

BROKER CARAVAN

INTERNATIONAL

TUESDAY, JUNE 14, 2016

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

WESTSIDE ESTATE AGENCY



THE PARK BEL AIR • THE FINEST "BESPOKE" ESTATE COLLECTION TO BE BUILT IN LA BEL AIR \mid \$75,000,000

This is the 1st estate of 3 to be released. Permitted & ready to build. Your home can range from 23k ft at \$75m to 59k ft at \$115m. Main residence, gst house, IMAX theater, fitness center, bowling alley, elevators, art vault, spa, golf & race car simulator, underground auto gallery w/connector tunnel, 2 pools (89 ft & 75 ft). weahomes.com/listing/788-tortuoso-way

Kurt Rappaport

(310) 860-8889 | CalBRE# 01036061

Stephen Shapiro

(310) 860-8888 | CalBRE# 01257836

Fred J. Bernstein

(310) 300-0599 | CalBRE# 01476689



ONCE IN A GENERATION WORLD-CLASS ESTATE BRENTWOOD | \$55,000,000

Pvt 10-acre compound w/7 BRs, 8 full BAs, 4 half BAs, chef's kit, 2-stry library, screening rm, & luxe master ste. Pool, gym, tennis crt, 35 car garage, & more. **1911westridgeroad.com**

Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689



THE MOST IMPORTANT COMPOUND ON THE WEST SIDE BRENTWOOD $\mid \$30,000,000$

 ${\it Magical~2.63~acres~of~park-like~land~on~lower~Mandeville.} \ {\it brentwoodcompound.com}$

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



BUILD YOUR DREAM ESTATE HOLMBY HILLS | \$29,995,000

Approx 2 1/4 acre estate w/endless possibilities. A dream for any architect or designer. One of the last trophy estates in Holmby Hills available. **weahomes.com/listing/charing-cross**

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE EPITOME OF LUXURY BEVERLY HILLS | \$25,000,000

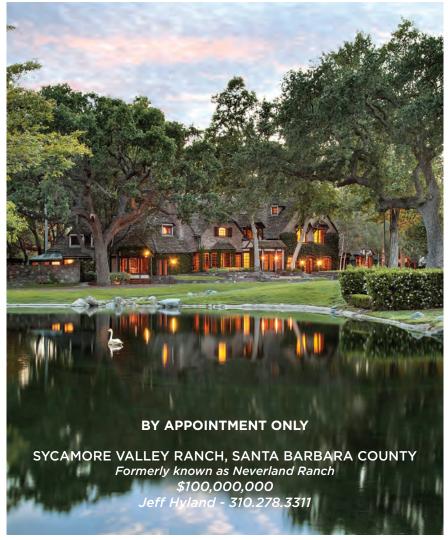
Includes a 5 BR + 9 bath main house, gst house, a N/S lighted tennis crt, a resort style pool, spa, gardens, parking for 25+ cars & more. **weahomes.com/listing/661-doheny-rd**

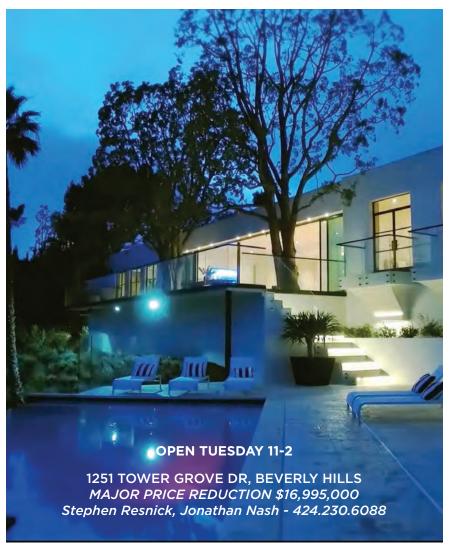
Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689



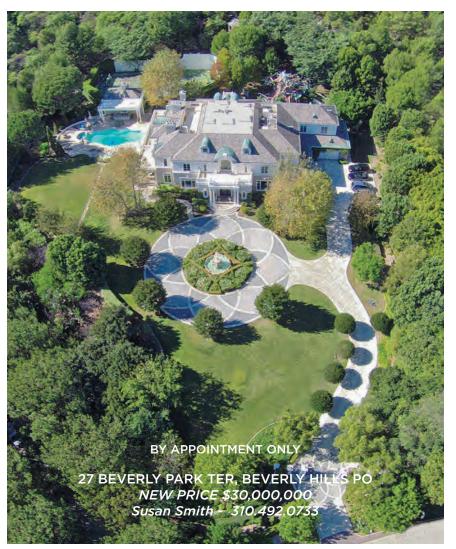


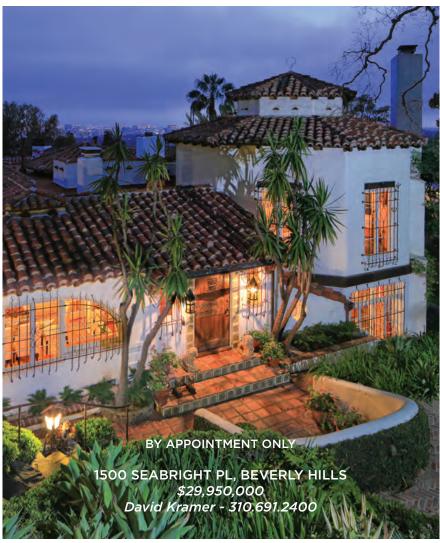


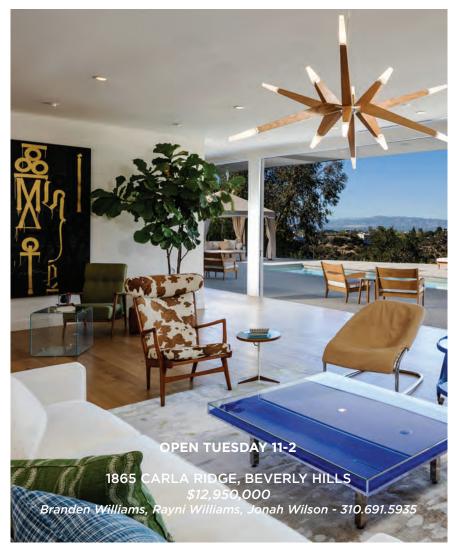












HILTON & HYLAND CHRISTIE'S INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



ELMER GREY, F.A.I.A.

BACK ON THE MARKET!

999 S. SAN RAFAEL AVENUE PASADENA

THE CLIFFORD BARNES ESTATE, 1912

Oak Ridge, also known as the Clifford Barnes Estate, was designed in 1912 by Elmer Grey, F.A.I.A. This park-like private 1.6 acre estate property showcases Grey's talent as an exceptional architect of the first quarter of the twentieth century. Oak Ridge is located in Pasadena's Edenic San Rafael Hills, and is sited at the end of a gated long private drive. Here, Grey brings an open breezy modernity to the plan, masterfully combining Eastern Shingle Style and Craftsman elements suitable for a grand story family residence set within a California garden. As Pasadena's Victorian-era landscape transitioned into a new, modern world, Grey's application of low-pitched, gabled roof & dormers, heavy use of wood rafters, wood-shake siding, & pebble dash stucco exteriors provide a perfect counterpoint against the architectural formality of the late-nineteenth century. Generous common rooms open to multiple outdoor loggias which meld seamlessly w/ the garden. The residence displays fine fixtures, Grueby tile fireplaces, & fine woodworking throughout, & includes: 6 BRs, 5 BAs, eat-in kitchen, detached artist's studio, 3 car garage, finished basement/entertainment room, wine room, & a long lap pool. Approved Mills Act Contract affords significant tax savings.

\$5,499,000 MATTHEW BERKLEY 626-665-3699 CROSBY DOE

SMITH & WILLIAMS, ARCHITECTS

PRIVATE VIEWINGS INVITED

180 S. SAN RAFAEL AVENUE PASADENA

SOPHISTICATED S. SAN RAFAEL MODERN ESTATE

First time on the market since 1968, this stunning 1959 Smith & Williams architectural gem is located on almost 2 acres on one of Pasadena's most premier streets, overlooking the arroyo with panoramic views of Pasadena and the San Gabriel Mountains, at the end of a long gated private drive. From the famed USC School of Architecture and contemporaries of Gregory Ain, Harwell Hamilton Harris, A. Quincy Jones, John Lautner, Rafael Soriano and Thornton Abell, this iconic mid century Smith & Williams features a perfect blend of inside and outside, high ceilings, walls of glass, expansive views from each room, original terrazzo floors and fireplace, a detached office/studio, and Japanese-inspired architectural details. Known for their keen sense of site planning and refined integration of building to landscape, this 3 bedroom 3 bath, one-of-a-kind vintage property retains many original features, including original windows, doors, and abundant architectural details. The sprawling park-like grounds feature mature trees, a pool with rustic boulders in a bucolic setting overlooking a large part of the property once used as a horse corral. Almost untouched, this is rare opportunity to restore an important architectural property.

\$4,750,000 HENRY BLACKHAM 626-825-2919













HARWELL HAMILTON HARRIS, F.A.I.A. LELAND EVISON, A.I.A.

The De Steiguer Residence, 1936 — 1951

OPEN TUESDAY 11AM - 2PM

1444 Poppy Peak Drive - Pasadena

Moved to the Poppy Peak Historic District in 1951 by Leland Evison to avoid demolition during the construction of the 134 Freeway, Harris's two-story, hillside design is an expression of modern architecture that incorporates minimalist aesthetics with the modern ranch. Evison's relocation of the de Steiguer Residence to Poppy Peak further expands on Harris's interpretation of the California hacienda or ranch. The western-facing, modest profile and low-pitched roof blend seamlessly into the hillside setting resulting an unassuming exercise of unpretentious pre-war housing. The east-facing rear side of the house is expressed through the horizontal ribboning of large windows and doors on the main level. The first floor level utilizes volume of glass walls and doors over horizontality as a means of denuding the separation between inhabitants and the built environment. The result is an articulation and seamless dialogue between indoor and outdoor living. Outdoor patios, decks, walkways, and carefully selected landscaping enhance the natural experience of Harris's sensitivity to augmenting the physical landscape. Mills Act approved in 2010 for significant tax savings. Residence includes 3 bedrooms, 3 bathrooms and 2-car garage.

The residence has been featured on Pasadena Heritage home tours as well ast he recipient of the Pasadena Beautiful Foundation's Golden Arrow landscape award.

\$1,799,000 / Matthew Berkley 626-665-3699









Lomax-Rock Architectural 216 Grand Boulevard, Venice



\$2,999,000 or \$10,450/mo Mike Deasy | 310.275.1000 Sara Clephane | 310.909.4648



Beachfront Parcel with Plans by Meis Architects Brian Linder, AIA | 310.592.5417 27200 Escondido Beach Road, Malibu William Baker | 310.867.0847



Thornton Abell, FAIA, 1965 Estate 12822 Highwood Street, Brentwood Park





Gray & Hussey Architectural \$6,450,000 or \$25,000/mo 700 Kingman Avenue, Santa Monica Frank Langen | 310.963.3891



Private Rustic Canyon Lease 32 Haldeman Road, Santa Monica





Simon Storey Architectural Lease 1955 Park Drive, Echo Park

\$8,000/mo Kristal Moffett | 310.699.4130

310.275.1000 626.683.0777 deasypenner.com deasy/penner&partners

Home as art.®





Architectural View Home \$4,498,000 1099 Vista Grande Drive, Pacific Palisades

Fatima Harmi | 310.855.4584 Kate Blackwood | 323.791.9442 Frank Langen | 310.963.3891



Georgescu & Krueger Mid-Century Modern \$5,100,000

11808 Kearsarge Street, Brentwood Mike Deasy | 310.275.1000
Sara Clephane | 310.909.4648



Remodeled Corner Unit Condo 833 Ocean Avenue #105, Santa Monica

\$1,895,000 Jennifer Tucker | 310.702.3198 Jacqueline Cahen | 310.200.3480



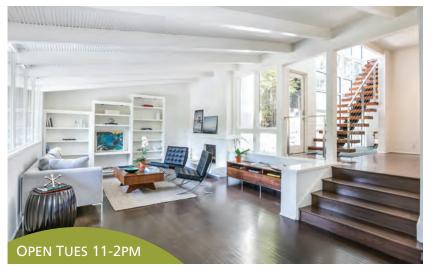
Updated Mirage Cove Mini-Estate \$669,000

12 Vista Loma Drive, Rancho Mirage The Haverkate Group | 760.469.9125



Turnkey Norma Triangle Cottage 9027 Phyllis Avenue, West Hollywood

\$1,795,000 Geoff Clark | 323.459.3845



Canyon Beach House 420 Entrada Drive, Santa Monica

\$2,350,000 Frank Langen | 310.963.3891



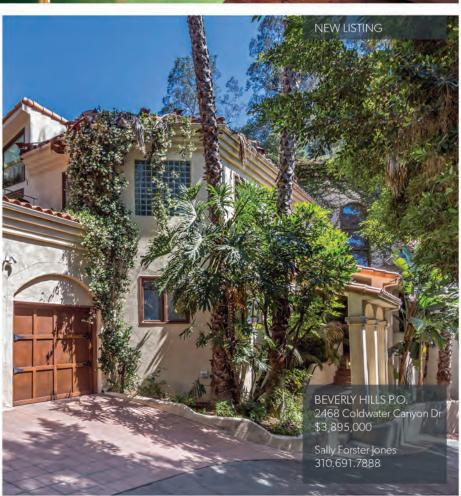
Santa Monica Hancock Park Pasadena Venice Palm Springs

JOHN AAROE GROUP









aaroe.com

BEVERLY HILLS

TOLUCA LAKE

BRENTWOOD

PASADENA

SUNSET STRIP BALDWIN HILLS DOWNTOWN LA

SHERMAN OAKS

STUDIO CITY















632 S. SALTAIR AVENUE, BRENTWOOD LISTED AT \$6,995,000

OPEN TUESDAY 11-2PM

Spectacular New Construction in the heart of Brentwood. Luxurious and bright 3-story home, 6 beds, 9 baths, formal living/dining, library, home theater, bar, wine cellar, elevator, etc on an 11,200+sq ft lot. Pocket doors combine indoor/outdoor space to the backyard with resort-style heated pool, spa, waterfall, BBQ, fire pit and a large grassy area. Gated and private front yard with circular driveway. Home automation, security system, and more.

DAMOON SONGHORIAN

www.632SSaltair.com

310.770.3344 dsonghorian@kw.com





429 S. DOHENY DRIVE, BEVERLY HILLS LISTED AT \$3,250,000

BY APPOINTMENT

This rarely available Spanish Style Duplex in prime Beverly Hills is looking for a new owner. A total of 4,048 sqft is split between two 3 bedroom, 3 bathroom units which feature hardwood floors, recessed lighting, newly remodeled bathrooms, central HVAC, and so much more. For more information including photos and a 3D virtual tour, please visit www.429doheny.com

DAVID LUKAN www.PCGESTATES.com

805.403.4935 davidlukan@kw.com

4768 BRYN MAWR, LOS FELIZ LISTED AT \$2,999,000

BY APPOINTMENT

Private Spanish Colonial hidden high in the best part of LF Hills with amazing downtown views. Enter through unique courtyard, perfect for entertaining with a pool and spa. Original details incl hardwood floors, tile and wrought iron. Oversized living room with high beamed ceiling, fireplace and attached small library. Great family floorplan, 3 bds upstairs, large family room + guest bedroom downstairs. Many romantic balconies and patios to enjoy views! / \$9300 Mth Lease.

DOROTHY CARTER / MICHAEL ORLAND 323.300.1030 dorothycarter@kw.com michaelorland@kw.com





16526 LAS CASAS PLACE, PACIFIC PALISADES

LISTED AT \$2,795,000

OPEN TUESDAY 11-2PM

Old Hollywood 1929 Spanish Colonial meets today's modern American standards. Stunning 4+4.5 fully updated & remodeled w/coved ceilings & hardwood floors throughout. 2 en-suite bedrooms, 1 up, 1 down + gorgeous, light filled master retreat w/private & cozy balcony. Kitchen w/custom cabinets, white Italian marble counters & top of the line Viking appliances. Beautiful yard with entertainment area, 2 car garage, & rear studio/office. A must see!

JOHN A. WOODWARD IV www.THEWOODWARDTEAM.com

310.729.7372 JohnWoodward4@yahoo.com



7506 WOODROW WILSON, HOLLYWOOD HILLS LISTED AT \$2,475,000

OPEN TUESDAY 11-2PM

Beautifully Renovated Romantic 4+4 Hideaway nestled at the top of the Hollywood Hills on Iconic Woodrow Wilson. Tranquil Setting on a Street-to-Street Lot Surrounded by Lush Native Trees & Walled for Ultimate Privacy. Interior Courtyard w/Built-In Concrete Seating, Lounging Bar & Outdoor BBQ. New Systems Inc. Dual-Zone Central AC with Nest Controls, Built-in Sound System & Outdoor Lighting.

HEIDI DAVIS
www.7506WOODROWWILSON.com

213.819.1289 HeidiDavis5@gmail.com



18190 KNOLL HILL, GRANADA HILLS LISTED AT \$2,150,000

BY APPOINTMENT

A Masterful Design built on this extraordinary lot to reflect and compliment the stunning beauty and dramatic panoramic mountain, valley and city views. Modern design elements with the finest quality workmanship throughout. A rare opportunity to own a world-class estate at an unbeatable price.

