PARK		
Across the street from HPT and next to the L.A. Tennis Club, this unit is just shy of 1,800 Square Feet at 1,795 with 3 Large bedrooms and two and a half baths. Plenty of natural lighting with two skylights on the second floor. The unit has been updated with new carpeting in the living room, stairway and second floor. There's hardwood floor in the dining area along with linoleum in the bathrooms and kitchen. A Washer/Dryer in the unit on the second floor.			
MLS#16-978743		Cbl,Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	
Bob Day (323) 821-4820		COLDWELL BANKER HPS	

630 N CHEROKEE AVE	Open	11-2	rev
\$1,875,000	4+3	MEDITERRANEAN	
	Great opportunity on one of the most sought after streets in Hancock Park. Mediterranean (circa 1926), classic center hall plan featuring formal dining room, spacious living room with fireplace, and adjoining family room. Three bedrooms and two baths up with maids and bath down. To be sold "As Is". 3rd St. school district. Subject to HPOZ.		
MLS#16-125800		Fridg	
Kenneth Church 323-762-2519		KELLER WILLIAMS LARC	


19 Beverly Center-Miracle Mile Single Family

613 N GARDNER ST	Open	11-2	NEW
\$2,199,000	3+3	2sty-TRADITIONAL	
	2 story traditional family home in turnkey condition. Completely rebuilt with attention to details and quality. Hardwood floors, granite counter tops in the kitchen and all bathrooms, plantation shutters and custom designed window treatment create warm and inviting ambiance. Downstairs convertible den is located next to a full bathroom, add a closet will be fourth bedroom. Upstairs master bedroom opens to a balcony; features large spa bath, separate shower, double sinks and walk in closet.		
MLS#16-129634		Cbl,Grbg Disp	
Kathryn M Reitzen 310.617.4047		KELLER WILLIAMS BEVE	

455 N HIGHLAND AVE	Open	12-2	rev
\$1,699,000	4+3	2sty-TUDOR	
	WELL MAINTAINED TUDOR		
4 Bedrooms, 3 baths plus large family room. Magnificent stained glass windows, coved ceiling and hardwood floors. Center hall plan. Down, elegant living room with fireplace, formal dining room, charming breakfast room with built-ins, updated kitchen with ceasar stone countertops, large family room with built-in bookcases and sliding glass, yard and pool. Maid's & bath. Up, master bedroom suite w/ sitting room or office, huge walk-in closets & bath + 2 other spacious bedrooms & bath. 2 car garage			
MLS#16-121380		Dshwshr,Grbg Disp	
Cecille Cohen (213) 810-9949		COLDWELL BANKER HPN	

18 Hancock Park-Wilshire Lease

316 N ROSSMORE AVE #202	Refresh.	11-2	NEW
\$5,000	2+1	FRENCH NORMANDY	
	LIVE IN GRAND STYLE AT THE ELEGANT COUNTRY CLUB MANOR		
Built in 1926, this landmark French Normandy style building retains all the architectural details of the glorious past as well as many modern amenities. Come home to 24 hour doorman & valet parking. Stroll the lushly landscaped grounds or relax in the outdoor spa. This west-facing 2 bedroom, 1 bath unit offers bright, spacious rooms with the warmth of hardwood floors, crown moldings & full length French windows. Located in Hancock Park, just 3 blocks from Larchmont Village.			
MLS#16-129492		Lovelandcarr.com	
Loveland Carr Properties (323) 460-7606		COLDWELL BANKER HPN	

6241 DREXEL AVE	Open	11-2	NEW
\$1,750,000	3+2	SPANISH	
	MODERNIZED SPANISH HOME WITH SOLAR + 2 DETACHED BONUS ROOMS!		
This brilliantly updated Spanish solar home exudes warmth and sophistication while elegantly showing off the striking period details. The beautiful light and bright living room with fireplace has French doors that open to a front patio, while the elegant formal dining room has French doors that open to the side of the home. There is also an eat breakfast or multi-purpose room off of the gourmet kitchen. Located in the rear of the home, away from the other two bedrooms, is a gorgeous master.			
MLS#16-132934		www.TomAndRandyProperties.com	
Tom Scrocco/Randy Isaacs 310-281-4343		COLDWELL BANKER BHS	

6652 LINDENHURST AVE	Open	11-2	NEW
\$1,650,000	2+2	1sty-RANCH	
	ROMANTIC CHARMER		
This home shouldn't be judged from the curb Step inside and be very pleasantly surprised!Enter the living room and be greeted by the wooden floors, high cathedral exposed wooden beamed ceiling, grand fireplace mantel and a view of the amazing romantic back yard.Updated kitchen with granite counters, stainless steel appliances and cozy breakfast room.Large Master suite with two sets of French Doors that open to lush and private back yard garden with built in barbeque to enjoy al fresco dining.			
MLS#16-133386		Dshwshr,Micro,Rng/Ovn,Fridg	
Rosalie Klein 323.935.8680		ENGEL & VOLKERS BH	

TUESDAY

835 MASSELIN AVE	Open	11-2	NEW
\$1,400,000	3+2	SPANISH	



LOCATION! LOCATION! LOCATION! PRICED TO SELL!

PRIME Miracle Mile Location! 2000sqft Spanish circa-1920's on a lushly landscaped 8000+ sqft lot. Highly coveted st. & location between 8th & Olympic in the 90036 zip code, within blocks to LACMA, The El Rey, & La Brea Tar Pits. Gorgeous lush gardens. In this large home you'll find the character you covet: including hardwood floors, grand living room, formal entry way & Batchelder Fireplace Tiles. Kitchen has been nicely updated & features a rare floor-to-ceiling wall of paned windows.

Jerry & Rachel Hsieh 424.242.8856
KW- LOS FELIZ

www.JerryandRachel.com

1101 S SIERRA BONITA AVE	Open	11-2	NEW
\$1,195,000	3+2	1sty-TRADITIONAL	



CHARMING TRADITIONAL

Charming Traditional located on a tree-lined street in the sought-after neighborhood of Wilshire Vista. The light-filled living room is framed by an over-sized Bay window overlooking the lushly landscaped front yard, and features a central hearth and adjacent dining area. The kitchen with granite countertops, tiled backsplash and stainless appliances opens to a backyard al fresco dining area. The home features a master bed/bath. Two guest beds a guest bath & bonus area perfect for an office/den.

