

AREA
5**OPEN TUESDAY JUNE 20, 2017 11:00AM-2:00PM**

10480 Sunset Blvd, Bel Air

Incredible opportunity in this great location to remodel, add on or build a new home.
Bring your developers!

Large 20,000+ sq. ft. lot with circular drive leads to Ranch style 3,200+ sq. ft. home with 4 bedrooms & 4.5 baths nestled among multimillion-dollar estates.

Offered at \$2,475,000

Michael Sahakian

Coldwell Banker

310.285.7524

Cal BRE # 00876770

www.michaelsahakian.com



GLOBAL
LUXURY

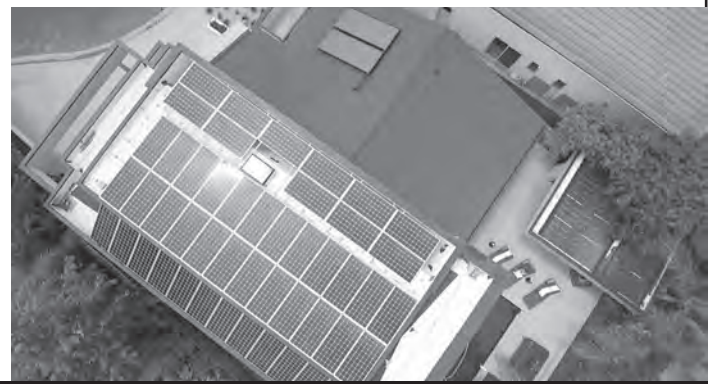
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WESTWOOD - CENTURY CITY

Solar Driven Luxury Property

AREA
6

BRENTWOOD



\$4,149,000

Tuesday, June 17, 2017 11:00AM - 2:00PM

814 Majorca Place, Los Angeles, CA 90049

Exquisite CA Modern meshes celebrity finishes w/state-of-the-art technology. Nestled on a quiet cul-de-sac, this property was painstakingly re-built for comfort, sophistication, & minimal environmental impact. Elegant finishes include European white oak floors, custom cabinetry, Fleetwood doors and W&Z

natural stone make this 4BR/3BA an entertainer's dream home. And w/15kW's of solar power & 30kW's of lithium AES, it's really off-the-grid. (One of the only homes in LA w/permitted active AES.)



Christopher Molinari

BRE # 01836728 310.800.1994

Exclusive Realty, Inc. 2945 Westwood Blvd, L.A., CA 90064
www.814majorca.com

AREA
6

BRENTWOOD

One of Brentwood's Finest



OPEN TUESDAY 11-2 PM | 11667 Gorham Avenue #203 | BRENTWOOD | \$995,000

Beautifully redone unit in the much admired Cape Cod style building located in the heart of Brentwood. This stunning condo is just steps from San Vicente Blvd's Whole Foods Market, Starbucks plus many shops and restaurants. The two bedrooms are on opposite sides of the unit, providing privacy. The spacious living room with built-ins and a fireplace, opens through French doors, to the enclosed patio. This is great feature for entertaining. The kitchen has a pass through counter that opens to the formal dining room. There is a laundry room off the kitchen. The master suite has built-ins, a walk-in closet and great master bath. There are lovely appointments, high ceilings and wood flooring throughout. This turn-key home offers comfort and sophistication.



Represented exclusively by
Chrys Stamatis
Previews Director
310.571.1323 direct
Chrysstamatis1@gmail.com
CalBRE# 00469535

**“LONG ON EXPERIENCE
KNOWLEDGE AND SUCCESS”**



SELLER SAYS "SELL!"

MAJOR REDUCTION



121 S. CARMELINA AVENUE | \$5,950,000

REPRESENTATION BY:

Fred J. Bernstein
310-300-0599
fjb@weahomes.com
CALBRE# 01476689

Ethan Peskowitz
646-327-2399
ep@weahomes.com
CALBRE# 01915905

OPEN TUESDAY, JUNE 20TH • 11-2PM

An exquisite new look for this exceptional home located in one of Brentwood's most desirable locations. This 5 bed, 6 1/2 bath home features a spacious open plan providing generous living spaces & a wonderful flow. Enter the property down a meandering path surrounded by mature landscaping into a private courtyard complete with a water wall. Upon entering the house, you are greeted by the entry foyer which opens to a beautiful formal living room. The main level of the home has a massive eat-in chefs kitchen, family room, music room, formal dining room, butlers pantry, guest ste, formal powder room, & library. The upstairs features a sensational master suite with his & her bathrooms & massive closets, gym, laundry room, & 3 additional bedrooms. Located on very secluded grounds complete with an outdoor kitchen, fireplace, and jacuzzi, all of which is surrounded by stunning greenery. Truly exceptional in every way.