GINA COVELLO www.brilliantluxuryliving.com

310.251.8280 gina@ginacovello.com



Sotheby's

INTERNATIONAL REALTY









WEST HOLLYWOOD

1395 North Doheny Drive | \$4,495,000

3 bedrooms, 3 bathrooms, bed and break

3 bedrooms, 3 bathrooms, bed and breakfast style guest house, pool.
Gerard Colcord design on a key lot in the highly coveted Sunset Strip/Bird Streets; gateway area of prime West

Gerard Colcord design on a key lot in the highly coveted Sunset Strip/Bird Streets; gateway area of prime West Hollywood. web: 0355638

THE ART OF LIVING



SANTA MONICA | Renovated Beach House 4BD/4BA | web: 1300205 | \$3,395,000 Malibu - Point Dume Brokerage Shen Schulz 310.980.8809



CANYON COUNTRY | 15844 Baker Canyon Rd. 3BD/4BA | web: 0027437 | \$2,399,999 Beverly Hills Brokerage Carmen Berg 310.995.5900, Melinda Barrington 310.912.0636



HOLLYWOOD HILLS | 1352 Miller Drive 4BD/4.5BA | web: 0308698 | \$4,995,000 Sunset Strip Brokerage Lee Wasser 310.770.0729



PACIFIC PALISADES | Via Bluffs Cape Cod 6BD/5.5BA | web: 0355641 | \$4,995,000 Brentwood Brokerage Murray Weisberg 310.729.6156



BHPO | Double Size Corner Lot Pacific Palisades Brokerage Paula Ross Jones 310.880.9750

4BD/4BA | web: 0343923 | \$2,850,000



SILVER LAKE | 3027 Silver Lea Terrace 4BD/3BA | web: 0308701 | \$1,350,000 Sunset Strip Brokerage
Jeffrey Young 213.819.9630

SOTHEBY'S INTERNATIONAL REALTY, GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000 sothebyshomes.com/losangeles

Visit **onlywithus.com** to discover the benefits available through us alone.

A True International Real Estate Brand







Mar Adentro Residences • Cabo San Lucas

Air Tower

UNIT	PRICE	BEDS	TOTAL SF	
2 A	\$1,281,150.00	2	1,964	
2 B	\$ 841,950.00	1	1,330	
2 C	\$1,299,000.00	2	1,933	
3 A	\$1,369,000.00	2	1,964	
4 A	\$1,449,000.00	2	1,964	

Villa

UNIT	PRICE	BEDS	TOTAL SF
Villa Diane	\$5,447,832.00	5	6,847
Villa Dominic	\$5,553,600.00	5	6,847



Yawar Charlie 323-547-8900 Yawar.Charlie@EVUSA.com CalBRE#: 01843002



CalBRE#: 01948399



Karen Sanchez 323-383-3753 Karen.Sanchez@EVUSA.com CalBRE#: 01441648



9501 Gloaming Dr · Beverly Hills
Tina Eavers | Aaron Kirman, JAG
8 bed · 8 bath · 6,377 sf · 335,977 sf lot

\$18,995,000 310.266.0947



415 7th St · Santa MonicaSandra Miller
7 bed · 10 bath · 8,954 sf · 15,000 sf lot

\$9,998,000 310.616.6213



10530 Rochester Dr · Los AngelesRenee Pietrangelo | Dominic Pietrangelo, KW 5 bed · 4.5 bath · 4,000 sf · 6,765 sf lot

\$3,599,000 323.203.4534



9512 Tullis Ave · Beverly Hills
Y Charlie | K Sanchez | A Aldrete, The Agency
3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot

\$2,450,000 323.547.8900



2121 La Mesa Dr·Santa MonicaSandra Miller
5 bed · 7 bath · 9,288 sf · 22,881 sf lot

\$17,800,000 310.616.6213



8071 Oakwood Ave · Beverly Grove Rosalie Klein 4 bed · 4.5 bath

\$3,890,000 323.935.8680



753 N Orange Dr · Los AngelesAriel Westberg, Chad Mehle
5 bed · 6 bath · 4,041 sf · 7,425 sf lot

\$2,649,000 818.388.3002



8786 Lookout Mountain · Hollywood Hills R Barragán | C Montgomery-Duban 3 bed · 2.5 bath · 1,776 sf · 2,962 sf lot

\$1.475,000 310.663.3676



SANTA MONICA

SantaMonica.EVUSA.com 310.460.2525 BEVERLY HILLS BeverlyHills.EVUSA.com 310.777.7510 LOS ANGELES

LosAngeles.EVUSA.com 323.937.5101

Andorra · Argentina · Austria · Bahrain · Belgium · Canada · Chile · China · Colombia · Croatia · Czech Republic · Dominican Republic · France · Germany · Greece · Hungary · Ireland · Italy · Liechtenstein Luxembourg · Malta · Mexico · Montenegro · Netherlands · Oman · Peru · Portugal · Qatar · Russia · South Africa · Spain · Sweden · Switzerland · Thailand · Turkey · UAE · United Kingdom · Uruguay · USA



Development Opportunity, Beverly Hills

1006 North Beverly Drive

8 BED | 7 BATH | \$9,999,000

Jeeb O'Reilly Scott Segall Tori Barnao 310.980.5304



Price Reduction, Guesthouse + Private Beach, Malibu 31026 Broad Beach Road

2 BED | 2.5 BATH | \$9,500,000

Scott Tamkin Melinda Tamkin 310.493.4141



Development Opportunity, Bel Air 601 Perugia Way

5 BED | 6 BATH | \$7,999,000

Jeeb O'Reilly 310.980.5304 Tori Barnao 323.633.1878



Unobstructed City and Hill Views, Beverly Hills

447 South Spalding Drive

4 BED | 3.5 BATH | \$3,495,000

Scott Tamkin 310.493.4141

The future of real estate has arrived in Los Angeles.



New Listing, Incredible Views, Wilshire Corridor 10727 Wilshire Blvd. #1805

3 BEDS | 3.5 BATHS | \$2,995,000

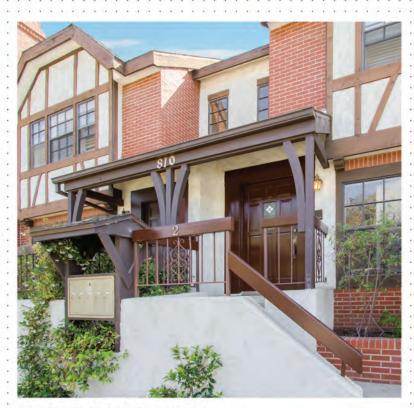
Scott Segall 310.480.4823 Jeeb O'Reilly 310.980.5304



The Famed Diplomat Building, Century City $10350\ Wilshire\ Blvd.\ \#1102$

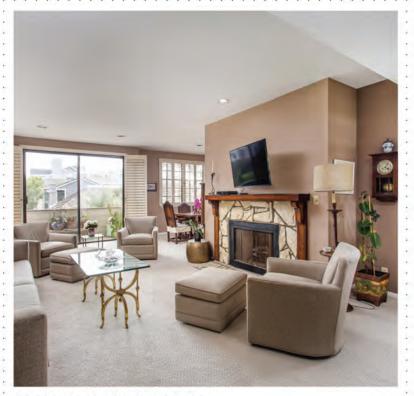
2 BED | 3 BATH | \$1,195,000

Melinda Tamkin Scott Tamkin 310.493.4141



Open Tuesday 11-2 PM, Santa Monica 810 Stanford Street #2 2 BEDS | 2.5 BATHS | \$1,137,000

Diane Dorin 310.466.1619



Open Tuesday 11-2 PM , Marina Del Rey
311 Bora Bora Way #211
2 BED | 2 BATH | \$849,500

Ellen Rude 310.963.1915

COMPASS

Bulldog · Realtors

Venice 652 Woodlawn \$2,395,000

Venice Craftsman Reimagined



Jennifer Hughes 310.383.7299





Brentwood North Bundy \$5,795,000

Very private-gated Brentwood retreat. Expansive 27,000 sf grounds brentwoodgardenretreat.com Jennifer Hughes 310.383.7299



Santa Monica 654 Pier #A \$1,395,000

3-unit building designed by famed architect Michael Folonis. Randolph Wright 310.908.1734



Santa Monica 211 Pacific Street \$1,575,000

History, charm, sun & sea Sri Kesava 310.403.3078



Santa Monica 711 Ozone Street \$1,995,000

Contemporary Home in Perfect Ocean Park Location! Michael Irvine 310.435.3093



West Los Angeles 1547 S Carmelina \$1,999,000

Designer Updated 4 Bedroom Home! Samenah "Sami" Rezaeian 310.292.8353



Venice 121 Strand #12 \$799,000

California Dream! Golda Savage 310.770.4490

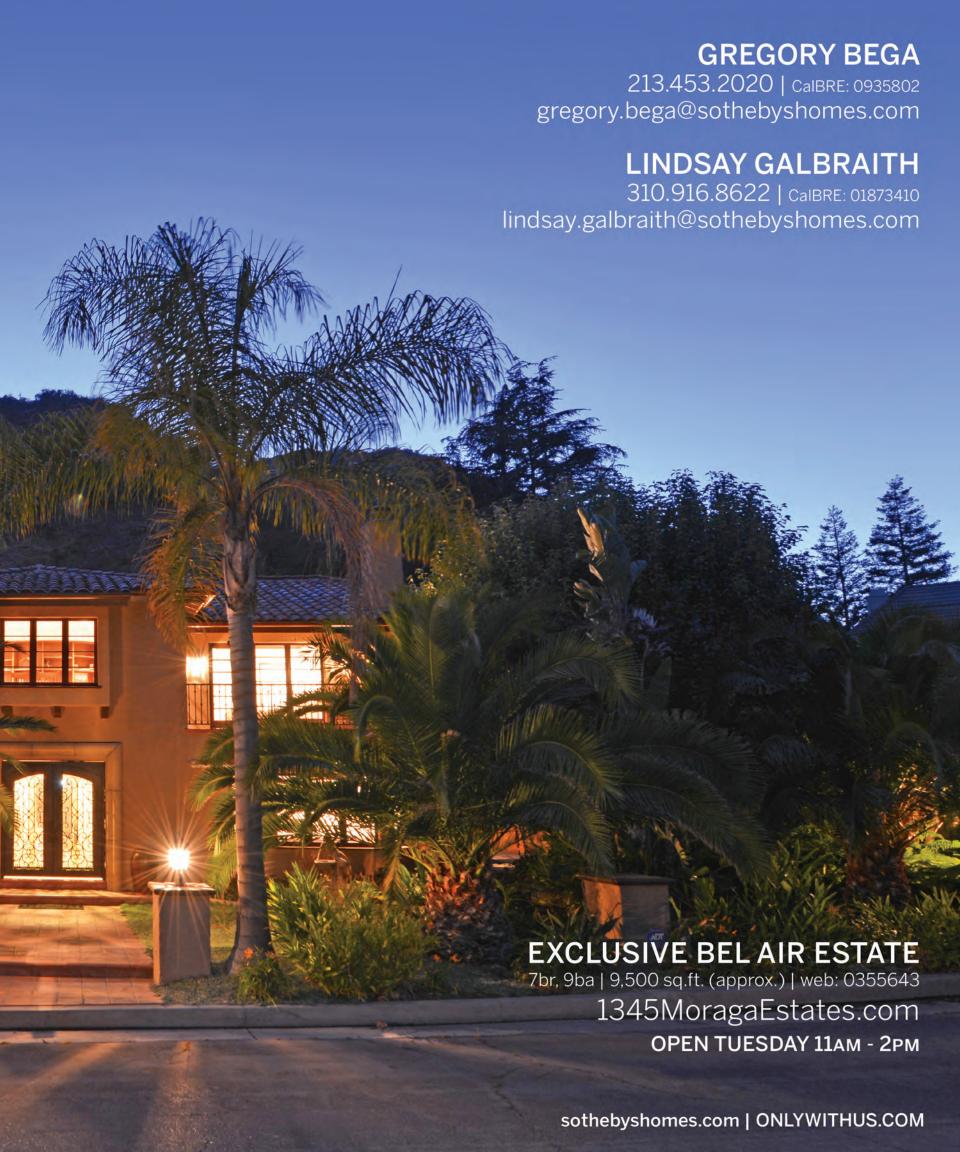


Sotheby's

INTERNATIONAL REALTY



Offered at \$10,595,000





116 S. LARCHMONT BOULEVARD

WINDSON SQUARE

2 BEDROOMS | 2.5 BATHROOMS | 2,508 SQ. FT. | 7,187 SQ. FT. LOT 1 BEDROOM 1 BATHROOM GUEST HOUSE

Designer done Spanish with a contemporary flair. Impeccably remodeled, with two bedrooms and two and a half baths plus a one bedroom one bath guest house. The home features an open floor plan with hardwood and tiled floors throughout, bright and light. The gracious kitchen opens to a family room with floor to ceiling windows. Enjoy the peace and serenity of the backyard garden and fountains, or take a stroll to your favorite restaurant on Larchmont.

JACKIE SMITH THE AGENCY 213.494.7736

RON TANZMAN RODEO REALTY 818.880.9100





OFFERED AT \$1,999,000

OPEN TUESDAY 11-2PM

NEW LISTING













Exquisite Remington Plaza Residence

10727 Wilshire Blvd. #1206, Los Angeles, CA 90024 2 Bedrooms + 2.5 Baths \$1,789,000 | Open Tuesday 11-2



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.

www.theremington1206.com

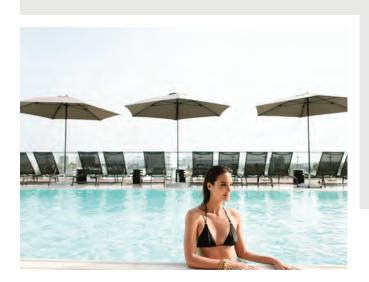


Eric Lowry 213.507.0950 Eric@EricLowry.com CalBRE#0095553



FEATURES

One & two bedroom apartments with private balconies Penthouse Club Room · House Car & Driver Rooftop Pool & Fire Pit · 5-Star Concierge Stunning views · 24-hour Attendant · Trader Joe's Room Service from The Larder at Burton Way

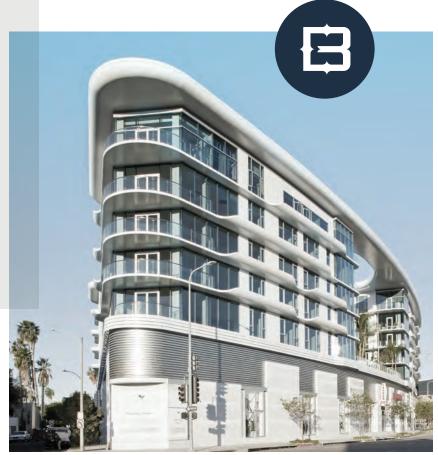


5% BROKER PARTICIPATION

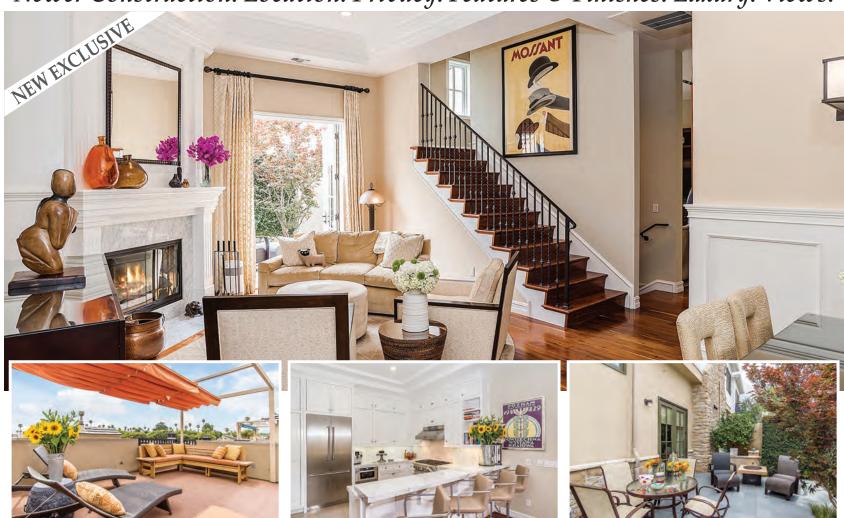


AWARDED "BEST RESIDENTIAL PROJECT OF THE YEAR"

Leases starting at \$5,500/mo.



Newer Construction. Location. Privacy. Features & Finishes. Luxury. Views.



939 20th Street, Unit #4, Santa Monica

- Luxurious New Listing! Grand Scale TH Living! 1st time resale!
- 2010 Newer Construction, LEED Certified
- Approx. 2,931 sq. ft. interior, Approx. 750 sq. ft. exterior
- 4 bedrooms, 4 en-suite bathrooms plus guest half bath
- 'Love-to-work-at-home' Office (3rd bedroom)
- Full featured Gym (4th bedroom)
- Fantastic Roof top with Sunbrella canopy
- Amazing approx. 685 sq. ft. 3-car garage
- Spacious Media Room with flat screen TV, and surround sound
- Romantic landscaped and tiled patio retreat
- Chef's Gourmet Kitchen with custom features
- Other astonishing features include: Fireplace, Custom Built-ins, 3 zone HVAC, Wine refrigerators and Wine Storage, Thru-wall vacuum system and so much more...
- Excellent Location, South of Montana Ave

\$2,785,000



Alan J. Sands Sam P. Montes 310.919.6246 310.924.2441

info@sandsmontesluxuryhomes.com













770 PASEO MIRAMAR | PACIFIC PALISADES

7 BR + 9 BA | COVETED 360° VIEWS | 7,000 SQFT | **\$9,500,000**

OPEN TUES 11AM - 2PM

QUINTESSENTIALLY ESTATES

ARAM AFSHAR

310.702.0583 | Aram@QuintessentiallyEstates.com

310.739.4887 | craig.shapiro@coldwellbanker.com

CalBre# 01904168

CRAIG SHAPIRO

COLDWELL BANKER 9 RESIDENTIAL BROKERAGE

©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker Banker Dogo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.





BEVERLY HILLS | \$3,495,000 Beautiful "Ranch Regency" in Beverly Hills. www.1249ColdwaterCanyon.com.

BRET PARSONS (310) 281-4346



CALABASAS | \$3,399,000 MVEL Totally updated 5 hed + 6 hath + 1

MVE! Totally updated 5 bed + 6 bath + 1 bed GH, tennis court, pool, spa & waterfall.