Joshua Gaunya 310-275-2223
DEASY/PENNER

Stainless Appliances

637 N GARDNER ST	Refresh.	11-2	red
\$2,895,000	5+4.5	2sty-CONTEMPORARY	



STUNNING DESIGNER SHOWPLACE WWW.637GARDNER.COM

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

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

www.OmegaGroup.LA

6246 DREXEL AVE	Open	11-2	rev
\$3,495,000	4+5	CONTEMPORARY	



CUSTOM DESIGNED NEW CONSTRUCTION CONTEMPORARY!

A spacious, architectural modern retreat. 6246 Drexel is privately situated on a serene tree-lined street. The newly constructed residence features a thoughtfully designed open concept by Beverly Hills-based design and build firm, Noesis Group. At 3,936 sq. ft., this contemporary home is purposefully curated; from the floor-to-ceiling Fleetwood vanishing doors which allow for seamless indoor/outdoor living, to the latest smart-home technology system, Control4.

MLS#16-113208
Tom Scrocco/Randy Isaacs 310-281-4343
COLDWELL BANKER BHS

www.TomAndRandyProperties.com

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

320 S WILLAMAN DR, UNIT PH4	Refresh.	11-2	NEW
\$879,000	2+2		



STUNNING REMODELED PENTHOUSE BY 3RD AND ROBERTSON

Stunning Remodeled 2BR / 2BA PENTHOUSE in the heart of LA! High ceilings; Bright & open floor plan; New hardwood floors, New top-of-the-line appliances; Big spacious bedrooms; Master suite w/ a huge walk-in closet & massive bathroom w/ double vanity sinks, sunken soaking tub & separate shower; Plantation shutters; Central air/heat; 2 private balconies w/ city views; 2 separate secured parking spots; Only 16 unit building w/ low HOA's. The best location, seconds to 3rd & Robertson's nightlife!

TONY BERNS 3107220744
COLDWELL BANKER BH N

www.320willamanpenthouse.com

20 Hollywood *Condo / Co-op*

6253 HOLLYWOOD BLV, UNIT 904	Refresh.	11-2	NEW
\$899,000	2+1.5	9sty-ARCHITECTURAL	



OPEN 11A-2P AND 5-7P: RARE HIGH-FLOOR 2BR WITH OCEAN VIEWS!

Hard-to-find 2BR/1.5BA high-floor unit with VIEWS of Hollywood, Capitol Records, and the ocean. Stainless-steel Viking professional appliances, washer/dryer in-unit, 2 sleeping lofts w/spacious closets, soaring industrial ceilings, doorman, roof-top deck (common area) with bbq, fire pit, outdoor cabanas. Across from The W, next-door to the Pantages Theater, close to Katsuya, Redbury, Trader Joe's, and all Hollywood has to offer. 1 pkg. spc. on-site. Park at meters/lots to show. 5-7P TWILIGHT!

JEFF YARBROUGH 323.854.4300
L.A. LUXE GROUP | KW

www.HollywoodAndVineLoft.com

20 Hollywood *Income*

6521 LEXINGTON AVE	Open	11-2	NEW
\$1,179,000		TRADITIONAL	



ENCHANTING TRIPLEX IN HOLLYWOOD!

Enchanting Triplex on a quiet street in burgeoning Hollywood. Front Spanish home feat. 2BD + 1BA, a magical, private front yard, high ceilings, wood floors, separate laundry, central AC/heat & classic details. The back 2 Mid-Century style units & include private yards, separate laundry, clean lines & walls of glass. Superbly redone w/newer copper plumbing, front home has a retrofitted foundation & electric & separate meter for utilities. 4 parking spaces that complete this wonderful property.

Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY

laundry, heat/ac, stove/range,

20 Hollywood *Lease*

1550 N EL CENTRO AVE	Open	11-2	NEW
\$3,500	2+2	MODERN	



1-2 BED FURNISHED/UNFURNISHED UNITS FROM \$3,500 - \$25,500


Completed in 2016, Hollywood Proper comprises of 200 furnished and unfurnished one and two-bedroom residences, including four penthouses. The custom Kelly Wearstler design speaks to mid-century modernism with a nod to chic, California style. Here, the comforts and privacy of luxurious living are blended seamlessly with the services of a fine boutique hotel. Amenities include: rooftop pool, valet parking, concierge, room service, and spectacular views of the Hollywood Sign and LA cityscape.

MLS#16-133274
Ben Belack 310.497.6789
THE AGENCY

Valet, Room Service, Concierge, Pool

21 Silver Lake - Echo Park *Single Family*

2068 CERRO GORDO ST	Open	11-2	NEW
\$1,275,000	3+3	2sty-MODERN	



NEW MODERN HOMES WITH BREATHTAKING VIEW!

Preview Opening! Brand NEW 3 Bed + 3 Bath with Office Modern Hillside Home with Skyline Views of Downtown! Huge Private Deck, Balcony and Spacious Yard in the Hills of Echo Park! Soaring Ceilings, Hardwood Floors, LCD Lighting, Designer kitchen, Cozy Fireplace and so much more! You will fall in love immediately! Come see our Private Opening prior to Public!

Kenneth Marker 818-402-6255
RODEO REALTY

TUESDAY

2347 SILVER RIDGE AVE	Open	11-2	NEW
\$959,000	2+2	1sty-SPANISH	



EXQUISITE SPANISH WITH SWEEPING VIEWS

Exquisite Spanish jewel with beautiful mountain views, wonderfully arrayed around a charming outdoor courtyard and lush yard, reminiscent of a European hill town. Sunny LR with high barrel ceiling and decorative fireplace, unique hexagonal DR, spacious kitchen with mahogany countertops. En Suite master bedrm, roomy second bedrm, plus bonus office space with walls of windows to the gorgeous view. Character details, upgraded systems. Minutes to the new Whole Foods!