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

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

JUST LISTED**NEW CONSTRUCTION****2577 AMHERST AVENUE, LOS ANGELES, CA 90064****5 BED, 5.5 BATH 4000 SQ FT (APX) 6,022 SQ FT LOT (APX)**

Newly Constructed Farm House style home that is both sophisticated in style and functionality. No expense was spared with high end finishes throughout the entire house. Just minutes from Santa Monica Beach! Offered at \$2.649,000



MAYA LIBRUSH
 818.201.5226 direct
 310.273.6265 office
 maya@mdpropertiesla.com

JOIN US
TUE 11-2
 BROKER OPEN
**BARISTA &
 DESSERTS**



2350 Castle Heights Ave., Beverlywood

Open Tuesday, June 20th | 11:00am-2:00pm



Fabulous mid-century modern home in Beverlywood Homes Association. Offering over +/-2,100sqft, this home features light & airy open floor plan with soaring ceilings and walls of glass. Home sits on a +/-9,600 sqft lot. Chefs kitchen with seating for 8 guests around center island. 4 bedroom / 2.5 baths (including convertible loft). Master suite offers walls of glass overlooking the entertainers backyard and has romantic double sided fireplace between bedroom & bathroom. Backyard offers custom pool w/ waterslide, fire pit and multiple lounge areas.

Located on tree lined street in award winning Castle Heights school district.

Exclusively Offered At \$2,275,000



JOEL + DORIT COOPER

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dorit@doritcooper.com

joel@joelcooper.com

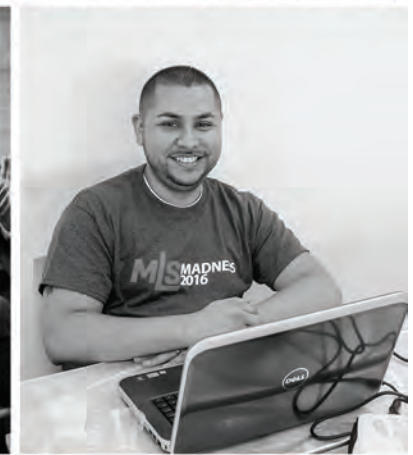
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Association of REALTORS®
6330 San Vicente Blvd., #100
Los Angeles 90048

Register now at TheMLSMadnessLA.Eventbrite.com
Questions? Call 310.358.1833 or email marketing@themls.com



849 22nd Street, Santa Monica

OPEN TUESDAY 11-2PM | Offered at \$2,995,000 | 3BD/2BA | www.849-22nd.com

Sweet and Charming Spanish home on an exceptionally gorgeous, large lot of over 8,000 square feet, in a premier Santa Monica location moments to Franklin Elementary and Montana's best! The West facing Living room with wood burning fireplace and wood floors welcomes you to this enchanting home! Additional features include a formal dining room, family room, 3 bedrooms, 2 full bathrooms and an open den. An incredible back yard, blasted by sunshine with mature fruit trees beckons you outside! 2 car detached garage and alley access. Property is currently tenant occupied. Please do not disturb tenants.



NILI HUDSON
310.622.7422
nilihudson.com
LosAngelesEcoBroker.com



AREA

19

BEVERLY CENTER – MIRACLE MILE



Just Listed!
362 N Croft Ave
 \$3,499,000

Broker's Open House
 Tuesday, June 20th,
 from 11am to 2pm

Cutting-edge brand new 5 bedroom & 6 bathroom home that sets the standard in Modern excellence. The gourmet kitchen is equipped with Miele appliances and Caesarstone Quartz counter tops. The Fleetwood pocket doors open up to the entertainer's backyard with sparkling pool and spa, with its own fireplace and zen seating. The indoor/outdoor living quotient flows seamlessly and encompasses a fascinating custom fireplace to entertain in grand style. The Master Suite features a huge walk in closet & relaxing spa bathroom. Gated and hedged for optimal privacy. Centrally located a short distance away from trendy restaurants and boutiques. Welcome home!