BARBARA & MISSY ALPERT (818) 625-1377



LADERA HEIGHTS | \$1,695,000 Spectacular Ladera Estate with over 5,100 sq. feet.

Light, bright.

CARLA & RAY LOWE (310) 435-0520



MALIBU | \$2,095,000

Malibu Park ranch home w/shabby chic flair & ocean views. Perfect indoor/outdoor lifestyle

MERIL MAY (310) 924-9955



BRADBURY | \$1,950,000

Stunning 1-acre lot/main house 3,056SF/3BR/3BA detached 411SF guest house w/1BR & bath.

DEAN GRIFFITH (626) 664-9163



HOLLYWOOD HILLS | \$2,370,000

Classy Remodeled 6BR+7BA over 4,400 SF home nestled on a 11,000 sf lot in lush foliage.

AVIVA MARKUSH (818) 612-1246



LOS ANGELES | \$724,900

Penthouse w/gorgeous unobstructed views! 2 bed 2 ba 1410 SF. Needs TLC. Full service bldg

MARGIE MARKUS (818) 807-7414



MALIBU | \$975,000

Light & bright 2+2 town home close to beach. 2 f/p, 2 car garage. Gated complex w/pool.

CHRISTINE RODGERSON (310) 617-6699



BRENTWOOD | \$955,000

621 S Barrington Ave #210 \mid Rare 2BD/2BA condo in Brentwood's coveted Le Provencal bldg.

JESPER INGLIS (310) 863-3034



HOLLYWOOD HILLS | \$989,000

Celebrity inspired design. Private hillside residence recently remodeled and updated.

CLAUDIA HIPOLITO (323) 906-2425



LOS FELIZ | \$3,450,000

www.4342Cedarhurst.com | Exquisite Los Feliz Spanish Colonial Revival | 4+4.5 | City Views

CESAR SANCHEZ (323) 356-6618



MID WILSHIRE | \$749,000

Duplex w/ 2+1 units. Can easily be converted in SFR. Prkg. Newly painted. Priced to sell.

JENNY CHOW (323) 460-7624





MONTECITO | \$5,950,000 2+ Acres at the top of a Quiet Country Lane near Montecito's Upper Village, Schools, Shops

RANDY SOLAKIAN (805) 565-2208



OXNARD | \$1,599,900 Former Seabridge model. 4+3.5, 24 hr sec. Pvt 45' boat dock. Sunset harbor views

ANDREA JACOBS (805) 495-1048



PACIFIC PALISADES | \$5,050,000 2 Separate Lots with Spectacular Ocean Views, close to village! 333 N. Mount Holyoke Ave.

MARLENE ST. PETER (626) 252-4370



PACIFIC PALISADES | \$1,959,000 Wonderful location & opportunity on appx 8000 sqft corner lot. Traditional home with pool.

ALI RASSEKHI (310) 359-5695



PASADENA | \$2,900,000 This single level 3bd/3.5ba is situated on over .5 acre & offers 3,700SF of living space.

JENAN MUSULLI (626) 318-7118



PASADENA | \$1,595,000 309 Patrician Wy. San Rafael Hills Updated Mid Century Modern. Expansive views 3 BD | 3 BA

BETTINA ROSENFELD (626) 827-6114



SANTA BARBARA | \$5,950,000 Private Hilltop Villa w/ Golf Course Views. www. HopeRanchParadise.com

LINDA LORENZEN-HUGHES (805) 886-1842



SANTA MONICA | \$849,000 11 Village Pkwy | 3BD/2.5BA townhome with double private garage in Sunset Park.

GARY LIMIAP (310) 458-0091



SANTA MONICA | \$829,000 Open Sun. 2-5, 1243 Yale St. #13. 2 BR, 3 BA Townhouse; See details at www.1243Yale13.com

VALENCIA | \$2,595,000 Tuscan Beauty! One of the finest custom homes in Westridge Valencia w/ view of 18th hole!

VENTURA | \$1,299,000 Mid-Century modern meets the 70's! 3 level 4100+ sq.ft. home w/ spectacular ocean views!

LAURIE RUTLEDGE 805-648-5051 X147



WESTWOOD | \$2,895,000 New Price! 2356 Kelton Ave | Brand-new 2016 custom built 5+6.5 architectural.

SHAH NOORVASH & PETER GABAYAN (310) 709-7424

Pacific Palisades (310) 454-1111
Palos Verdes (310) 378-5201
Pasadena (626) 584-0050
Playa Vista (310) 862-5777

ALICE PLATO (310) 704-4188

San Marino (626) 449-5222 Santa Barbara (805) 682-2477 Santa Monica Montana (310) 458-0091 Santa Monica Wilshire (310) 829-3939 Sherman Oaks (818) 995-2424 Studio City (818) 788-5400 Venice (424) 280-7400 Ventura (805) 648-5051 Westlake Village (805) 495-1048

COLDWELLBANKERHOMES.COM





THE LUXURY OF WELLNESS

With Architect Grant Kirkpatrick by Bret Parsons

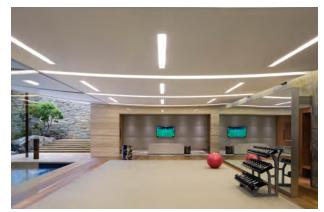


7ellness has become a serious charge in residential architecture today. Home gyms, spas, lap pools, meditation and massage rooms - spaces for physical and mental respite - are important lifestyle components and common requests by our clients. The unique architectural challenge pictured here

began with the cavernous underside of a hillside tennis court. In the case of this project, our clients' desire for a substantial gym and spa facility for this residential estate was accommodated by slipping in a 6,000 square foot "vessel" below the existing cantilevered tennis court. Constructed completely independently of the existing concrete structure, the new spa houses workout facilities, lap pool, steam room, spa baths and lounge. Private spa facilities are tucked back into the hillside and open on to the large open gym space. This central volume then opens to the outdoors via a floor to ceiling frameless operable glass wall to the 25-meter lap pool and to the arroyo and terraced garden space beyond. Sheaths of white plaster form the ceiling and gently bow upwards and out to the natural light and gardens beyond. Travertine, custom stainless steel hardware and details, and reclaimed teak complete the simple, but textured palette.

www.kirkpatrickarc.com

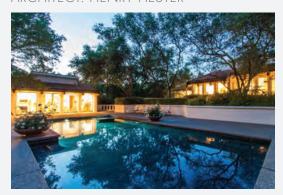






ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: HENRY HESTER



FAIR OAKS | \$5,250,000 This brilliantly designed, masterly crafted, responsibly cared for property is the loveliest estate in the entire Capital region.

John Gudebski (916) 870-6016

ARCHITECT: JOHN LAUTNER



PALM SPRINGS | \$8,000,000 Known as the Elrod House this monumental, world famous residential sculpture was designed by for Arthur Elrod in 1968. John Nelson (760) 774-8587

ARCHITECT: LOUIS TOMARO



PLAYA DEL REY | \$9,995,000 Spectacular oceanfront Italian villa on the sand in prime Silicon Beach. On the coveted north end of serene beach. Alice Plato (310) 704-4188



TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS DIRECTOR, ARCHITECTURAL DIVISION



FRAN FLANAGAN PROPERTIES

REPRESENTING IMPLY THE BEST

COUNTRY FRENCH MANOR





TUESDAY, JUNE 14 11AM - 2PM

30,500sf+ lot on the Amalfi rim in the Riviera with a gorgeous VIEW.



FRAN FLANAGAN — properties —— Previews Estates Director, Coldwell Banker BRE#00413825

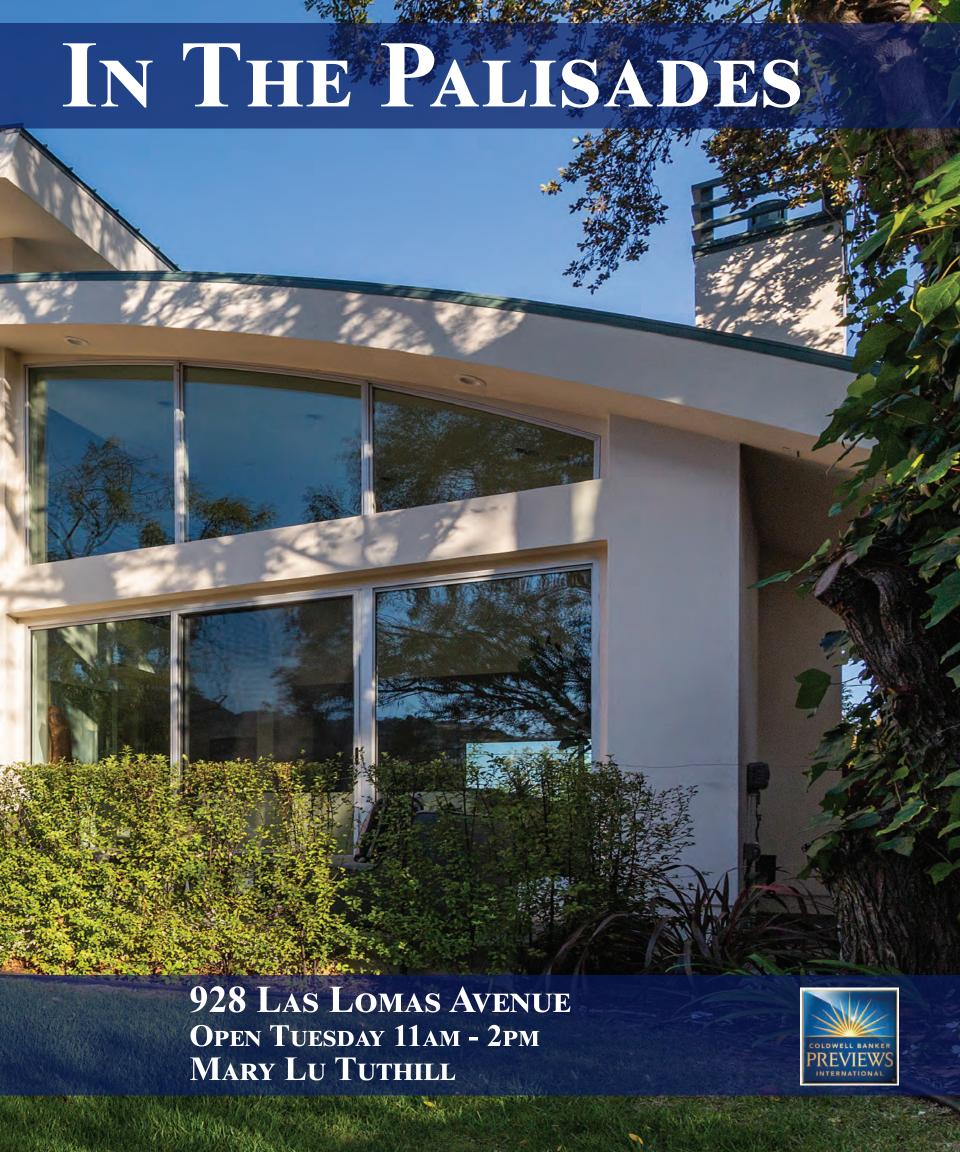
www.franflanagan.com fran@franflanagan.com 310.801.9805



ARCHITECTUREASART



Welcome to a stunning, beautiful, new contemporary! A distinctive personal residence designed for those who enjoy exciting living and entertaining in their own home. A quiet haven perched on a private promontory with ample terraces and a sparkling pool. High ceilings and tall windows drench the rooms in sunlight, inviting one to savor the outdoors. An unprecedented offering w/4 BR and a sensational sports/media entertainment room. Indulge yourself in the calm serenity of this amazing home. \$3,495,000













HOLLYWOOD HILLS WEST | \$4,375,000

1427 Queens Road, Open Tuesday 11-2

Elegant and sophisticated Mediterranean entertainers delight. Incredible views of downtown, set on rare street to street lot. This 1937 home is extensively remodeled with huge rooms for sophisticated entertaining, gourmet kitchen, formal dining room, living room, 5 decks, screening room, and hard wood floors throughout. Luxurious master retreat with more explosive views, steam shower & private outdoor garden terrace. Lush landscaping withmature trees, a new custom pool with fountains, tons of grass & walkways secured by gates with camera system.



Todd Moyer 310.308.4806 tamoyer1@gmail.com Coldwell Banker Residential Brokerage Beverly Hills North CalBRE#01430363



Classic & Elegant 2 Story Traditional



503 North Alta Drive • Beverly Hills

- Cosmetic renovation just completed!
- Perfect central floor plan
- 4 bedrooms up, maid's suite down
- High ceilings, mouldings, new wood floors
- Superb granite cook's kitchen
- Lovely master with dual dressing rms/balcony
- Family room with bar and powder room
- Gracious formal living and dining rooms
- Bonus storage/crafts room upstairs
- X deep lot with tremendous lawn and fruit trees
- Phenomenal curb appeal on preferred 500 block

By Appointment Only

For lease at \$13,000/month

Michael J. Libow COLDWELL BANKER (310) 285-7509









Fabulous Long-Term Rental Opportunity



517 North Maple Drive • Beverly Hills

- Updated and immaculate 2sty Traditional
- Open public rooms for superb entertaining
- Main floor master suite with luxe bath
- 3 additional bedrooms upstairs
- Huge family room with bar opens to garden
- Featuring wood floors, built-ins, beams
- Fantastic rear yard w/lawns/mature foliage
- Outdoor bonus room/gym and bath
- Everyone's favorite Flats street

By Appointment Only

For Lease at \$9,900/month

Michael J. Libow COLDWELL BANKER (310) 285-7509











14101 Chandler Blvd. Sherman Oaks, CA 91401

Entry is bright, inviting 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 and walk in closet opens to sunny patio space. Grassy backyard with covered patio is perfect for entertaining. Gated front and side entry driveways lead to four-car carport. Four zone HVAC. Abundant storage throughout. Desirable and convenient Chandler Estates location.

www.14101chandlerboulevard.com

James Muske Coldwell Banker 310.281.3901 www.jimmuske.com CalBRE # 00758095 \$1,750,000





NEW CONSTRUCTION WITH INCREDIBLE VIEWS



OPEN TUESDAY 11-2 | BACK ON MARKET

269 Bellino Drive | 6 Bedrooms | 5.5 Bathrooms | \$8,395,000 | Bellino is back on the market! Perched high above the coastline, this brand-new quality construction boasts incredible views of the Pacific Ocean. Flooded with natural light, this 6 bedroom + 5.5 bath transitional Contemporary masterpiece features an open floor plan, expansive areas for entertaining, a wine cellar, and a massive lush yard with pool and spa. Impeccable design, rich character and magnificent detail grace the residence.



TRACY TUTOR MALTAS

0: 310.595.3889 | C: 310.722.2267

TRACY.MALTAS@ELLIMAN.COM

TRACYTUTORMALTAS.COM

GLOBAL VISION.
LOCAL EXPERTISE.



Hacienda de la Paz | 9 Bedrooms | 25 Baths | \$53,000,000 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



BRENTWOOD

13151 Rivers Road | 7 Bedrooms | 10 Baths | \$18,995,000 Dena Luciano 310.600.3848



MALIBU

78 Malibu Colony Road | 5 Bedrooms | 5 Baths | \$16,995,000 Tracy Tutor Maltas 310.722.2267 | Cory Weiss 310.922.1124



BEL AIR | PRICE REDUCTION

11531 Orum Road | 6 Bedrooms | 7 Baths | \$7,950,000 Juliette Hohnen 323.422.7147



PACIFIC PALISADES | BACK ON MARKET

269 Bellino Drive | 6 Bedrooms | 5.5 Baths | \$8,395,000 Tracy Tutor Maltas 310.722.2267



PACIFIC PALISADES

888 Toulon Drive | 6 Bedrooms | 7 Baths | \$6,250,000 Gina Dickerson 310.744.5584



TROUSDALE ESTATES | PRICE REDUCTION

9108 Leander Place | 7 Bedrooms | 7 Baths | \$5,995,000 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



BIRD STREETS

9270 Kinglet Drive | 4 Bedrooms | 5 Baths | \$5,995,000 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



PACIFIC PALISADES

1201 Villa Woods Drive | 5 Bedrooms | 5.5 Baths | \$5,895,000 Dena Luciano 310.600.3848 | Tracy Tutor Maltas 310.722.2267



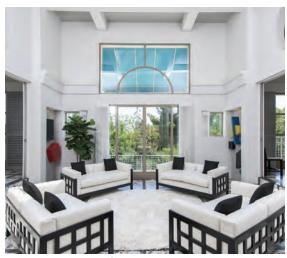
SUNSET STRIP | NEW LISTING 8514 Hillside Avenue | 4 Bedrooms | 5 Baths | \$4,100,000 Troy Gregory 323.203.5661



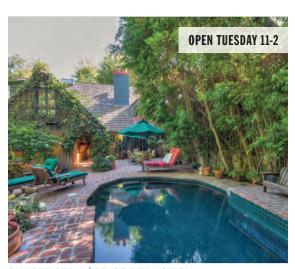
BEVERLY HILLS | NEW LISTING 233 S. Almont Drive | 4 Bedrooms | 4 Baths | \$3,195,000 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



BEVERLY HILLS POST OFFICE | NEW LISTING 1591 Clear View Drive | 4 Bedrooms | 4 Baths | \$3,190,000 Nancy Sill 310.429.3077



HOLLYWOOD HILLS | NEW LISTING 2861 Seattle Drive | 4 Bedrooms | 4 Baths | \$2,995,000 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



SUNSET STRIP | PRICE REDUCTION 9092 St. Ives Drive | 4 Bedrooms | 4 Baths | \$2,895,000 Juliette Hohnen 323.422.7147



BIRD STREETS
9306 Warbler Way | 3 Bedrooms | 3 Baths | \$2,850,000
Juliette Hohnen 323.422.7147