Carol Stewart	323.255.3800
SOTHEBY'S LOS FELIZ	

4159 FRANKLIN AVE	Refresh.	11-2	NEW
\$899,000	2+2	TRADITIONAL	



FRANKLIN HILLS TRADITIONAL

Located in the coveted Franklin Ave Elementary School District, this Franklin Hills Traditional sits high above the street with views. Close to famed Shakespeare Bridge, this home offers spacious living areas, 2bed, 2baths, plus a large den with access to the terraced backyard, perfect for entertaining. Upgrades incl Central HVAC, updated electrical and newer windows. Appliances included. Be sure to check out the 3D Virtual Walkthrough

Eugene Ridenour	323.855.4380
BERKSHIRE HATHAWAY	
www.4159Franklin.com	

22 Los Feliz Single Family

5731 VALLEY OAK DR	Open	11-2	NEW
\$3,499,000	4+4	2sty-POST & BEAM	



GATED MID CENTURY IN THE OAKS

RSVP ONLY...Beautiful, designer done, two-story published home in the gated portion of The Oaks. The home features four bedrooms four bathrooms with approximately 3024 sq.ft. of living space consisting of two master suites; one with city views, spa bathroom, and walk-in closet, the other features private patio with direct access to pool and spa. Fleetwood sliding pocket doors throughout the home create the ultimate indoor / outdoor flow.

Steve Sanders	323.828.6471
JOHN AAROE GROUP	
Dwshwr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn	

4342 CEDARHURST CIR	Lunch	11-2	rev
\$3,450,000	4+4.5	2sty-SPANISH	



CASA CEDARHURST - SPANISH COLONIAL REVIVAL W/ SWEEPING VIEWS

Perched atop a knoll, with birds-eye views to downtown, hills and city. Architectural integrity at its finest. Touting eye-catching wood beams, balconies, archways, gorgeous stained glass windows and fireplaces. Close proximity to Los Feliz Village and Griffith Park Trails. Scenic views from master suite and wrap around balcony. Original Art Deco tiled bathrooms. Custom period style kitchen & butlers pantry. Expansive driveway and 4 garages. Lush gardens, waterfall ponds and courtyard!

Cesar Sanchez	323-356-6618
COLDWELL BANKER	
Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn	

2225 RICHLAND AVENUE	Open	11-2	35	N/A
\$1,299,000	2+3	1sty-TRADITIONAL		




NEW LISTING: FANTASTIC POOL HOME N/ LOS FELIZ BLVD

Charming 2BR+Den/3BA traditional home. Many updates and ready for its next owner!
www.2225Richland.com

Grace Chang	626-318-2028
COLDWELL BANKER	

2763 GLENDOWER AVE	Lunch	11-2	rev
\$3,250,000	4+5	SPANISH	




BOM, BUYER DIDN'T PERFORM.

This stunning living room has high beamed ceilings, huge vistas from the ocean to downtown including notable surrounding homes. Sunrise & sunsets are all part of the everyday views. Hardwood flrs, charming alcoves to views, & big window spaces help make this a light & bright home. All 4 beds are on one level along with a spacious family rm/or den or media room. Work in the loft/office/den! The 13,000+ lot gives room for a pool & your own garden of vegetables. Needs TLC. Tons of possibilities.

Rosemary Low	323.660.5885
SOTHEBY'S LOS FELIZ	
Dshwshr,Hood Fan,Rng/Ovn	

28 Culver City Single Family

2312 RONDA VISTA DR	Open	11-2	NEW
\$1,297,000	3+3	MODERN	



PRIVATE FRANKLIN HILLS OASIS

Chic Moderne home w/panoramic views of city lights & mountains. Located in the heart of Franklin Hills, this Los Feliz gem offers an open living room & dining area w/wood floors, fireplace, view balcony & step-up kitchen overlooking a private courtyard. Downstairs level features a family room & sep one-bedroom guest unit w/private entrance, kitchen, bath & garden patio. Lush terraced garden w/a meandering brick pathway leads to a secret patio w/arbor & fountain, ideal for dining & entertaining.

Rose Ware	213-369-9171
BHHS-BH	
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	

10758 OREGON AVE	Open	11-2	NEW
\$1,499,000	4+3	TRADITIONAL	



WWW.10758OREGON.COM

Gorgeous Remodeled 2-story 4-bedroom near Sony Studios! Private courtyard leads to formal entry. Gourmet kitchen with DCS range, Subzero fridge, Miele dishwasher & built-in Miele espresso maker. Custom cabinets with granite counters & Center Island. Large family room with 2nd fireplace, projector & movie screen and glass doors to backyard. Incredible backyard with built-in barbecue, covered dining area, firepit lounge, Jacuzzi corner with waterfall & outdoor sauna. An entertainer's dream!

Todd Miller	3105602999
KELLER WILLIAMS-SM	
Open Sunday 2-5pm & Tuesday 2-5pm	

4411 KINGSWELL AVE	Open	1-2	594/B4	NEW
\$1,275,000	3+4	2sty-CALIFORNIA BUNGALOW		



CALIFORNIA COOL ON THE LOS FELIZ / SILVER LAKE BORDER

Spanish-style meets Modern Bungalow w/this clever juxtaposition of timeless character & modern counterpoints. Located on the Los Feliz / Silver Lake border it's quite possibly the most walkable house on the Eastside, including the Metro: NO car required!! But why leave the perfect 2,064 sq ft house w/pool, gourmet kitchen, mudroom, gated dry & detached bonus space perfect for office, Guest/Nanny, recording studio or pool house? Work AND escape from home - have it all! Franklin School District.

Cari Field	323-251-1034
ACME REAL ESTATE	
Pool, Guest House, Large two Car Garage	

11229 GARFIELD AVE	Open	11-2	672 F4	NEW
\$1,050,000	3+1.5	1sty-TRADITIONAL		



WELL MAINTAINED CULVER CITY 3 BED - PROFESSIONAL LANDSCAPE

Great Culver City 3+1.5 with family room and bonus room addition located on quiet cul de sac. Coveted Culver City schools and Farragut Elementary area. Beautifully landscaped backyard with lush plants and fruit trees. Updated kitchen, central AC & heat, copper plumb, newer waste line, newer hot water heater, separate laundry room. Don't miss out on this one!

Gary Tani	310-213-0522
COLDWELL BANKER SPEC	
Dishwasher, microwave, central AC & heat	

TUESDAY

29 Westchester Single Family

X 8321 MCCONNELL AVE	Lunch	11-2	NEW
\$1,495,000	4+2	TRADITIONAL	



MLS#16-130064
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

EXCELLENT OPPORTUNITY TO CUSTOMIZE & CREATE A DREAM RETREAT!

First time on the market in 62 years! This residence offers an open canvas to build on a very spacious, 10,000+ square feet private lot with mature trees. An ideal location in the Kentwood South neighborhood. This traditional, single-story home is in original condition with an open living room, original hardwood floors, large eat-in-kitchen, formal dining area, plus 4 bedrooms-including a large master with a fireplace, new laminate flooring. One of the 2 bathrooms has been recently renovated.

Rng/Ovn

30 Hollywood Hills East Single Family

3475 LA SOMBRA DR	Open	11-2	NEW
\$2,195,000	4+5	CAPE COD	



MLS#16-132072
Peter Lavin 323-376-1964
THE BEACHWOOD TEAM

STUNNING CAPE COD RANCH IN THE HILLS

This beautiful Hollywood Knolls Cape Cod ranch is a private and serene showplace, with sweeping hillside & city views, that flawlessly combines old Hollywood glamor with every state of the art amenity & feature you could wish for. Literally re-built from the foundation up with exceptional quality & exquisite style. The astonishing attention to detail & executive caliber finishes make this a truly exceptional offering. www.3475LaSombra.com

Dshwshr,Dryer,Hood Fan,Intrcm,Fridg

2267 EL CONTENITO DR	Open	11-2	593/F2	NEW
\$1,695,000	3+3	2sty-SPANISH		




MLS#16-132072
Cari Field 323-251-1034
ACME REAL ESTATE

SHANGRI-LA IN THE HOLLYWOOD HILLS

Overlooking the lights of Hollywood sits a secluded 1927 Spanish w/views, soaring ceilings, arches, beamed ceilings, a true Master Suite, ensuite baths for all bedrms & more. Updated for modern living it maintains the original character & history. Resort like grounds w/extra lot included in sale, boast multiple outdoor enclaves & hot tub. The piece de resistance is a remarkable Pole House! Ideal for your Celebrity clients, very private & unique. Valet parking & shuttles @ Primrose Ave. & Vine St.

Hot Tub, W/D, Dishwasher, Fridge, Range

2700 HOLLYRIDGE DR	Open	11-2	NEW
\$1,450,000	2+2	MID-CENTURY	



MLS#16-131634
Brian Ades 310-888-3743
SOTHEBY'S INTERNATIO

GREAT L.A. HIDEAWAY FOR YOUR DISCERNING HILLSIDE VIEW BUYER

Dramatic bird's nest 1955 mid-century with complete privacy and sweeping 270 degree views capturing the Hollywood Hills, downtown LA and the Santa Monica bay. Completely remodeled and turn-key featuring 2 beds, 2 baths, open kitchen-dining-living experience with floor to ceiling windows and Fleetwood doors opening to outdoor patio spaces in every direction. Master bedroom opens out to its own patio with hot tub & viewing deck. Twilight Open 6-7:30 Tuesday 14th

www.2700Hollyridge.com

6450 BRYN MAWR DR	Open	11-2	NEW
\$1,049,000	2+2	2sty-CONTEMPORARY	




MLS#16-130036
Clay Hinrichs 818.314.1855
BERKSHIRE HATHAWAY

2 BED, 2 BATH CONTEMPORARY WITH VIEWS! OFFICE,FP,FR

Hollywood Hills Contemporary with Views! This 2 bedroom, 2 bath home and office situated in the Hollywood Hills is just a step up from Franklin Avenue. Very bright and open, living room with vaulted ceilings and fireplace, wonderful dining room seating for 10 or more, Patios with views, family room, office (could be 3rd bedroom or home office with separate access) & good storage. Lower level could be great for owners that work from home!

2932 LEDGEWOOD DR	Open	11-2	rev
\$1,195,000	4+4	2sty-TRADITIONAL	



MLS#16-130036
Rose Ware 213-369-9171
BHHS-BH

BEACHWOOD CANYON HIDEAWAY

Beautifully remodeled 3Bd/3Ba Traditional in prime Beachwood Cyn w/one bedroom guest unit & bath w/sep entrance & patio. This 2-story home features a spacious open floor plan, living & dining area w/wood floors, wood-burning fpl, & floor to ceiling sliding glass doors that open out to a private garden patio. Eat-in-kitchen offers wood cabinets, granite counters, SS appls & center island w/ breakfast bar. Upstairs master suite has walk-in closet & sitting area w/balcony. Set amidst tall oak trees.

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

31 Playa Del Rey Single Family

X 7504 TRASK AVE	Lunch	11-2	NEW
\$1,739,000	4+4	2sty-RANCH	



MLS#16-130036
Alice Plato 310-704-4188
COLDWELL BANKER


OCEAN VIEWS, CASUAL LUXURY...AND LUNCH!

Experience casual luxury in this East Coast-inspired farmhouse on a large ocean view corner lot just a short stroll to the beach. Vaulted wood ceilings, oak floors, cook's kitchen, spacious ocean view master, family room opening to a fabulous outdoor entertainer's world: Pool, spa, deck & separate studio/man cave w/fireplace, grill & rustic beamed ceiling. Two spacious bedrooms down, 2 more up, this modern day mini-compound offers comfortable living spaces, abundant sunshine & room to ramble.