WESTWOOD

10795 Wilshire Blvd PH502 | 3 Bedrooms | 3.5 Baths | \$2,595,000

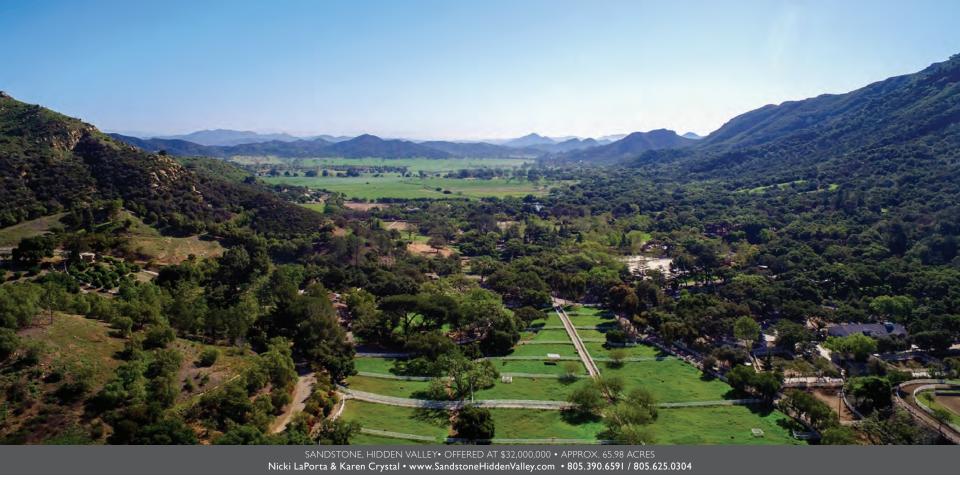
Tracy Tutor Maltas 310.722.2267



GLENDALE | NEW LISTING 1328 Norton Avenue | 4 Bedrooms | 2 Baths | \$1,095,000 Troy Gregory 323.203.5661



WEST HOLLYWOOD 851 N San Vicente Blvd Unit 301 | 2 Bedrooms | 2 Baths | \$949,000 Eric Purcell 310.980.3742



ewingsir.com

Ewing & Associates

Sotheby's INTERNATIONAL REALTY

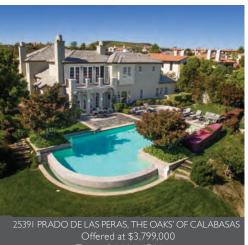
ewingsir.com



o LADBROOK WAY, SHERWOOD COUNTRY CLUB • OFFERED AT \$4,675,000 • APPROX. 7,285 SQFT Nicki LaPorta & Karen Crystal • www.2584Ladbrook.com • 805.390.6591 / 805.625.0304



2584 LADBROOK WAY, SHERWOOD COUNTRY CLUB • OFFERED AT \$5,750,000 • APPROX. 6,390 \$QF Nicki LaPorta & Karen Crystal • www.2550Ladbrook.com • 805.390,6591 / 805.625.0304



Tomer & Isidora Fridman
Tomer.Fridman@SothebysRealty.com • 310.926.3777





4030 PRADO DE LA MARIPOSA, 'THE OAKS' OF CALABASAS Offered at \$2,995,000 Tomer & Isidora Fridman Tomer.Fridman@SothebysRealty.com • 310.926.3777

We do not guarantee accuracy of square footage, lot size, condition, features, or income provided by sellers, third parties, or public records. Buyers are advised to verify accuracy of all information through independent inspection by professionals. Buyers and sellers are advised to seek legal and tax advice when purchasing or selling real property. Broker does not guarantee specific school availability. Each office is independently owned and operated.

CASIANOMIDCENTURY.COM

GEOFFREYLANDS 310.339.5757 GeoffLands@gmail.com Bel-AirRealty.com





Bel Air | 1349 Casiano Road | \$2,395,000 | 4BD/3½BA | 2,986 sf per assessor | City and Canyon Views

Built in 1961. Reminiscent of Neutra's Kaufmann House. Fleetwood sliding glass doors accentuate the indoor/outdoor design & minimalist aesthetic. Arcadian Terrazzo floors.

Remodel by Central Office of Architecture (COA). Kitchen & Baths by Hub of the House.





BERKSHIRE HATHAWAY | California Properties HomeServices

QUALITYAGENTS



\$50,000,000 | 9751 El Camino Real, Gaviota | 214± ac (assr) **Kerry Mormann | 805.689.3242**



\$8,260,000 | 25175 Jim Bridger Road, Hidden Hills | 6BD/8BA Marc & Rory Shevin | 818.251.2456/818.251.2476



\$4,595,000 | 16678 Via la Costa, Pacific Palisades | 5BD/7½BA **Dan Urbach | 310.230.3757**



\$1,950,000 | 3530 Multiview Dr, Hollywood Hills | 4BD/3¾BA **Holly Purcell | 310.890.4023**



\$1,524,000 | 7865 Willow Glen Rd, Hollywood Hills | 4BD/4BA **Todd Marks | 310.248.6426**



\$2,500,000 | 2395 Canyon Drive, Hollywood Hills | 4BD/5BA Holly Purcell | 310.890.4023



\$1,199,000 | 15515 Woodcrest Dr, Sherman Oaks | 3BD/2½BA **Steve Shanks | 818.817.4215**

©2016 Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHSCP do not guarantee accuracy of all data including measurements,



Visit us online at bhhscalifornia.com

EXTRAORDINARYRESULTS



\$6,249,000 | 3925 Archdale Road, Encino | 6BD/6½BA **Don Underwood | 818.489.8929**



\$6,995,000 | 25264 Eldorado Meadow Rd, Hddn Hls | 6BD/10BA Marc & Rory Shevin | 818.251.2456/818.251.2476



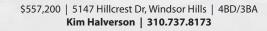
\$1,490,000 | 1171 Sweetbriar Dr, Glendale | 3BD/2¾BA Amalia Khachikian | 818.380.2165





\$1,250,000 | 4435 Tyrone Ave, Sherman Oaks | 4BD/3BA **Cindy Wexler | 818.416.4889**







\$1,450,000 | 5511 Smiley Drive, Culver City | 7 units **Rinde Philippe | 310.422.9001**

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



AMBASSADOR GARDENS

DESIGNER SHOWCASE HOME NOW OPEN DAILY

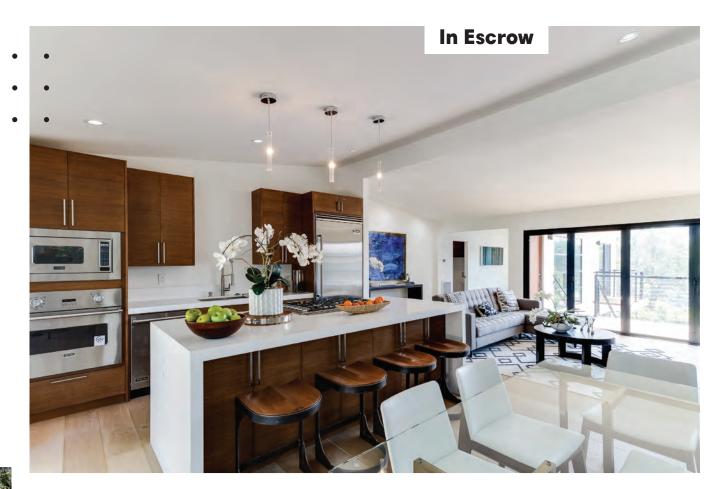
 \mathcal{P}_{LACE} , the final enclave of homes at The Ambassador Gardens, recently unveiled its new Designer Showcase Home. Situated along famed Orange Grove Boulevard, Jamieson Place is an intimate new home community overlooking The Ambassador Gardens' historic Italian gardens and community pool. The expansive Italianate-inspired flats and townhomes combine formal compositions with luxury amenities.

FINAL HOMES NOW AVAILABLE

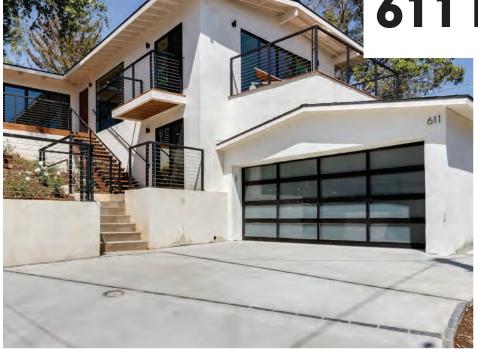
The final collection of one- and two-story homes at JAMIESON PLACE NORTH has recently been released. Now selling from the \$2 millions • 3% Broker Participation

Designer Showcase Home Open Daily 10am to 5pm The Ambassador Gardens Sales Gallery \cdot 380 W. Green Street, Pasadena, CA 91105 626.583.4730 · Ambassador Gardens.com









\$2,289,000

4 Bed | 3 Bath

Find LA Group

erik@compass.com 310.880.0233 CALBRE# 01974488





TIMELESS MID-CENTURY MODERN IN SHERMAN OAKS

Located in the highly desirable Royal Woods neighborhood of Sherman Oaks on more than one acre of land, boasting a private driveway with views of the city lights, Valley, and San Gabriel Mountains. This timeless property's design is accentuated by light-filled rooms, floor-to-ceiling windows, a cozy fireplace, soaring ceilings, and an indoor/outdoor floorplan, all adding openness and volume to the living areas.







SHERMAN OAKS

15740 CASTLEWOODS DR. \$1,995,000 | 5BED 3BTH 3,445 SQ. FT.

OPEN TUESDAY 11-2PM

CASTLEWOODSESTATE.COM.

BRETT OPPENHEIM, ESQ.
BROKER ASSOCIATE

BROKER/PRESIDENT

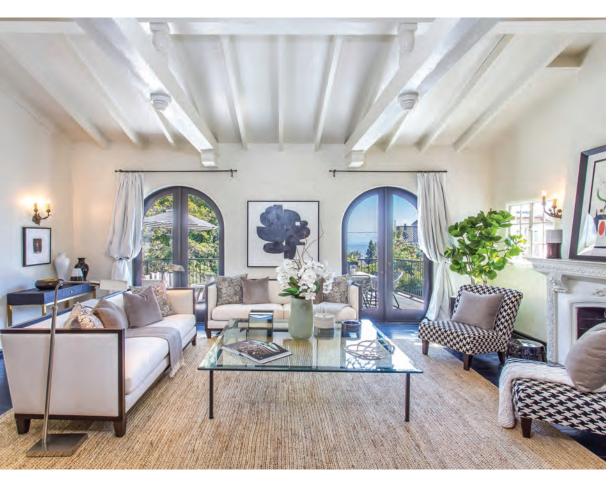
OGROUP.COM

JASON OPPENHEIM, ESQ.



EXQUISITE 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 city lights, and soaring ceilings allow natural light throughout. Set behind private gates with four-car parking, this one-of-a-kind property is uniquely located in sought after lower Sunset Plaza.







SUNSET STRIP

1512 SUNSET PLAZA DR.

\$4,995,000 | 4BED 5BTH 3,962 SQ. FT.

OPEN TUESDAY 11-2PM

1512SUNSETPLAZA.COM

JASON OPPENHEIM, ESQ.

OGROUP.COM

CHIC MODERN HOME WITH PANORAMIC VIEWS



8271 SKYLINE DRIVE, HOLLYWOOD HILLS

antastic 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 opens to a den or 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 play room. Amazing backyard that overlooks gorgeous panoramic views and spectacular mountain ranges. Professionally landscaped yard with drought tolerant plants and trees, special private retreat deck. Conveniently located in the Wonderland School District. The Modern view home you have been looking for!

OFFERED AT \$2,425,000





OPEN TUESDAY 11AM - 2PM

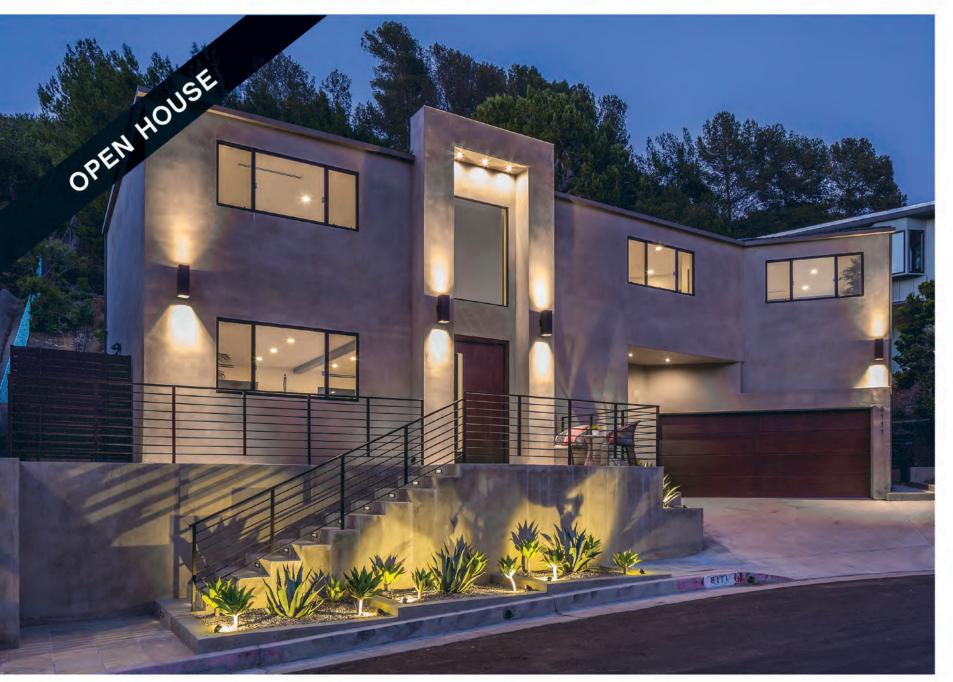


For more photos, visit www.8271Skyline.com









OPEN TUESDAY JUNE 14 11-2 PM (LUNCH SERVED) AND SUNDAY JUNE 19 2-5 PM

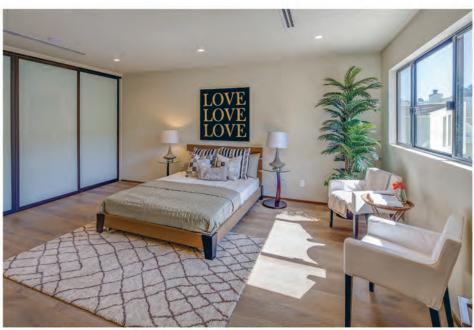
8111 MCKIM COURT LAUREL CANYON

Exquisite contemporary home fully remodeled in the prestigious Hollywood Hills. Arguably located at one of the most serene streets off Laurel Canyon and nestled at the end of a cul-de-sac. Canyon views and attention to detail is superb. Kitchen features all stainless steel appliances, huge walk in pantry, breakfast nook with skylight, euro cabinets, caesar stone countertops and kitchen easily flows into the living room. Hardwood floors and LED lighting throughout. The second floor features a Master suite with walk in closet and skylight. Spa-like master bath provides eight foot shower and steam. Two additional bedrooms with en-suite bathrooms and laundry room. This smart home includes wired audio/video system with speakers throughout, Fleetwood sliding glass doors leads to outside patio, Takagi tankless self-condensing water heater with attached two car garage. Truly a hidden gem not to be missed. \$1,899,000 Web ID 484801

Nest Seekers











TODD KRAINES

Licensed Real Estate Agent 331 Foothill Road Suite 100 Beverly Hills, CA Phone: 424.672.444 TKraines@TheAgencyRE.com

ANDREW VARGAS

Licensed Real Estate Agent 271 North Canon Drive Beverly Hills, CA Phone: 310.278.8861 x 2060

Mobile: 714.371.3692 andrewv@nestseekers.com





OPEN TUESDAY JUNE 14 11-2 PM

2124 TONDOLEA LANE LA CANADA

Gorgeous 3 bed, 2.5 bath remodeled Ranch style home nestled in the highly sought after community of La Canada. Open floor plan, formal living room with lava rock fireplace, spacious eat-in kitchen with carrara marble counters, farmhouse sink, and a state-of-the-art GE Caf Dual convection oven is a cook's delight. Entertainer's backyard offering a spectacular pool with stunning views. 2-car attached garage, large individual laundry room and is situated on a private cul-de-sac.

Nest Seekers







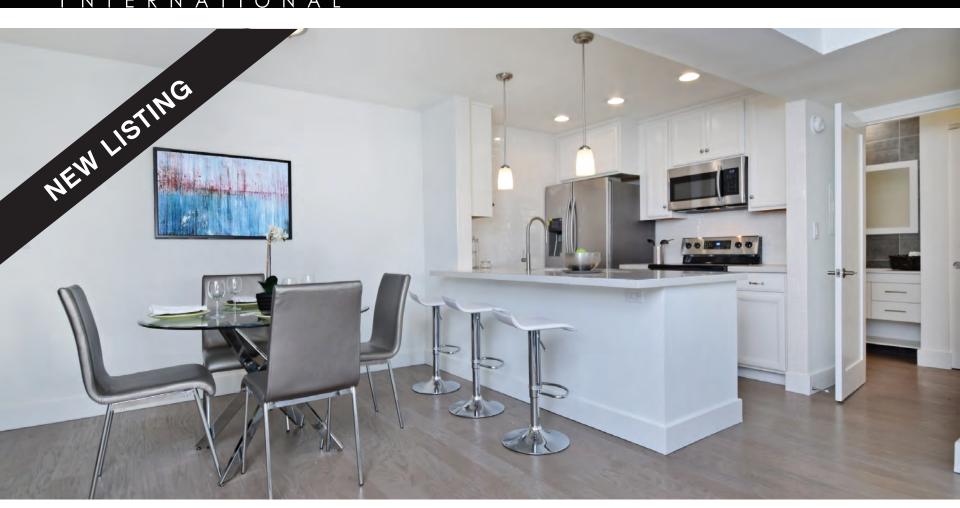
SAM REAL

Licensed Real Estate Agent 271 North Canon Drive Beverly Hills, CA Phone: 310.278.8861x2072

> Mobile: 323.533.1277 SamR@nestseekers.com

Nest Seekers

Nest Seekers ED PROPERTY









OPEN FRIDAY JUNE 17 11-2 PM, SATURDAY JUNE 18 2-5 PM, SUNDAY JUNE 19 2-5 PM

5257 RADFORD AVENUE #106 VALLEY VILLAGE

Welcome home, into this stunning and freshly remodeled condo. It is located in Valley Village, just blocks away from the North Hollywood Arts District. As you enter, light beams through the straight-ahead doors, leading out to the balcony. The split floor plan allows for privacy and comfort, as each bedroom offers ensuite bathrooms. The newly designed and open kitchen allows for entertaining while your guests sit comfortably in the large living room. In-unit laundry completes the package of this beautiful condo, that someone will surely be calling home soon. The building is located on a quite street and offers a pool, spa and workout room. \$445,000

TREVOR LAMBRIGHT 424.253.5592 TrevorL@nestseekers.com | SAM REAL 323.533.1277 SamR@nestseekers.com

See All Our Listings At NestSeekers.com

848 N Curson Ave \$3,395,000

Open Tuesday, June 14, from 2 to 5 pm

Cutting-edge architectural new construction. Bask in the contemporary glow that emanates from 848 N Curson. Designer fixtures outfit the home's luxurious 5 bedrooms and 5.5 bathrooms, jawdropping backyard featuring a pool, and spa. Smart system rounds out this modern masterpiece.