Wood Floors, High ceilings, Stnless Appl

31 Playa Del Rey Condo / Co-op

8500 FALMOUTH AVE, UNIT 3316	Open	11-2	NEW
\$499,000	1+1	2sty-CAPE COD	



MLS#16-130036
KATHRYN SHAFER 3233769601
REALTYGROUPLA KWBH

1 BED + LOFT, FIREPLACE AND GARDEN VIEWS

RARE LOFT UNIT PLUS LARGE BEDROOM GREAT FULL BATHROOM. OUTDOOR PATIO OVERLOOKING INTERIOR GARDEN. QUIET COMPLEX. TENANT OCCUPIED SO NOT SHOWING ITS BEST! WONDERFUL COMPLEX! MULTIPLE POOLS AND GARDENS.

1/4 MILE TO BEACH!

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!



41 Park Hills Heights *Single Family*

4175 CHARLENE DR	Refresh.	11-2	NEW
\$725,000	3+2	TRADITIONAL	



WELCOME HOME


CHARMING 3 BED, 2 BATH BEAUTY NESTLED INTO CORNER LOT IN WINDSOR HILLS! AS YOU ENTER THIS HOME YOU WILL NOTICE THE CRAFTSMANSHIP & ORIGINAL DETAILS THAT MAKES THIS A ONE OF A KIND. FEATURES INCLUDE ORIGINAL HARDWD FLRS, DETAILED CROWN MOLDING. LG LIVING RM, W/ FIREPLACE, IS BATHED IN SUNLIGHT. FORMAL DINING RM LEADS TO EAT-IN KITCHEN. MASTER BEDRM HAS UPDATED EN-SUITE BATHRM. NEW DROUGHT-TOLERANT LANDSCAPING, SEPARATE LAUNDRY RM, CENTRAL HEAT, & PRIVATE BACKYARD PERFECT FOR FAMILY GATHERINGS.

MLS#16-128444
 Laura Anderson 323.646.6569
KELLER WILLIAMS LARC

Cing Fan,Grbg Disp,Rng/Ovn,Fridg

51 West Hills *Single Family*

7026 MIDDLESBURY RIDGE CIR	Open	11-2	NEW
\$729,000	4+3	MODERN	



MODERN CONTEMPORARY VIEW HOME W/ POOL

Compelling sunrise & sunset views preside in this striking remodeled 4 BR hillside Mid-Century inspired gem w/ large, sparkling pool in West Hills. Private wood gated courtyard entry opens to light & airy living area combining modern design elements throughout,Decorative natural wood, matte concrete floors, natural color palette, clean lines & open flowing floor plan. Walls of glass doors seamlessly transition to exterior entertainer's patio w/ expansive canyon & Valley city light views beyond.

Michele Moses/ Ernie C.
TELES PROPERTIES 424.202.3247

www.7026MiddlesburyRidgeCir.com

60 Tarzana *Single Family*

4463 VANALDEN AVE	Open	11-2	NEW
\$1,999,999	4+6	2sty-TUDOR	



TRULY ONE OF THE MOST SPECIAL PROPERTIES ON PRIVATE CULDESAC

Set in the private cul-de-sac, Its captivating design is a mix of luxurious opulence and sleek modernity spread over 5,400sqfeet
 This showpiece property is a vision of comfort and privilege. Outside lies your private pool with ample lounge and outdoor dining areas and you only have to saunter across to your full-size tennis court as you gaze upon the exquisite gardens.

Pamela Rich 310 666 7424
HILTON & HYLAND

www.4463vanalden.com

62 Encino *Single Family*

4841 ALONZO AVE	Open	11-2	561B3	rev
\$994,000	5+3	ARCHITECTURAL		



GREAT POTENTIAL FOR 5 BED S OF VENTURA BLVD HOME

Spectacular opportunity to build your dream home on a S of Ventura Blvd Encino flats 5 bed home. Same owner for 33 years. Wonderful formal living room with FP and bay window. Remodeled kitchen w granite counters, stainless steel appliances and breakfast area. Laundry room. Two beds with walk in closets upstairs. Private backyard with room for pool, brick patio. 2 car garage. Step down family room with wood paneling and french doors. close to shopping, schools, places of worship and restaurants.

MLS#16-128476
 Robert Glinert 310-908-1700
KELLER WILLIAMS BEVE

Bit-Ins,Dshwshr, patio, family room

72 Sherman Oaks *Single Family*

3607 LONGRIDGE AVE	Open	11-2	NEW
\$3,495,000	4+3.25	1sty-TRADITIONAL	



STUNNING TURN-KEY TRADITIONAL IN LONGRIDGE ESTATES

Fabulous Longridge Estates 4 bedroom/3.25 bath gated traditional home! Elegant entryway, high-pitched ceilings, skylights, French doors, open chef's kitchen w/Calcutta island, Wolf/Sub-Zero appl, bfast area, dining room, 5 star hotel master suite w/walk-in closet, lrg BR w/dual sinks, soaking tub, marble shower/floors. Three secondary bedrooms, kids study & bonus hangout room, spacious yards w/large pool & gardens. 3 patio areas, outdoor frpic/ built-in BBQ. A Bel-Air traditional feeling gem!

Nikki Joel/Karen Silver 3104282248
COLDWELL BANKER

15740 CASTLEWOODS DR *Open* 11-2 **NEW**

\$1,995,000	4+3	MID-CENTURY
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MID-CENTURY MODERN IN SHERMAN OAKS

Mid-Century tucked away at the end of a private driveway with views of the city lights, Valley, and San Gabriel Mountains. Located in the highly desirable Royal Woods neighborhood of Sherman Oaks on more than one acre of land, boasting a large motor-court with ample parking. The estate's design is accentuated by light-filled rooms, floor-to-ceiling windows, built-in shelves, a cozy fireplace, soaring ceilings, and an indoor/outdoor floor plan, all adding openness and volume to the living areas.

MLS#16-132630
 Brett Oppenheim 310-990-0687
THE OPPENHEIM GROUP

www.ogroup.com

13127 MORRISON ST *Lunch* 11-2 562 D/3 **NEW**

\$1,649,000	4+3.5	2sty-TRADITIONAL
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PRIVATE OASIS IN COVETED SHERMAN OAKS POCKET

Stunning remodel, perfect floor plan, high ceilings, exquisite designer finishes & private, lushly landscaped front and back grounds. Generously proportioned rooms with every amenity & detail carefully thought out & executed. Dining/kitchen/family room overlook resort style yard with huge saline pool, spa & multiple sitting/dining areas for entertaining. Chef's eat-in Viking kitchen. Luxury master retreat. Direct entry garage, storage galore. 3300+ sq ft on an 8700+ sq ft lot. See full page ad.

Niki Rosenfeld 310 968 3644
RODEO BEVERLY HILLS

3449 SCADLOCK LN *Open* 11-1 **NEW**

\$1,322,500	4+3.75	1sty-TRADITIONAL
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WWW.3449SCADLOCK.COM

A Perfect 10! That's how GreatSchools rates Roscomare Elementary School. And this gorgeous resort-style home falls within its district boundaries. 4 bedroom, 3 3/4 bath home features a spacious 600+ sq ft master suite with walk-in closets, a beautifully appointed bathroom with spa tub and separate shower. Private solar heated pool. Separate bonus room, with closet and 3/4 bath. Large patio, sports court, two car attached garage, 2 fireplaces and copper plumbing. Located seconds from Mulholland.

James Wagner 818-416-1356
RODEO REALTY INC

Solar Heated Pool

14101 CHANDLER BLVD *Open* 12-2 **rev**

\$1,750,000	5+6	TRADITIONAL
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\$10,000 BONUS TO SUCCESSFUL SELLING AGENT!

Entry is bright and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC.

MLS#16-108364
 James Muske 310.281.3901
COLDWELL BANKER RESI

Dshwshr,Hood Fan,Rng/Ovn,Fridg


OPEN HOUSE STATUS

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


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

TUESDAY

75 Valley Village *Single Family*

12717 WEDDINGTON STREET Refresh. 11-2 \$2,070,000 5+5		rev
		
VALLEY GEM!		
Superbly designed, 5600+ square feet, 5 bedrooms, 4.5 baths. A true Entertainer's Dream Home! Large Chef's kitchen. Upstairs are 4 spacious bedrooms. Master bedroom boasts dual walk-in closets, sitting area and large balcony overlooking the backyard. Outdoor California entertaining with private terraces, outdoor kitchen, pool, spa and putting green. Circular driveway with room to park 5+ cars. Movie theater and concession stand plus impressive pub/game room that opens to the fabulous yard!		
MLS#SR16046899CN Ingrid Sacerio 323-333-7018 DILBECK REALTORS		BBQ, Blt-Ins, Dshwshr, Grbg Disp, Rng/Ovn

95 Mount Washington *Single Family*

3522 MACEO ST Refresh. 11-2 \$575,000 2+1 1sty-COTTAGE		NEW
		
STYLISH SASSY 1930'S COTTAGE ON THE KNOLL		
Seeking that vintage vibe, not-flipped home? First time home buyers priced out of Highland Park? Well...this one is possibly the one you've been looking for. Wood floors, and windows. Flat, wide-terraced lots with views a plenty. Lot's of outdoor nooks, a greenhouse and fire pit!		
DEIRDRE SALOMONE 323.7881674 KELLER WILLIAMS LF		


84 La Canada Flintridge *Single Family*

4546 ROCKLAND PL Refresh. 11-2 \$945,000 3+1 1sty-MID-CENTURY		NEW
		
LA CANADA CHARMER		
Charming home on quiet, no-through-traffic street in highly desirable La Canada. 3 bed 1 bath 1,180 sq.ft. Darling curb appeal with blooming Lavender and lush landscape to welcome you home. Interior features include hardwood floors, stainless steel appliances, and a spacious 400 sq.ft. attached bonus room - great for children's play room, office, or entertainment room. Back yard features 20 abundantly fruit-bearing trees and large garden area DON'T MISS THIS OPPORTUNITY!		
Michael Rodgers 310-280-8983 KW BRENTWOOD		

433 La Puente *Single Family*

415 GIANO AVE Open 11-2 \$525,500 5+2 1sty-MID-CENTURY		NEW
		
GIANO AVENUE		
Giano Avenue. It's not a street in Italy, but the location of this Mid Century (circa 1954) 5 bed/2 bath home in La Puente. With a foot print covering 1912 sq ft, there are many options for the highest and best use of this property, especially with it's 27,783 sq ft lot size. Perfect for investors and owner users. House has great features that include wood floors, large rooms, ample closet space, bonus rooms, and plenty of parking. This is an investor's play ground and a home owner's dream.		
Ken Dang 323.401.5994 KELLER WILLIAMS RLTY		

94 Glassell Park *Single Family*

3406 THE PASEO Refresh. 11-2 \$1,299,000 3+3 2sty-CONTEMPORARY		rev
		
CONTEMPORARY AND SOPHISTICATED: OPEN TUESDAY 11-2PM & 6-8PM		
This gorgeous new construction property located in Glassell Park contains an open floor plan with 10 ft ceilings throughout. Walk in to a spacious living room, a convertible den for office/study, and designer kitchen coupled with a center island and Viking appliances. Enter the master bedroom that contains a fireplace, walk-in closet, and large open pocket doors to welcome the balcony and expansive views. Lounge on rooftop deck with unobstructed panoramic views. Truly an entertainers property.		
MLS#16-123096 RC Thornton 310-210-5315 COMPASS		Atc Fan

2045 Valley Glen *Single Family*

5649 COSTELLO AVE Open 11-2 \$769,000 4+2 TRADITIONAL		NEW
		
SHERMAN OAKS ADJ - GREAT VALUE! 4+2		
Great neighborhood, pretty tree lined cul-de-sac, charming 4 bdrm 2 bath + over-sized Bonus rm used as Master w/frplc, large walk-in closet. Light & bright, w/beautiful gleaming wd flrs, frplc & formal dining. Kitch w/Italian tile flrs & counter tops & brkfst area. Lrg grassy yrd w/garden & lemon tree -excellent privacy. Features spacious Int laundry rm, pantry w/excellent storage, newer water heater, updated windows & detached 2-car gar. Located 1/2 block north of Sherman Oaks on great St.		
Mario Acosta 818-925-4470 BERKSHIRE HATHAWAY		4brm + bonus rm, Lrg yard, grt loc