848Curson.com



The Sunset Team 9000 W. Sunset Blvd. Suite 1100 West Hollywood, CA 90069 310 274 3900 thesunsetteam.com **kw** HOLLYWOOD HILLS



Open Tuesday, June 14, from 2 to 5 pm

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, highend boutiques, and the Grove.

8215Clinton.com



Sales | Consulting | Design



A NEW GOLDEN AGE COMES TO MALIBU

TWO-TO THREE-BEDROOM CONDOMINIUMS FROM \$1 MILLION. SALES GALLERY OPENING AT MALIBU LUMBER YARD THIS SUMMER. 3939 CROSS CREEK ROAD, MALIBU

CAVALLERIMALIBU.COM / 310.985.3353



YOU ARE INVITED TO AN EXCLUSIVE BROKER EVENT AT THE

GLEN



AVILA REC CENTER BROKER PREVIEW!

Thursday, June 16th, 2016 | Noon-3 pm

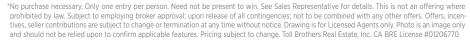
11957 Mirabel Way, Porter Ranch, CA 91326

Catered lunch and a brief presentation followed by the first look at the Avila Rec Center. There will be raffle prizes as well!*

818-727-0077



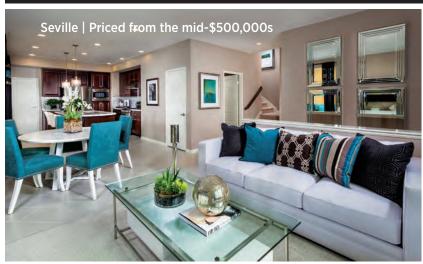






Where effortless Luxury Way of Life











Visit us to learn about our Escalating Broker Commission Program on all of our new homes!



Luxury Living in the Hills of LA

Call 844-790-5263 or visit LiveAtPorterRanch.com

Join our Agent VIP list today at TollAgent.com to get exclusive agent updates!



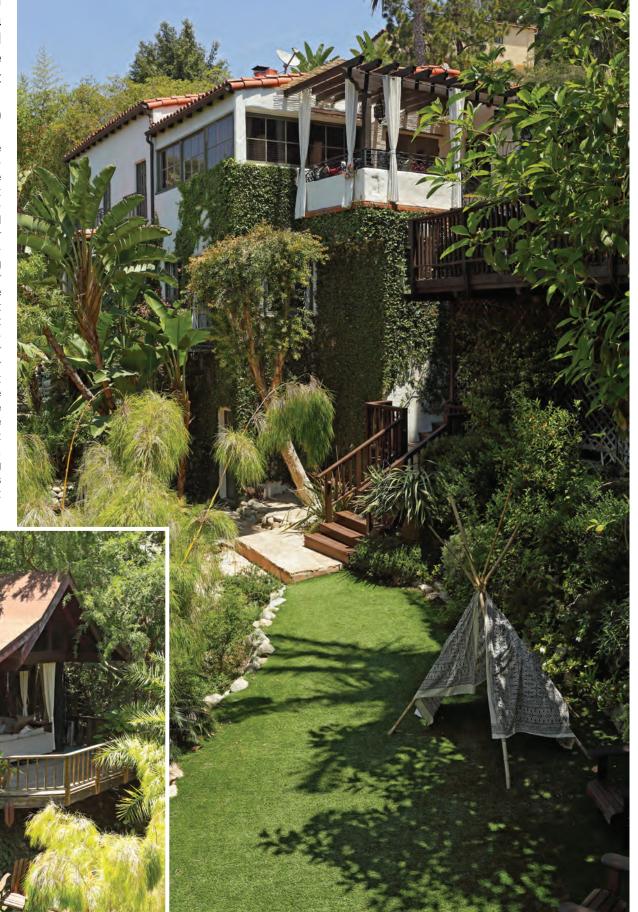
Shangri-La in the Hollywood Hills

2267 El Contento

3 Bed / 3 Bath Views / Pole House Cabana Separate lot included 2,205 sq ft house 8,051 sq ft lot

\$1,695,000

Perched in the hills, overlooking the lights of Hollywood sits a mystical, private Shangri-La of luxe sophistication the heart of the city. Pass through the front gates and into a romantic 1927 Spanish Revival with soaring ceilings, arched arcades, beamed ceilings, true Master Suite and en suite baths for every bedroom. Updated for today's modern living while maintaining the original character and history it has an open kitchen off the formal dining room and a built in banquet breakfast area. Off the kitchen is the first of many outdoor enclaves, ideal for indoor/outdoor living. Host leisurely dinner parties outside on the huge deck under the Banyan tree; wander around resort like grounds, or take a soak in the private hot tub off the Master Suite. The piece de resistance is the open air Bohemian pole cabana that's straight from Fiji for just getting away from it all, right at home, yoga/meditating/woking out, watching the game with friends or romance. This one must be seen to truly appreciate just how special it is.



Open June 14, 11am-2pm

Cari Field
bre# 01459596
323.251.1034
cari@acme-re.com



4411 Kingswell Ave



California Cool on the Los Feliz / Silver Lake Border

3 Bed / 4 Bath Guest House & Pool

2,064 sq. ft. house + guest house

\$1,275,000

Spanish-style meets modern bungalow in this 1922 character home. A clever juxtaposition of effortless California cool, timeless character and modern counterpoints, it is truly one of a kind. Located on the Los Feliz / Silver Lake border it's quite possibly the most walk able home on the East side, if not all of LA. Stroll to LF Village or Sunset Junction for brunch, coffee, shopping; go hiking or to the Greek in Griffith Park; stumble home from Covell or Bar Stella. Take the Metro to work or play to the beach or DTLA. I'm talking to you, New Yorkers, Bay Area techies, Europeans, Millennial, Urban Hippies/Eco conscious types AND people who like to party....at this house there is NO car required! But why leave this spacious abode at all when it has the perfect newly installed party pool/ oversized hot tub, landscaped grounds, a gourmet kitchen, plenty of bonus areas and a bonus room, separate laundry/mud room + loads of character all updated for modern living. In addition there's a separate studio space that's perfect for an office, guest/nanny quarters, recording studio, pool house, etc. In addition there is a REAL two car garage that is oversized with space for plenty of storage and two large cars, a gated driveway for privacy and safety and a very useable fenced front yard. This property has so many options for anything you may need: It can me the ideal house for a young family as it's in the Franklin School District, has the in law unit and is so walk-able; the creative free spirit who can entertain and record music from his studio the young couple who work can use the house as they transition through the many phases of life ahead of them; or the second home owner who will have the perfect place to rent when they aren't in town. You name it, it's got it, all for an incredible price!

Open June 14, 11am-2pm



OPEN TUESDAY, JUNE 14TH FROM 11-2PM











ALAN TAYLOR

818.650.1603 alan@alantaylorrealestate.com alantaylorrealestate.com

JOHN AAROE GROUP

25545 HAMILTON COURT, CALABASAS | \$2,695,000

Architectural digest quality modern traditional ideally located at the end of a quiet cul-de-sac in guard gated Mountain View Estates with 6 bedrooms and 6 baths and over 5000+/- sq.ft. Renovated down to the studs and redesigned in 2010 for ideal indoor/outdoor living with no expense spared. 1,000+/- sq.ft. outdoor living space including family room, dining area, full kitchen with covered BBQ, and two-sided stone fireplace. www.25545Hamilton.aaroe.site



MODERN LIVE/WORK LOFT HOME









FRANK GARGANI Director, Aaroe Estates 310.684.2558 gargani@earthlink.net frankgargani.com

JOHN AAROE GROUP

2256 NICHOLS CANYON, HOLLYWOOD HILLS | \$2,695,000

Architectural modern live/work loft style home. Level 1 - gallery entertaining area, conference room, studio office, plus attached 1bd apartment. 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.

2256NicholsCanyon.aaroe.site





16+ acres grand equestrian estate moments from Rodeo Drive

2727 Benedict Canyon Drive Beverly Hills \$85,000,000 2727benedictcanyon.com

OPEN TUESDAY 11-2

Must RSVP | ID checked at entrance

AARON KIRMAN

PRESIDENT, AAROE ESTATES

424.249.7162 | aaronkirman.com

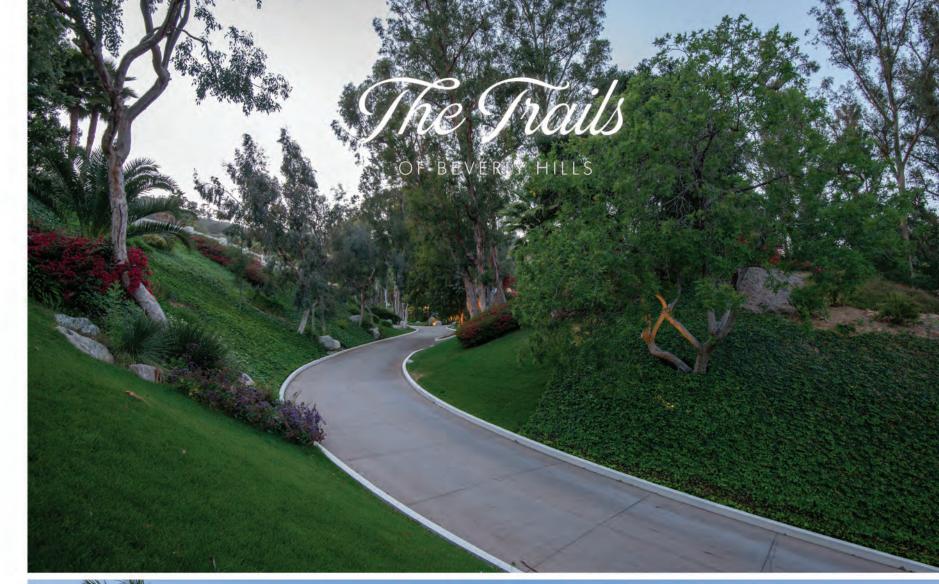
















QUINTESSENTIAL LEIMERT PARK SPANISH





LISA ARDEN
Real Estate Sales, Listings & Leases
310.913.9339 call or text
lisa@Lisaarden.com
aaroe.com/lisaarden

3801 ROXTON AVENUE, LEIMERT PARK | \$649,500

Quintessential Leimert Park Spanish on a gorgeous tree-lined Street. Spacious living room with original large stained glass window, a wood burning fireplace, coved ceiling and hardwood floor. Dining room. Charming breakfast room with built-in corner hutches. Master bedroom with "wedding cake" embossed scrollwork trim on walls and ceiling. Laundry room. Large private backyard. Gated driveway. Two car garage. Near freeways and the new Metro Line. www.3801roxton.aaroe.site

JOHN AAROE GROUP

2815 Nichols Canyon.aaroe.site









2815 Nichols Canyon Rd, Hollywood Hills | \$5,549,000

Behind the gates of this tranquil, park-like setting sits an approx.. 6,900 sq.ft. English Country home, situated on over an acre of flat land. First time on the market in 27 years, this is a unique opportunity to own a private and secluded compound. Ideally located in Upper Nichols Canyon near famed celebrity row, the home boasts original vintage details throughout. Currently configured with living room, kitchen and bedrooms on main floor, a finished basement with billiard room and bar. Approx. 2,000 sq.ft. attic with well over 6-foot clearance. The grounds are expansive and stunning, featuring a swimmer's pool, grassy yard and majestic trees throughout. A rare estate in the Hollywood Hills.



CHRIS & SANDY CARLSON 323.496.6655 homesbychris@me.com loveyourhideaway





3312 CLERENDON ROAD

BEVERLY HILLS

7 BEDROOMS | 9 BATHROOMS | 10,681 SQ. FT. | 33,549 SQ. FT. LOT

Newly restored modern traditional estate behind the gates of Mulholland Estates situated on nearly three-fourths of an acre with views. The backyard includes a pool, spa, outdoor kitchen/living area, and spacious lawn. The main level opens with a grand two-story entry leading to a living room, formal dining room, gym/media room, kitchen with butler's pantry, and maids quarters. The upstairs boasts a luxurious master suite with patio and views, 4 en-suite bedrooms, and 2-room guest suite.

JEFF KOHL MAURICIO UMANSKY

424.230.3707 424.230.3701 OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$11,000,000











122 N. CLARK DRIVE #102

WEST HOLLYWOOD

2 BEDROOMS | 2.5 BATHROOMS | 1,552 SQ. FT. | 17,626 SQ. FT. LOT

Spacious condo located in prime West Hollywood. 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 aside 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.

FARRAH ALDJUFRIE 424.230.3712

MAURICIO UMANSKY 424.230.3701

EDUARDO UMANSKY 424.230.3715

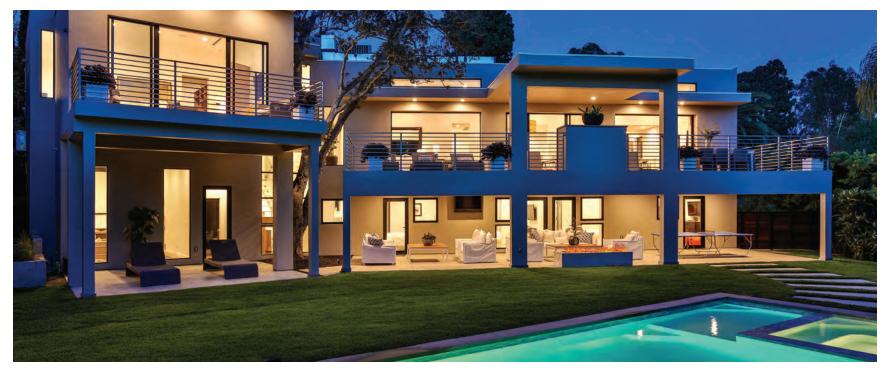
OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$850,000











1085 CAROLYN WAY

BEVERLY HILLS

5 BEDROOMS | 7 BATHROOMS | 4,922 SQ. FT. | 14,211 SQ. FT. LOT

The latest creation by Bravia Design, this modern masterpiece is located on one of the best streets in the heart of Beverly Hills. Upon entering the first floor the open floorplan consists of living and dining rooms, pro-style kitchen with Miele appliances, office and master suite which are highlighted by wide planked oak floors and high ceilings with clerestory windows that fuse each room with an abundance of natural light. The lower level consists of three bedroom suites, media room, studio and laundry room. The pool and spa, lush landscaped gardens and multiple lounge areas help complete this incredible living experience.

BLAIR CHANG 424.230.3703

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$8,495,000











1698 MARMONT AVENUE

SUNSET STRIP

3 BEDROOMS | 4 BATHROOMS | 3,000 SQ. FT. | 6,925 SQ. FT. LOT

Designed by Space International, this private, modern oasis is located moments from the Sunset Strip. Walls of glass open to seamless indoor-outdoor living, open floor plan and high ceilings. The 1st floor features living and dining areas, chef's kitchen, powder room and guest suite. Upstairs, the master suite has commanding city views and an office/media room. Other features include stunning gardens, koi pond, separate guest suite with exterior entrance, pool, spa, and outdoor shower.

OPEN TUESDAY 11-2PM

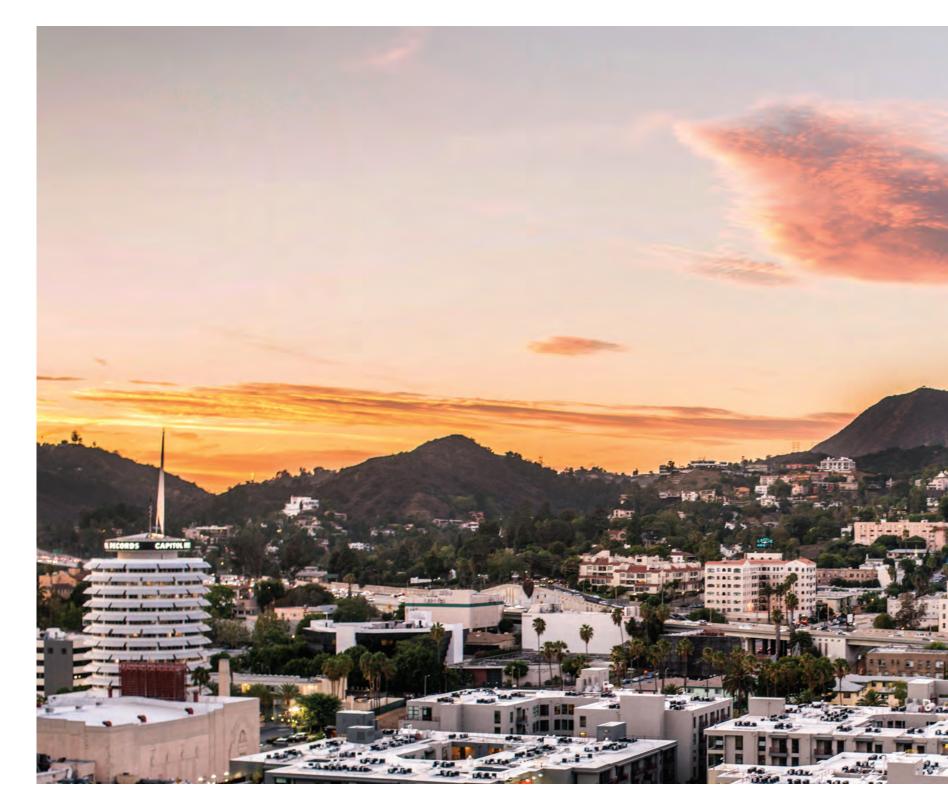
NEW LISTING

OFFERED AT \$5,450,000

BLAIR CHANG 424.230.3703







1550 N. EL CENTRO AVENUE | HOLLYWOOD

FROM THE FOUNDERS OF THE VICEROY AND KELLY WEARSTLER:
LUXURIOUS LIVING BLENDED SEAMLESSLY WITH THE SERVICES OF A FINE BOUTIQUE HOTEL

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.