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THURSDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West

Lease

1260 ST IVES PL	Refresh.	6-9	NEW
\$30,875	5+8	CONTEMP MED	
			
<p>BIRD ST 8,700 SF "FULLY FURNISHED" MEDITERRANEAN MANSION</p> <p>In HW Hills w/panoramic views from DTLA to the Pacific Ocean. At the end of a cul-de-sac w/5 sprawling BRs, gorgeous master ste, 8 baths, theater, pool with adjoining hot tub, elevator, flat screen T.V.'s throughout, outdoor BBQ & kitchen area, formal dining rm & 18ft ceilings!! Gourmet kitchen w/granite counter-tops, Viking 6 burner stove, SS appl, butler's pantry & breakfast qtrs. Master feat. dual baths, fp, private balconies, walk in closets & steam showers! This palace is NOT to be missed!</p>			
<p>MLS#16-127882</p> <p>Richard Chassler 646.303.5997 NORMAND&ASSOCIATES</p>		<p>Wine & Cheese Pockets Introduced</p>	

28 Culver City

Single Family

5721 TELLEFSON RD	Refresh.	12-3	NEW
\$2,148,000	4+4	1sty-CRAFTSMAN	
			
<p>NEW CULVER CREST CUSTOM CRAFTSMAN</p> <p>Complete designer renovation with stunning results!!! Appealing Craftsman exterior, an interior that is nothing short of perfection, and a 10,215 square foot lot!!! Spacious open airy rooms with vaulted ceilings, natural light, and top of the line finishes. Vaulted massive master bedroom suite. French doors leading to an exquisite backyard complete with trellises, deck, patio, large grassy area, and a beautiful variety of trees and flowers. California indoor/outdoor living at its best!!!</p>			
<p>Karen Dolce 310-795-6565 DOLCE AND ASSOCIATES</p>		<p>JennAir appliances, tankless wh</p>	

FRIDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West

Single Family

2655 BYRON PL	Refresh.	11-2	rev
\$2,495,000		TRADITIONAL	
			
<p>FRESHMENTS SERVED AT THIS AMAZING HOME IN THE HILLS</p> <p>A spacious two-story, 5 bedroom + 4 1/2 bathroom home in the quaint community of Laurel Hills with easy access to Mulholland Drive, a private yard, pool + spa. The interior of the home features open living spaces with ample natural light, a formal dining room, maid's quarters and a built in backyard barbecue. This home is in the Wonderland School District and in the prime location for hiking, and in a quiet, private neighborhood.</p>			
<p>MLS#16-126558</p> <p>Darren Winston 310-709-8980 JOHN AAROE GROUP</p>		<p>www.DarrenWinston.com</p>	

OPEN HOUSE STATUS

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

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

53 Woodland Hills

Single Family

20921 WOLFE PL	Open	11-2	NEW
\$945,000	5+3.5	2sty-TRADITIONAL	
			
<p>WOODLAND HILLS PRIVACY WITH AMAZING VIEWS !!!</p> <p>Upon entrance to this home at Wolfe Place you'll immediately be drawn to the breathtaking vistas soaring above Woodland Hills and its Valley below. An architectural outdoor master-designed, multi-level living space evokes entertainment, social enclaves, a warm fire-pit, herb gardens & a vibrant producing Organic urban-farm descends to steps and terraced plots below. Windows open to unprecedented Views & breezes of the mountains, valley & Woodland Hills Golf and Country Club below. Live the Life.</p>			
<p>MLS#16-133640</p> <p>Jeffrey Young 310-888-3898 SOTHEBY'S INTERNATIO</p>		<p>Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan</p>	

72 Sherman Oaks

Single Family

4015 BEVERLY GLEN	Open	11-2	NEW
\$1,599,999	3+3	CONTEMPORARY	
			
<p>ENTERTAINER'S PARADISE IN SHERMAN OAKS!</p> <p>Do not curb appraise and miss out on one of the best home in Sherman Oaks. Remodeled kitchen and baths with newer appliances and fixtures. Huge outdoor patio with night lights and separate patio lounge for great outdoor entertaining. Fruit trees and Olive tree to boot. Grass area large enough for a pool. Close to the heart of Valley shopping and just a skip and a hop from the Westside. Central air and 2-car garage. Sound barrier entry and newer windows and doors. Home for the 21st Century!</p>			
<p>MLS#16-132872</p> <p>Jack Dunn 310-717-6356 JACK DUNN</p>		<p>Cing Fan,Dshwshr,Grbg Disp,Rng/Ovn,Fridg</p>	

240 Hermosa Beach

Single Family

160 HILL ST	Open	11-2	NEW
\$1,699,000	3+4	CONTEMPORARY	
<p>Live the ultimate Hermosa Beach lifestyle in this large 3BR/4BA/2400+ sq ft house w/ ocean views, large yard & two car private garage. Grab your beach cruiser & surf board & enjoy the HB life!</p>			
<p>MLS#16-133556</p> <p>Brian Maser 310-795-8010</p>		<p>www.MaserProperties.com MASER CONDO SALES</p>	

BY APPOINTMENT

01 Beverly Hills

Single Family

615 N CANON DR			NEW
\$12,900,000	9+15	MEDITERRANEAN	
			
<p>MEDITERRANEAN TUSCAN DREAM HOME - SHOVEL READY!</p> <p>Shovel Ready Development Opportunity in Prime Beverly Hills! At nearly 32,000 square feet, this extremely rare parcel in the coveted Flats comes with ISSUED PERMITS to build an approximately 22,000 Tuscan Mediterranean masterpiece. The ready-to-build plans call for a 9-bed/15-bath residence with soaring 12 foot + high ceilings and palatial sized living areas. Subterranean area that includes a ballroom, bowling alley and theatre room. All of this on a flat lot deeper than a football field.</p>			
<p>MLS#16-983065</p> <p>Aram Afshar 310-702-0583 CB BEV HILLS - NORTH</p>		<p>12' Ceiling, Bowling, Theatre, Ball Room</p>	



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THURSDAY, FRIDAY & BY APPOINTMENT


SUNDAY OPEN HOUSES

04 Bel Air - Holmby Hills *Single Family*

2759 AQUA VERDE CIR	Refresh.	2-5	NEW
\$2,650,000	5+4	CONTEMPORARY	

5BR 3.5 BA CONTEMPORARY HOME

OPEN FLOOR PLAN LARGE KITCHEN & BACK YARD WITH POOL, GREAT FOR ENTERTAINING




MLS#16-132204
Doris Safizadeh 310.717.1956
NOURMAND&ASSOCIATES

BBQ,Dshwshr,Dryer,Grbg Disp,Fridg

06 Brentwood *Single Family*

321 BELOIT AVE	Open	2-5	NEW
\$1,798,000	3+2	CAPE COD	

Charming & Pristine Cape Cod located in the coveted Brentwood Glen. Completely renovated kitchen features Carrara marble and state of the art appliances that seamlessly transition into the spacious living area. The living and dining area opens to a spectacular terraced yard with an enchanted hillside city view deck. Bathrooms are renovated with exceptional fixtures and materials. Prime Brentwood Glen location on the farthest street west of the freeway and is also close to the Brentwood Village.



MLS#16-118152
Jimmy Heck 310-650-1116
RODEO REALTY - BH

Dshwshr,Dryer,Frzr,Micro,Rng/Ovn,Other

13 Palms - Mar Vista *Single Family*

12627 WALSH AVE	Open	2-5	rev
\$919,000	3+2	TRADITIONAL	

3BD, 2BTH ADORABLE FAMILY HOME

Traditional style Home with hardwood floors,located in the heart of Del-Rey. Great indoor/outdoor lifestyle with peaceful back patio area. Walk to all the new restaurants,theaters at Villa Marina marketplace. Checkout the Farmers market on Fridays at Glen Alla Park. Take the Ballona Creek bike path directly to the beach. This is a great family Home in a quiet neighborhood.

MLS#16-131186
Anthony Ridino 310-266-2959
PROPERTYCLOUD

60 Tarzana *Single Family*

19916 TURNBERRY DR	Open	1-4	rev
\$1,349,000	4+4	2sty-TRADITIONAL	

Great 2 story family home w/ 3 beds and 2 baths upstairs and 1 bed with full bath on the first level. Dramatic Entry, formal living & dining, Gourmet kitchen w/granite island counter, top of the line SS appliances and separate breakfast area that leads to an outdoor barbecue space, cozy family room, overlooking the lush grounds with pool and spa. True master retreat with wrap around balcony, walk in closet and f/p, master b with double sinks, spa tub & shower. Minutes from Tarzana Village walk.



MLS#16-125410
Ekaterina Nalbandova 310-666-8380
COLDWELL BANKER RESI

Blt-Ins

73 Studio City *Single Family*

11587 SUNSHINE TER	Open	2-5	562H6	red
\$1,295,000	+650000	5+5	ARCHITECTURAL	

Home has 5 bedrooms and five baths, formal dining room, den, open kitchen, great views, also an attached garage with room for three cars.

MLS#15-892383
Penny Warren 818 970 4130
COLDWELL BANKER RESI

SUNDAY

OPEN HOUSE STATUS

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- RED** Reduced
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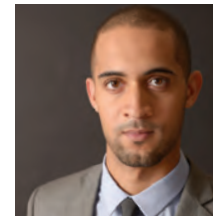
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*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

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#21 SCOTSMAN GUIDE TOP DOLLAR VOLUME 2015



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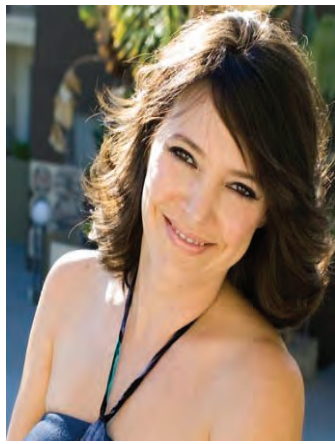


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A strong work ethic and ability to maintain confidentiality has given her the opportunity to represent Athletes, CEO's, and Financial Advisors. Real Estate is her passion and it shows through her diverse personal & professional network.

A native of Boston, she holds a Bachelor of Science Degree in both Marketing and Management and has earned several Production Awards throughout her career.



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DEBBIE CURRY

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Steve Miller

Santa Monica



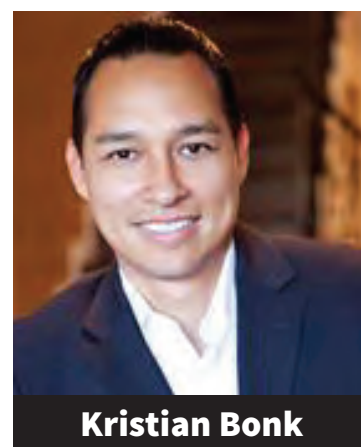
Jason Cokias

Santa Monica



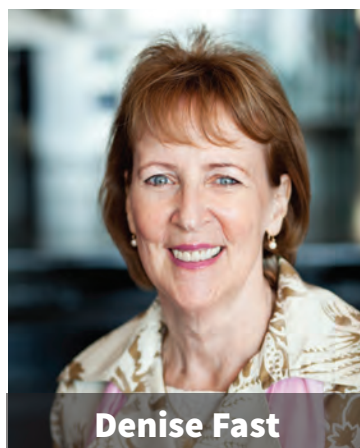
Rory Posin

WLA/Westwood



Kristian Bonk

WLA/Westwood



Denise Fast

Marina Del Rey



Joe LaCroix

Marina Del Rey



Charles Le

Beverly Hills



Eden Escamilla

Beverly Hills



Janet Jung

Abbot Kinney



Suzy Frank

Abbot Kinney



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