OPEN TUESDAY 11-2PM

NEW LISTING

1 - 2 BEDROOM FURNISHED LEASE RESIDENCES INCLUDING 4 PENTHOUSES

OFFERED AT \$3,500 TO \$25,500/MO







4444 LIBBIT AVENUE | ENCINO | \$5,295,000 5 BEDS | 8 BATH | 7,878 SQ. FT. | 39,664 SQ. FT. LOT | 4444LIBBIT.COM THEAGENCYRE.COM/FOR-SALE/4444-LIBBIT-AVE-ENCINO



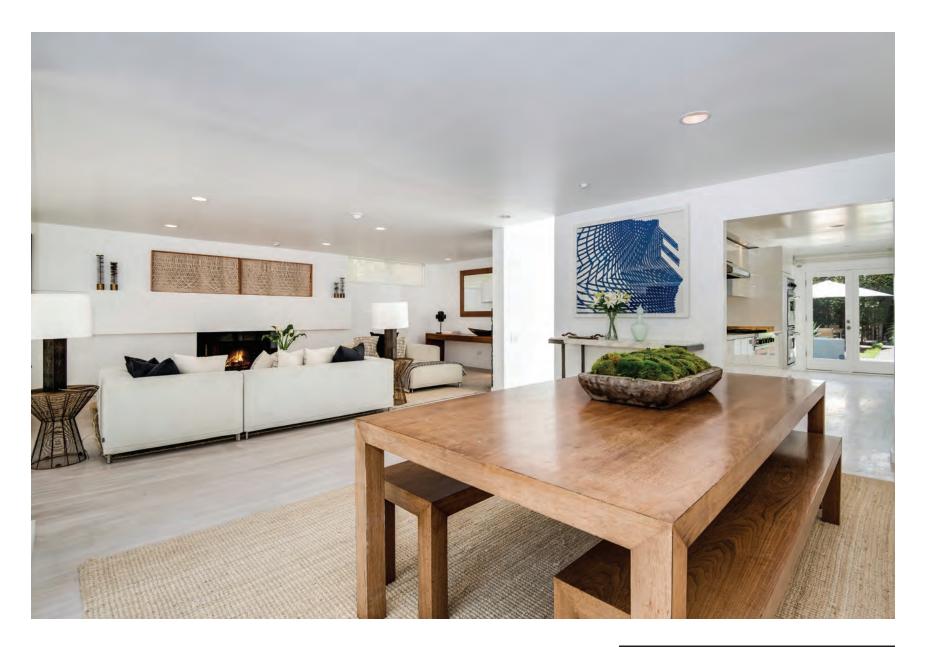
4540 ENCINO AVENUE | ENCINO | \$5,495,000

7 BEDS | 7 BATH | 7,800 SQ. FT. | 31,077 SQ. FT. LOT | 4540ENCINO.COM CO-LISTED WITH ADRIENNE MARTZ 424.238.2483

CRAIG KNIZEK 818.618.1006







943 17TH STREET

SANTA MONICA

3 BEDROOMS | 3.5 BATHROOMS | 3,470 SQ. FT. | 7,482 SQ. FT. LOT

Stunning, gated, architectural compound with guesthouse. Zoned SMR2 in the desired Franklin/Lincoln school district. Open floor plan, living room with fireplace and dining area. Updated kitchen and family/media room open to backyard. Large master with office and new en-suite bathroom. 2 family bedrooms up also with new bath and laundry room. Private guesthouse with 2 bedrooms, kitchen, bathroom, and could be developed into a larger unit. Near Montana shopping and restaurants. Priced to sell.

DEEDEE HOWARD 310.780.7676

LIZ FARWELL 310.384.8587

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,295,000











1705 OCEAN AVE #406

SANTA MONICA

1 BEDROOM | 1.5 BATHROOMS | 1,025 SQ. FT. OFFERED AT \$1,888,000 OR \$8,000 / MO.

424.400.5905 424.400.5903

DAVID SOLOMON ANNA SOLOMON

OPEN TUESDAY 11-2PM

NEW LISTING







THE CARLYLE RESIDENCES

ACCESSORY STUDIOS AVAILABLE UPON PURCHASE OF A RESIDENCE STARTING AT \$200,000















CARBON BEACH



A MALIBU WAY OF LIFE

The Residences at Carbon Beach is a limited collection of exquisite modern residences nestled steps away from Malibu's famed "Billionaire's Beach." Our newest model home showcases sophisticated contemporary style, breezy open-concept design, sweeping ocean views and a plush, expansive rooftop terrace — the ultimate setting for seaside lounging, dining and entertaining.

Starting at \$3,695,000 | 2.5% Broker Commission

3 Bed | 3.5 Bath | 4,996 - 5,748 Approx. Total Sq. Ft.

310.698.7889 | Carbon-Beach.com

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

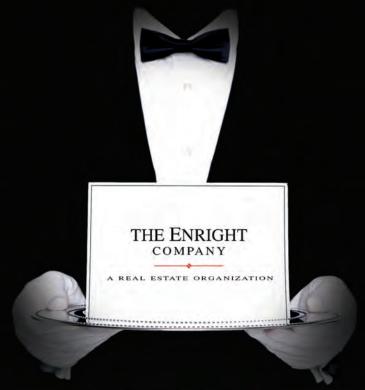




WINDSOR SQUARE MEDITERRANEAN

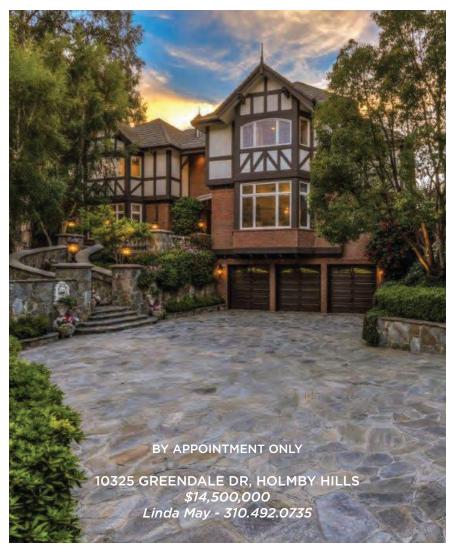
527 S. ARDEN BOULEVARD

A RESTORATION OPPORTUNITY

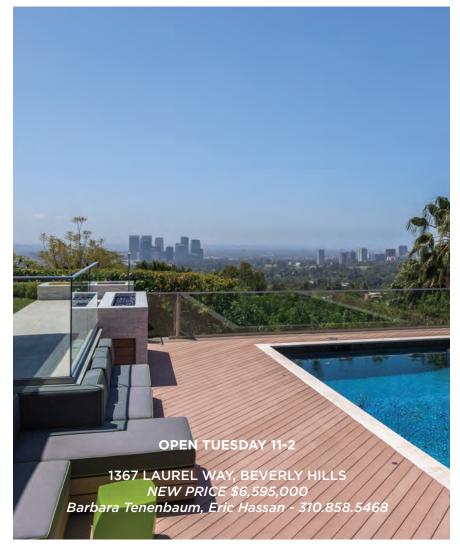


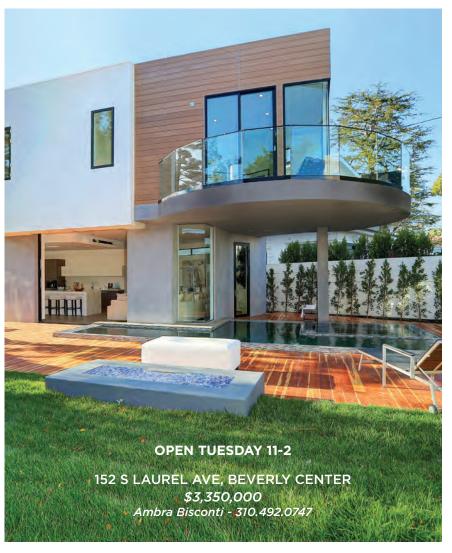
\$2,950,000

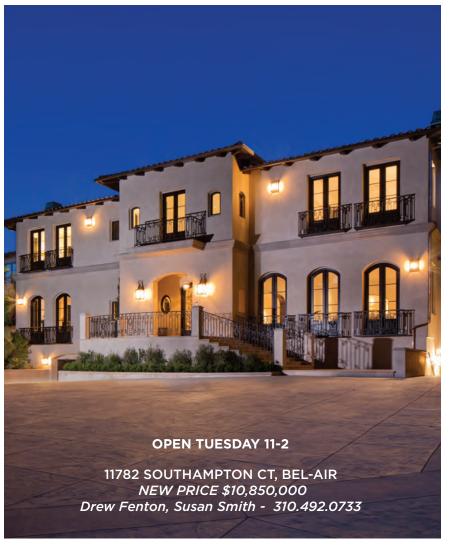


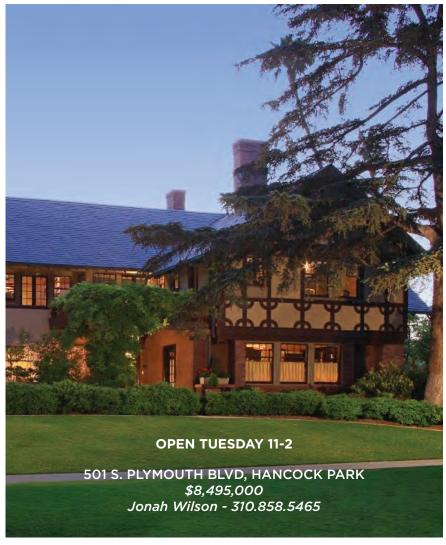










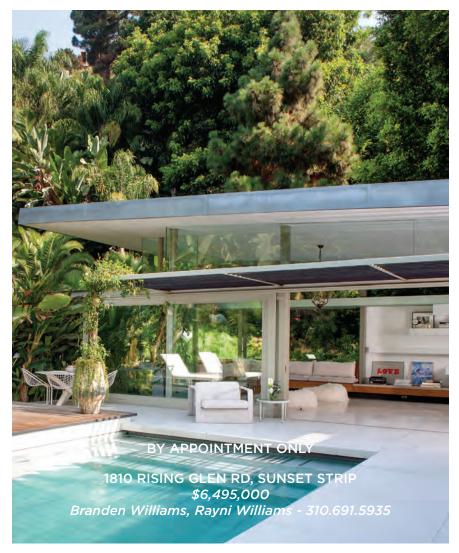


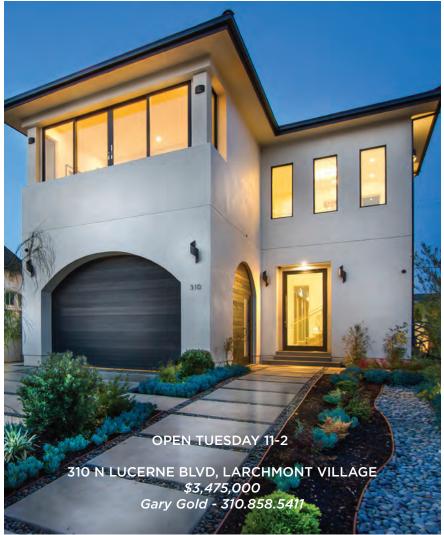




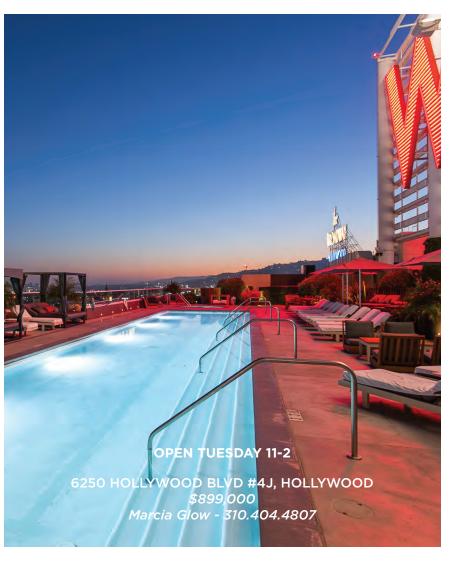
HILTONHYLAND.COM

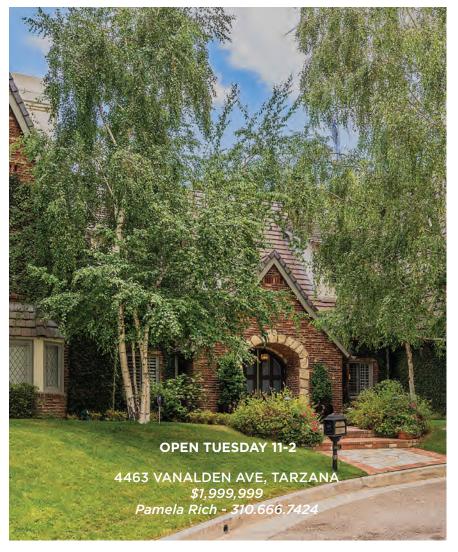
250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



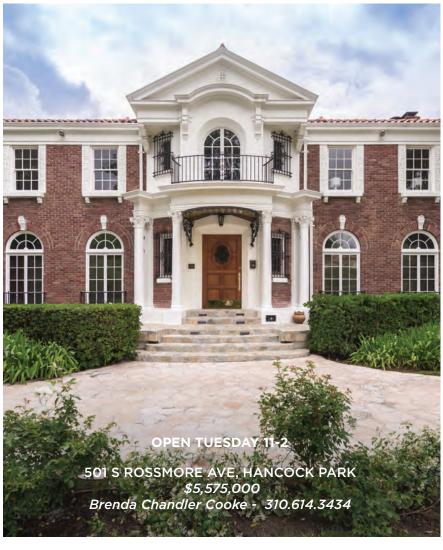














HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311









NEW LISTING | BY APPOINTMENT ONLY

122 N LA PEER DR, WEST HOLLYWOOD

\$3,775,000

4,000 SQ. FT. CUSTOM BUILT SMART HOME WITH 4 BEDROOMS & 6 BATHROOMS









OPEN TUESDAY 11-2

1367 LAUREL WAY, BEVERLY HILLS

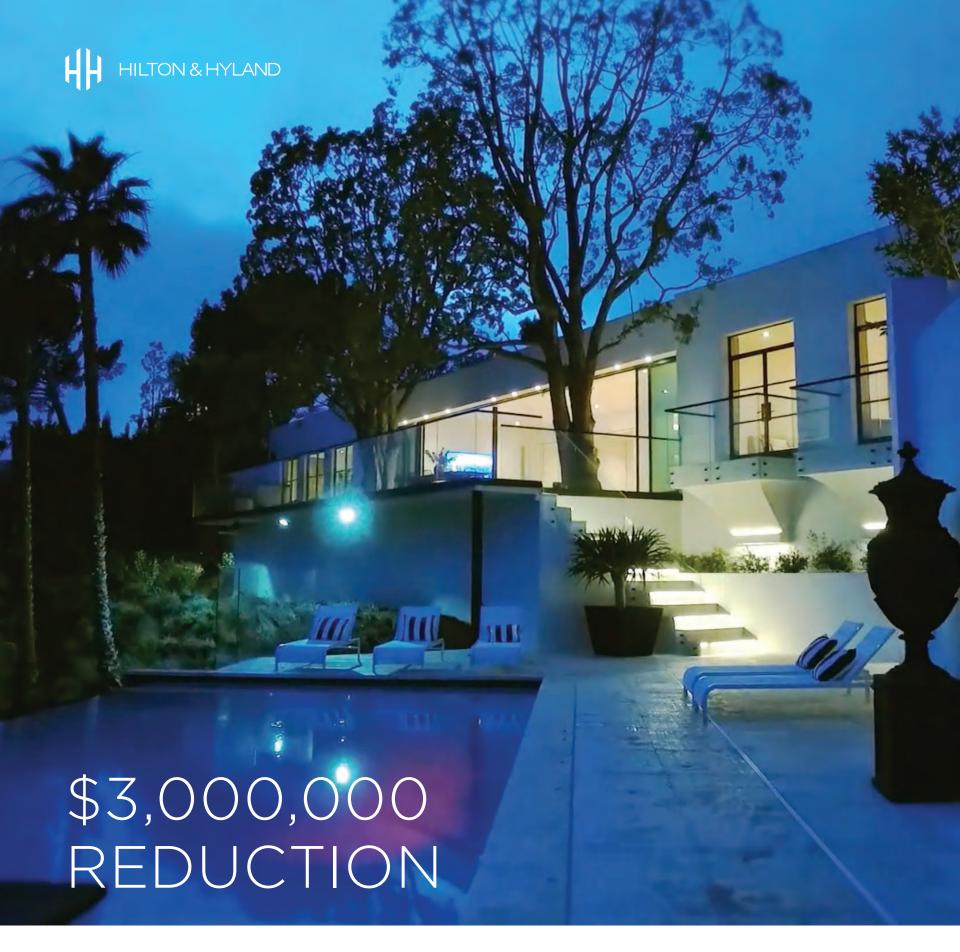
NEW PRICE \$6,595,000

HUGE PRICE REDUCTION! RECENTLY REMODELED CONTEMPORARY ARCHITECTURE









OPEN TUESDAY 11-2

1251 TOWER GROVE DR 90210

NOW OFFERED AT \$16,995,000





BY APPOINTMENT ONLY

308 N SYCAMORE AVE #206, HANCOCK PARK

\$1,950,000

Turn key. 3 bedrooms + office, pool, spa, gym.

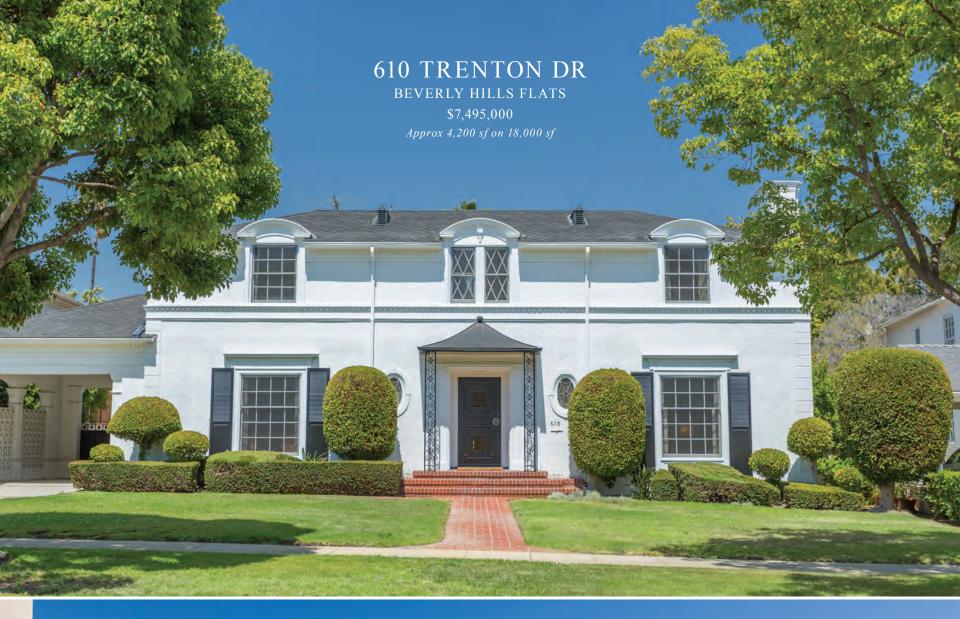




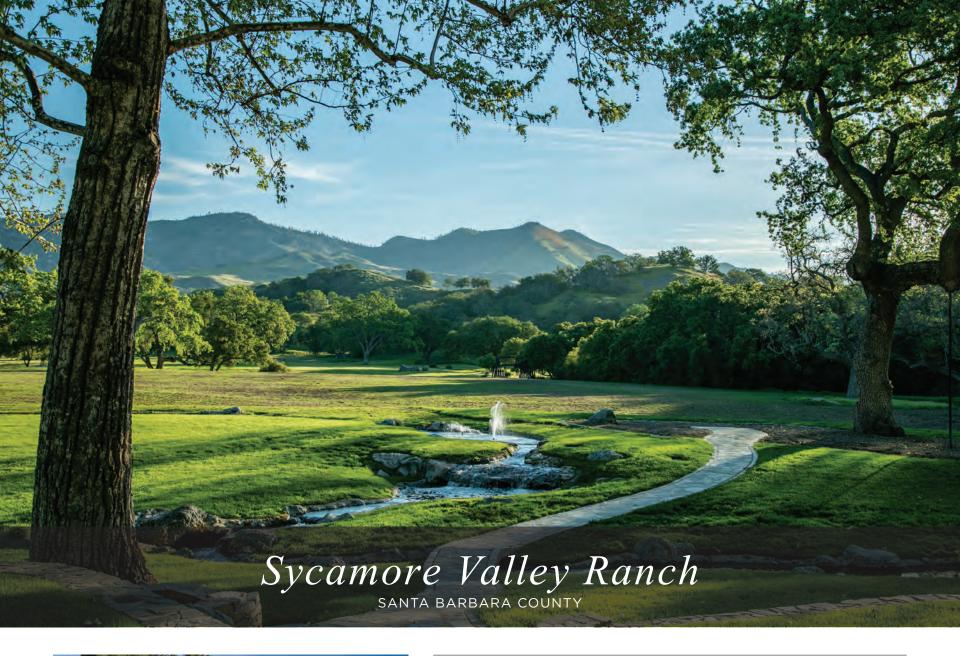














Sycamore Valley Ranch, Michael Jackson's inspiration, comprises 2,700 acres and is among the most prestigious properties on the market. The main 12,600 sq.ft. residence boasts six bedrooms, including a first-floor master suite with a private loft and two master baths. The home was designed by Robert Altevers for William Bone in the French Normandy style and meticulously crafted to perfection in 1982. Nestled between extensively landscaped gardens and a two-acre lake with waterfall, the adobe features incredible pastoral views to the south and majestic mountain views to the north. A covered barbecue area is ideal for entertaining and is adjacent to the pool, tennis court, and pool house. The acreage also includes three guest homes, a 5,500 sq.ft. theater, animal shelter facilities, several barns, and corrals. The estate's wilderness locale, bordering Los Padres National Forest, ensures the continued privacy and natural beauty of this estate.

OVER 4.2 SQUARE MILES

OFFERED AT \$100,000,000 | SYCAMOREVALLEYRANCH.COM

JEFF HYLAND 310.278.3311 BARBARA ROBINSON 310.854.4130 NICHELLE ROBINSON 310.854.4130







THE O'MELVENY HOUSE, 1908

501 SOUTH PLYMOUTH WINDSOR SQUARE, HANCOCK PARK

OPEN TUESDAY 11-2 \$8,495,000

JONAH WILSON JONAH@JONAHWILSON.COM 310.858.5465











Introducing Springville elacora in Camarillo – a family-friendly community with three distinct new home neighborhoods and a future five-acre park with basketball court, volleyball courts, turf playfield, exercise equipment and children's tot lot.

SOL

Single-Family Homes
1,711 – 1,837 Sq. Ft.
Up to 3 Bedrooms
2-Car Garage
From the Mid \$500,000s



Courtyard Homes
1,626 – 2,114 Sq. Ft.
Up to 4 Bedrooms
2-Car Garage
From the Mid \$500,000s



Single-Family Homes 1,599 – 2,121 Sq. Ft. Up to 4 Bedrooms 2-Car Garage From the Mid \$600,000s

3% BROKER REFERRAL*



≋ elacora[®] by Comstock Homes



*Broker must accompany client on their first visit to the sales gallery. Floor plans, elevations, renderings, features, finishes and specifications are subject to change by the developer at any time. They should not be relied upon as representations, expressed or implied. All dimensions and square footages are approximate and subject to normal construction variances and tolerances. Please see an elacora sales agent for clarification. Home shown does not reflect actual homesites. California licensed broker. CalBRE #01912034.









FABULOUS CONTEMPORARY FARMHOUSE 2035 MANDEVILLE CANYON ROAD | BRENTWOOD | APPROX. 4100 SQ FT | \$4,188,000

This elegant, and recently remodeled home exudes comfortable living and exquisite craftsmanship at every turn. This contemporary farmhouse home is located on the prestigious Mandeville Canyon Road in Brentwood with access to some of the best schools in LA. The East Coast inspired home provides its residents with a seamless indoor-outdoor living experience. As you enter the foyer, you are welcomed with dramatic high ceilings, a classic staircase, exposed wood beams and authentic stone throughout. *Staged by Anne Carr Design*.



CATHERINE MARCUS
CalBRE#: 01380305
c: 310.795.8521
e: catherine@catherinemarcus.com

Beverly Hills Brokerage | 310.724.7000 9665 Wilshire Blvd., 400, Beverly Hills, CA 90212 om sothebyshomes.com



461 Bellagio Terrace I Bel Air 1.4 Acre Restoration or Development Opportunity with Getty & Ocean Views \$5,895,000 By Appointment Only



JOE BABAJIAN 310.623.8800





MICHELLE FICARRA 424.400.5944



1037 Stradella Road | Bel Air www.1037Stradella.com \$3,995,000

Open Tuesday 11-2 | Refreshments Served



RENDERING

This unique property is located on Stradella Road, one of the most coveted and desired streets in Bel Air. This incredible site is situated among some of the most expensive estates in Los Angeles and is 0.56 acres with views of the Ocean, Catalina, City lights and Canyon. The 7235 SF house designed for this site is masterfully proportioned and designed to feature an open floor plan spanning three levels that allow for seamless indoor/outdoor living and entertainment. This California style contemporary house, with unencumbered sight lines from almost every corner, gives the site breadth and tranquility, and comes with approved plans and paid permits by the City of Los Angeles.





11455 Thurston Circle I Bel Air www.11455Thurston.com \$2,695,000 Open Tuesday 11-2 I Refreshments served



JOE BABAJIAN 310.623.8800





MITRA SISATAR 310.666.1339



City of Ojai's Historical Landmark Property No. 20, Casa Del Toro was originally designed by George Washington Smith, as one of Ojai's first commissioned homes in 1921. Situated on one of the Arbolada's largest and most coveted lots, Casa Del Toro has been re-envisioned by Kevin A. Clark as one of Ojai's most authentic estates, including the addition of two separate structures (studio/library and guest house). The main structure features five bedrooms and five bathrooms, with large living room featuring adzed beam details, large fireplace, and walls of glass overlooking the formal garden and majestic oak trees. Master suite with sitting room, both having original masonry fireplaces, walk-in closet, and large expansive terrace for views of Ojai Valley's prominent mountain ranges. All new landscape design features formal gardens, citrus trees, patios, and pool with baja shelf and serene spa-like setting. The house received "Mills Act" designation in 2014, which allows for significant tax advantages.

VIDEO TOUR: www.715ElToroRoad.com | Offered at 6.5 Million



Cameron Clark | 818.606.4048 | camaclark@gmail.com



OPEN TUESDAY 11-2 | OFFERED AT \$6,495,000

- Two-story Country English home on one of the best streets in the "flats" of Beverly Hills.
- 4 en-suite bedrooms plus office.
- Chef's kitchen with today's finest appliances and fixtures.
- Formal living and dining rooms, two-story family room with vaulted ceilings and wet bar.
- French doors lead to entertainers dream patio, grassy yard, pool, and guest house.



Jill Epstein

jill@jillepsteinrealestate.com www.jillepsteinrealestate.com 310.888.3355 | bre #: 00472171



Patty Finkel

patty.finkel@camoves.com www.coldwellbanker.com 310.200.1218 | bre #: 00496936



N E L S O N S H E L T O N

REAL ESTATE



OPEN HOUSE TUESDAY 6-14-2016 11:00 AM - 2:00 PM









1296 Monte Cielo Drive, Beverly Hills, CA 90210

World class estate in Beverly Hills most coveted location, 5 minutes to the Beverly Hills Hotel. Gracefully set on approx 36,000 sq ft mostly flat & private lot, this majestic Mediterranean inspired, newly constructed home with 7 Bedroom & 11 Bath welcomes you through a gated motor court with ample parking. From the moment you enter, feel the highest level of craftsmanship with passion for perfection reflected in every detail. Grand scaled rooms bathed in natural light, high Ceilings w/Skylights. Formal Dining room, elegant Living room & spacious Family room graced w/wood floors. The sweeping staircase leads to 4 bedroom suites. Master suite w/FP,luxurious dual bath,His & Hers walkin--closets & large Balcony that showcases the tranquil backyard landscape & pool. Additional: Office w/a private entrance, State-of-the-art Theater, Wine Cellar, Sauna, Elevator, Gym, Maid w/bath,4 Fireplaces,8-car Garage. Expansive Backyard, sparkling Pool/Spa, Outdoor Kitchen, BBQ plus a 2-story Guest House complete this Grand Estate! Offered at: \$18,387,000

Marjan Nourani:BRE# 01305387 | 310-920-9490 | marjan.realtor@yahoo.com

Text code: 507527 To: 35620

Elsa Nelson: BRE# 00703311 | 310-345-9306

For more information: 1296Montecielo.com









457 CUESTA WAY, BEL AIR OPEN TUESDAY 11-2 | REFRESHMENTS SERVED

Spectacular 1.3 acre estate with long driveway at the end of a cul-de-sac in prime Bel Air location with sensational views from city to ocean! 6B+7B home built by famed architect Jann Williams. Expansive lot offering the possibility for developing larger estate with approved zoning and related plans nearly complete for park-like grounds with pool, guest house, underground garage and secondary entrance from Bel Air Rd.

Price Reduced to \$13,500,000 www.457cuestaway.com

Myra Nourmand

myranourmand@nourmand.com

office: 310.888.3333 cell: 310.666.5822 bre #: 00983509

Eric Smilay

eric@smilayproperites.com

office: 310.888.3332 cell: 310.600.9172 bre #: 01710731



Three Offices.
One Respected Name.
www.nourmand.com

CATERED OPEN HOUSE

TUESDAY, JUNE 14 • IIAM-2PM & 6PM-8:30PM







TOUR**JEANNE**.COM













5 BD + OFFICE • 4.5 BA • 4,250 SF • 11,590 SF LOT

Offered at \$3,799,000

16041 Jeanne Lane, Encino



WWW.BRIANPANE.COM

818.521.9790 • brian@brianpane.com

CalBRE#01209478

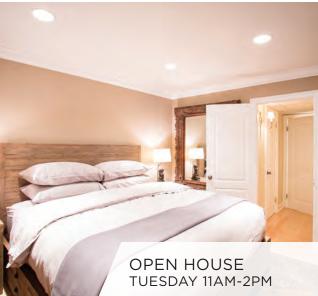
Wish

Sotheby's
INTERNATIONAL REALTY

Brian Pane is a Realtor Associate, CalBRE#01209478. We do not guarantee accuracy of square footage, lot size, condition, features, or income provided by sellers, third parties, or public records. Buyers are advised to verify accuracy of all information through independent inspection by professionals. Buyers and sellers are advised to seek legal and tax advice when purchasing or selling real property. Broker does not guarantee specific school availability. Each office is independently owned and operated.







750 N. KINGS ROAD, UNIT 114 | WEST HOLLYWOOD

Offered at \$437,000 | 1BED | 1BATH

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, and custom cabinetry. Newer hardwood floors and moldings, recessed lighting, fireplace with custom tile, newer central AC, plantation shutters, beautiful spa-like bathroom, spacious closet, and a good sized bedroom can easily fit a king bed. This turnkey, lock and go, bring your toothbrush home is gorgeous and has been lovingly cared for and maintained. Complex has remodeled lobby and hallways, amazing pro gym & fitness center, saunas, 2 jacuzzis, 2 sun decks with BBQ and views of the city, guest parking, controlled access, elevators, laundry on each floor, and low HOA dues.

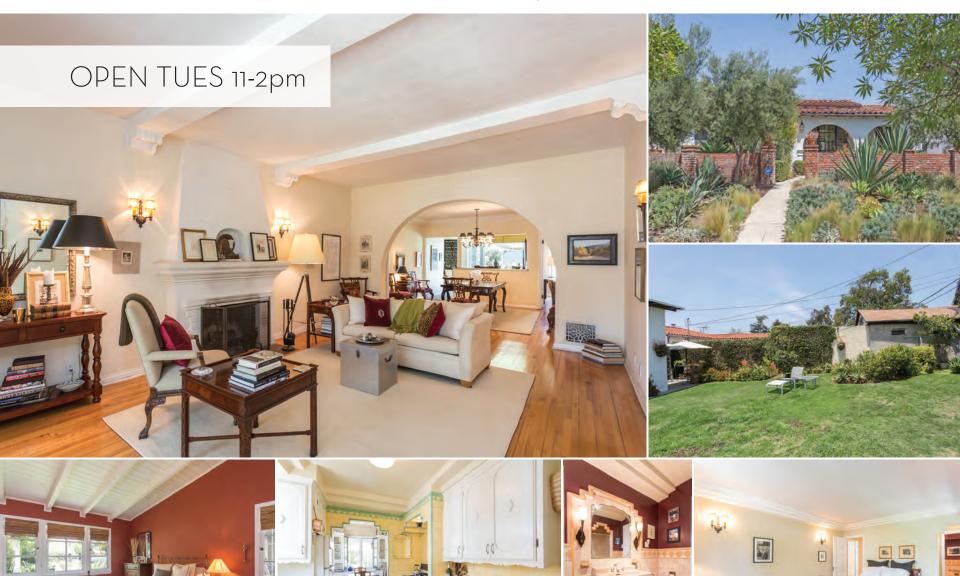
JIMMY MARTINEZ

323.377.0548 | jimmy@housesinla.com





AUTHENTIC & RESTORED 1930'S MEDITERRANEAN



1338 S Spaulding Ave, Wilshire Vista

Rare offering of a quintessential 1930's soulful Mediterranean home in Wilshire Vista. No 'neo-med' or 'expanded' traditional here, but an authentic character home. This home features: 3 bedrooms, 2 period bathrooms, spacious vintage kitchen with floor to ceiling artisan 1930's tile, adjacent breakfast room, formal dining room, living room with fireplace, plus additional den/family room playing to the large grassy backyard. Drought tolerant, magazine worthy front garden. Beautiful arches, windows, and mouldings add character and texture throughout. Splendid scale, privacy and sense of history.

\$1,179,000 | 1338SpauldingAve.com

PETER **MAURICE** petermaurice.com 310-623-8819

TREGG **RUSTAD** treggrustad.com 310-623-8825



MELISSA ALT & ASSOCIATES

OPENING DOORS ON THE WESTSIDE 424.202.3232 | melissa.alt@telesproperties.com | MelissaAlt.com

New Listing! Open Tuesday 11am - 2pm





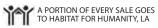




10418 Dunleer Drive Cheviot Hills

> 4 bd 4.5 ba Listed at \$2,998,000

Charming Tudor style home on an oversized flat lot on one of Cheviot's prettiest streets. Living room with fireplace and built-in bar. Family room and formal dining area open through French doors to an expansive back yard with sport court, pool, and two room pool house with bath, kitchen, and bedroom. Upstairs large master suite with remodeled bath, built-ins, and walk-in closet. Two additional bedrooms with updated baths, and a huge cedar closet complete second floor. Kitchen with stainless appliances and built-in breakfast table. Fourth bedroom and bath adjacent to laundry room and direct entry garage. Wood floors, two fireplaces, newer windows, and French doors. Close to Beverly Hills and Century City with great restaurants, theatres, shopping, and the new light rail station to the beach and downtown. 10418DunleerDr.com







TATIANA DEROVANESSIAN Realtor | President 310.432.6507 dreamliving KW BEVERLY HILLS tatiana@dreamlivingLA.com //www.dreamlivingLA.com







2606 32ND STREET | SANTA MONICA

Offered at \$3,795,000 | 5 BED | 7 BATH | 4,620 SQ. FT. | 2606THIRTYSECOND.COM

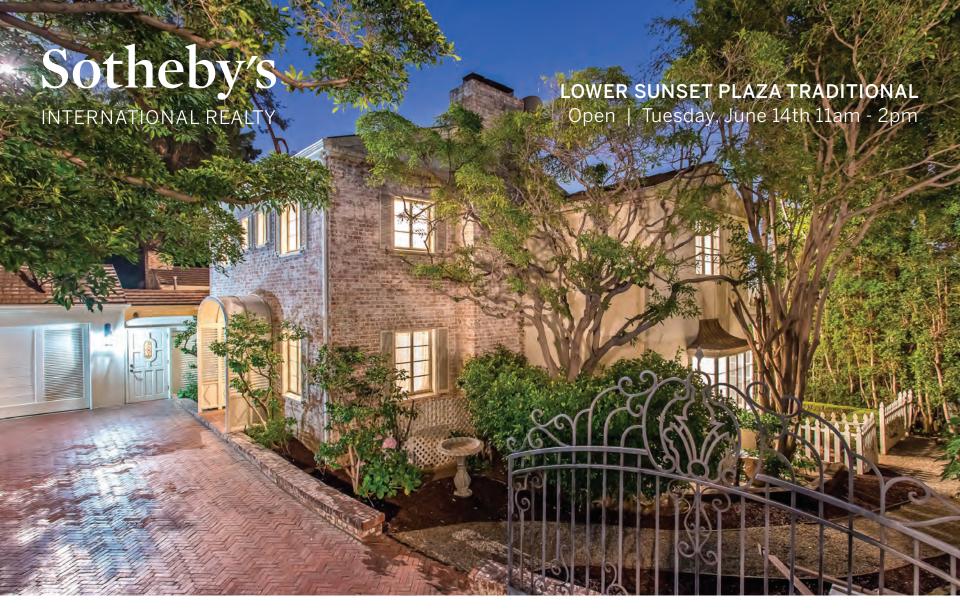
A rare sensation of form, function and soul, 2606 32nd Street embodies California Modern living in its essence, offering indoor/outdoor spaces loaded with features that embrace sustainability. Tucked within Santa Monica's esteemed treelined Sunset Park streets, this fully solar architectural vision sits proud atop a 9,012-foot lot. Glass walls slide to marry indoor and outdoor living in open air. While modern details fashion a clean living space, the soul of this home has a sense of comfort and familiarity. Checking every box for an idyllic modern lifestyle, this will be the space to shape the life you've long-awaited. Built by preeminent developer, Gaia Construction, Inc.

LORIN RUTTENBERG

310.500.3905 | Iorin@thepartnerstrust.com















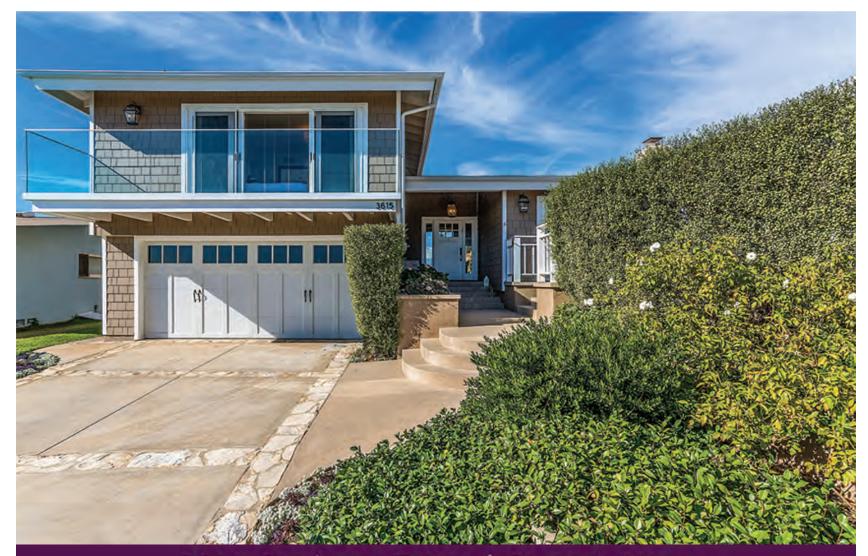
Patrick Martin
323.353.7200
PatrickMartin323@SBCGlobal.net
CalBRE#: 01242450

LOS ANGELES | 1270 Sunset Plaza Drive | Offered at \$3,295,000 4BD, 3.5BA | Interior: 3,050 sq.ft. (approx.) | Lot Size: 9,850 (approx.)

Gated and sited perfectly on a large private lot, this stately traditional is situated ideally on lower Sunset Plaza Drive. Classically designed Study off the entry with quarter round fireplace and brick hearth. Over sized living room with fireplace and French doors to covered porch. Ideal for entertaining indoors and out with expansive meandering gardens, over sized spa and plenty of room for future pool. Three bedrooms upstairs with 2nd story views, attached guest house perfect for nanny, office or visiting friends and family. 2 car garage with additional 5 car on site parking.

SUNSET STRIP BROKERAGE | 310.205.0305 9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069 sothebyshomes.com/losangeles

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.



3615 Seahorn Drive | Sunset Mesa





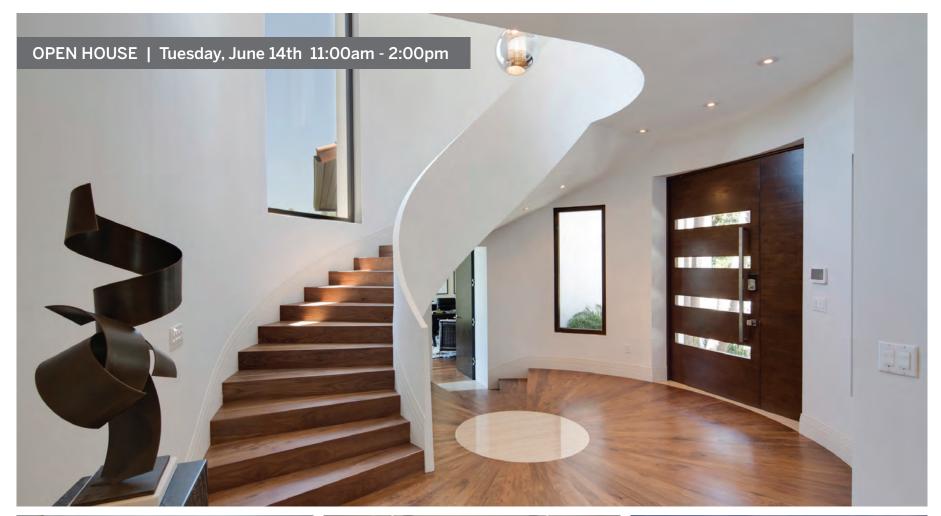


Offered at \$2,850,000... Gorgeous ocean view Sunset Mesa Home! Immaculately, completely remodeled in 2011, this four bedroom, three bath elegant beachy cape-cod traditional has a shabby chic flair, wide plank oak floors, and overall warmth with such an inviting feel. High-end stainless-steel appliances 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. This house is perfect in every sense. The best floor plan in a great neighborhood. Entertainer's dream home!



Marco Rufo 310.488.6914 info@marcorufo.com www.marcorufo.com











HIGHLY MOTIVATED AGENT - LET'S MAKE A DEAL 1280 ANGELO DRIVE | BEVERLY HILLS | APPROX. 7,767 SQ FT | \$17,000,000

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. Surrounded by verdant mature landscape that offers a level of tranquillity that is in perfect sync with the home's bold and innovative design. It features sleek details perfectly complimented by warm finishes to create comfortable, yet stylish interiors. The center piece of this home is the great room on the first level which features Fleetwood doors that open to outdoor areas with walls of glass that reveal the stunning and secluded pool and decks with the best of California Indoor/Outdoor living. The other side of the great room flows to a gourmet kitchen wrapped in glass with marble stone counter-tops, Wolf Stove, Sub-Zero Refrigerator, Meile Dishwasher. The kitchen opens gracefully to an outdoor barbecue area with additional Wolf grill and refrigerator that wraps around the back of the home to the pool on the edge of the property. Also gracing this home are eight inch walnut hardwood floors, walk-in closets, fireplaces and access to a private terraces. Staged by Anne Carr Design.



CATHERINE MARCUS
CalBRE#: 01380305
c: 310.795.8521
e: catherine@catherinemarcus.com

Beverly Hills Brokerage 9665 Wilshire Boulevard, Suite 400 | Beverly Hills, CA 90212















BRENTWOOD 245 WESTGATE

OPEN TUES 11-2

Gated, new construction, East Coast Traditional with 7,000+ sq.ft. Designed with the finest quality and handpicked details throughout, offering 5 bedrooms and 6.5 bathrooms. Formal 2 story entry, living room with fireplace and 9 foot French iron doors that lead to the outdoor patio and sitting areas. Handsome library opens to gourmet Chef's kitchen with state of the art appliances, large center island with marble countertops and breakfast area overlooking the lush landscaping. The luxurious master suite features a sitting room, dual baths and extra large walk-in closets. The home also offers 4 additional en suites and staff quarters.

Proudly Offered at \$6,795,000



Myra Nourmand
myranourmand@nourmand.com
310.888.3333
bre# 00983509



Lobat Ghodoushim lobatg@aol.com 310.300.3333 bre# 01520436



Three Offices. One Respected Name. www.nourmand.com

Sotheby's INTERNATIONAL REALTY

SOUTH BEACH IN SHERMAN OAKS

Shown By Appointment Only











13039 Addison Street Offered at \$2,555,000

the numbers include: 10' Stainless entry 6,746 Interior space

6 Bedrooms and 7 Baths

3000 Square foot garage



Jahmall Ellis CalBRE#: 01712283 818.451.8521 ellisahead@gmail.com

SUNSET STRIP BROKERAGE | 310.205.0305 9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069 sothebyshomes.com/losangeles

There is a Chef's kitchen with twin commercial refrigerators, dual dishwashers plus stainless ovens and range. Also featured throughout is designer travertine and bamboo flooring. Entertain large or small groups in the media room, den, formal dining room or game room with a professional slate pool table and full service wet bar. Upstairs the grand mezzanine ushers you to all the sumptuous living quarters including a breathtaking master and retreat with views. The yard and guest house are comprised of sheet-fall effect pool, river- rock grotto, grilling station, decadent mood lighting and an HD audio/video system. Amazing luxury, seldom found with tremendous attention to detail.

Exquisite, gated estate situated in the heart of Sherman Oaks. This rare

contemporary home is the quintessential entertainer's paradise, cool and hip yet

minutes to Ventura Blvd. The overall cubic square footage fills the rooms with light and is a perfect backdrop for the surrounding mature gardens. Features by

Sotheby's International Realty and the Sotheby's International Realty, logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.





1310 NAPOLI DRIVE | PACIFIC PALISADES

Offered at \$6,795,000 | 4 BED | 3 BATH | 5,104 SQ. FT | 1310NAPOLIDR.COM





JANE DORIAN

 $310.922.6464 \mid jane.dorian@thepartnerstrust.com$



THEPARTNERSTRUST.COM















VINTAGE BEVERLY GROVE FAMILY HOME WITH SEPARATE INCOME COTTAGE LA 90046

Separate homes, separate addresses, separate amenities, separate yards. 2 units on spacious 6550 SF lot, Walkscore 92.

755 N. LAUREL AVE: 1926 character with archways, mouldings, built-ins, hardwood floors and Batchelder tile fireplace. Interiors and landscape by Robert Vecchio Designs and William Shapiro Fine Gardens with grass yard and three distinct outdoor environments. Seller upgrades include kitchen floors, cabinetry and appliances, roof, HVAC, tankless hot water, and solar photovoltaic. Garage plus separate storage room. 3 bedrooms plus bright sunroom/den, 2 baths, formal dining room plus dine-in kitchen. **3 Bedrooms + Den 2 Baths 1639 SF**

8062 WARING AVE: Completely private Spanish cottage with separate south-facing den/office, full kitchen. Newer appliances, floors, HVAC. Discreet entry and secluded rear yard area. **1 Bedroom + Den 1 Bath 648 SF**

\$1,748,000

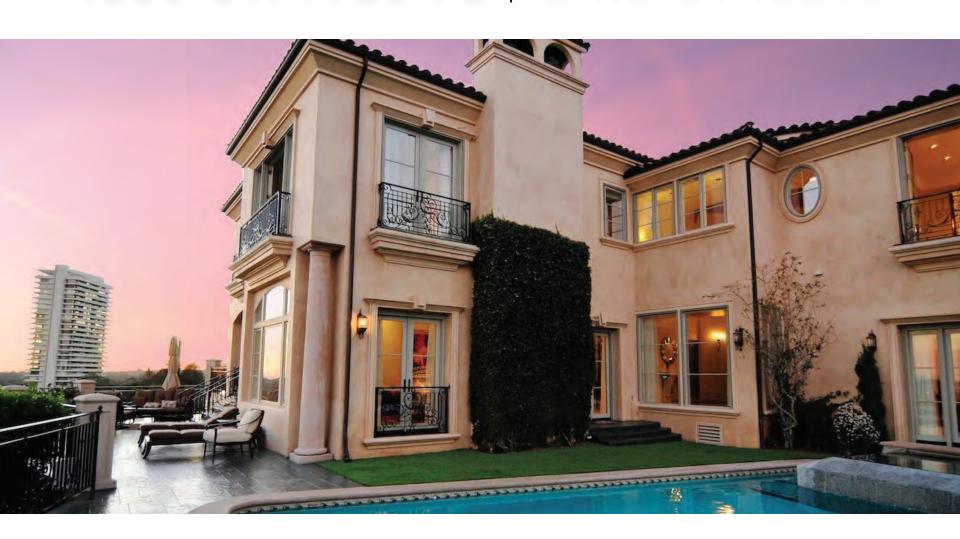


ERIK LERNER AIA LEED AP REAL ESTATE BROKER #01225073

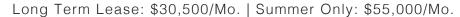
310 734 8120 VOICE | TEXT ERIKLERNER@REALESTATEARCHITECT.COM

www.755LAUREL.com

1260 ST. IVES PL | BIRD STREETS



Open Thursday June 16, 6-9 | Wine tasting by Clos Solène with hors d'oeuvres Exclusive pockets to be introduced!





ALSO AVAILABLE









Richard A. Chassler rchassler@nourmand.com | www.nourmand.com 646.303.5997 | bre#:01997601









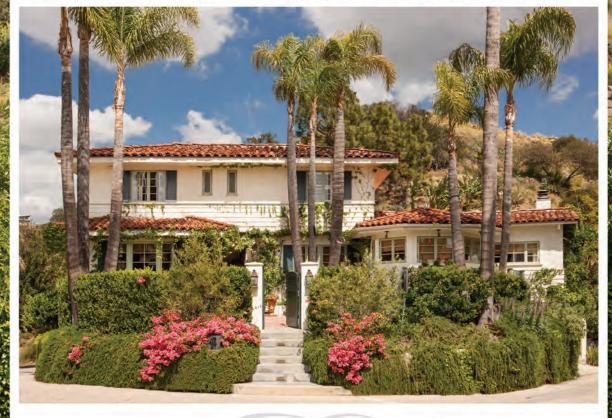












A Rare Jewel Outpost Estates

Beautifully positioned on its own private peninsula in coveted Outpost Estates, this lovingly restored Mediterranean Villa will surely tug at your heartstrings. Warm and inviting, refined and casual, gracious and intimate--all perfectly describe this exquisite residence. Elegant living room, 3 bedrooms, sunroom, 3 fireplaces, and breathtaking kitchen/family room. Perfect proportions, sparkling pool and hilltop views to downtown. A beautiful house that whispers..."home"! www.2300castilian.com

OPEN TUESDAY 11:00AM-2:00PM 2300 Castilian Drive



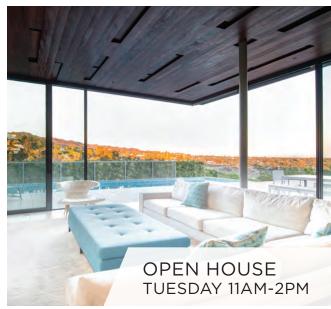
Exclusive Representation
RON de SALVO

(310) 777-6233 ron@rondesalvo.com









266 QUADRO VECCHIO DRIVE | PACIFIC PALISADES

Offered at \$8,200,000 | 4 BED | 7 BATH | 5,740 SQ. FT. | 9,024 LSZ. | QUADROVECCHIO.COM

Home has arrived with the introduction of this architectural masterpiece perched above Pacific Palisades and the Pacific Ocean. Designed by famous and award winning architect, the late Stephen Kanner, this home showcases an optimistic take on both modernism and sustainability; punctuating the idealistic panoramic views of the Queen's Necklace, the whitewater coastline, cityscape, and unspoiled mountain terrain.

THE MALIBU LIFE | MADISON HILDEBRAND | JENNIFER CHRISMAN

310.818.5788 | team@themalibulife.com