www.362CroftAve.com

The Sunset Team

Alex Lombardo & Roberto Seixas
 9000 W. Sunset Blvd. Suite 1100
 West Hollywood, CA 90069
 310 274 3900

KW HOLLYWOOD HILLS
 KELLERWILSON REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design

Wow House in Los Feliz

AREA
22

LOS FELIZ



2306 RICHLAND AVE
Tuesday June 20th 11-2

This Los Feliz 2 story traditional has been transformed into a flawless 4 bedroom 3 1/2 bath showplace, seamlessly combining classic and contemporary design elements. No

system or finish has been overlooked in this extraordinary reimagining. Incredible both indoors and out, with amazing pool, spa and entertaining areas - this is an exceptional offering.

Offered At **\$2,795,000**

Peter Lavin
323-376-1964

Alastair Duncan
323-640-2232



LINKS REAL ESTATE
www.2306richland.com

AREA
28

CULVER CITY




4044 Madison Avenue, Culver City

OPEN TUESDAY 11-2PM, THURSDAY 11-4PM, & SATURDAY/SUNDAY 1-5PM

Gorgeous Tree-Lined Madison Avenue / Zoned Multi-Family / Prime Carlson Park. Large rear open grassy yard for building units or single family use expansion - or simply enjoy the existing, thoroughly remodeled, 2 bed with 1 bath, Spanish Gem. Located down the street from Sony Studios - and just blocks from 'happening' downtown Culver City. Close to markets, dining, entertainment and Expo Line. Hurry in - this property won't last!

Offered at \$1,349,000



GANT FRINK

310.339.1193 mobile
gantfrink@gibsonintl.com
gibsonintl.com

Beachwood Cyn 4 Bed 3 Bath

AREA
30

HOLLYWOOD HILLS EAST



3254 LEDGEWOOD DR
Tuesday, June 20th, 11:00 am to 2:00 pm

Architectural "tree house" with mid-century vibe in Upper Beachwood Canyon. 4 bedrooms and 3 bath with 2,700 sq ft. Spectacular great room with 14 ft. wood beamed ceiling and massive artisan stone fireplace. Very private entertaining terrace off the great room with a fire pit and head on views

of the Hollywood Sign. Canyon and city lights views from the great room looking toward Palos Verdes. Expansive master suite with sitting area and private deck. Large chef's kitchen with new appliances.

Offered At **\$1,695,000**



Douglas Dodds
323-701-2036

www.3254ledgewood.com



AREA
30
HOLLYWOOD HILLS EAST



OPEN
Tuesday
11am-2pm



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

Beautiful Spanish Villa

3123 LA SUVIDA DRIVE

4 bed/4 bath recently updated throughout. In the desirable Lake Hollywood area close to all the Studios, Downtown and the heart of Hollywood! Welcomed by an original, newly-restored Frank Bowers archway painted mural originally completed in 1937, find a great floor plan that gives everyone privacy. Expansive kitchen is equipped w/newer Viking® appliances, huge island and eat-in breakfast area with quick access to the outdoor courtyard w/a beautiful fountain. Step-down living room w/fireplace & picture windows showcase views of trees and hills. Enormous master bedroom w/separate sitting area, double-cedar walk-in closets and sizable master bath w/dual vanities, separate tub & shower. Elevator provides easy access from garage to upper levels.



\$1,899,000 | 4 BEDROOM | 4 BATH | 3,540 SQ FT



ROGER PERRY
REALTOR® | BROKER ASSOCIATE



RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM

CalBre License #: 01882885

Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources.

HUGE AND SPECTACULAR!!!

AREA
31

PLAYA DEL REY



6501 Vista Del Mar
OPEN 06/20/17 11AM-2PM

First time on the market. Rare one-of-a-kind property currently configured as a Duplex with two huge apartment units plus a studio. With some configuration, you could have one large single family home. Or, live in larger Unit A and collect rent from smaller Unit B. Unit A features 3 beds, 3 baths. Unit B features 2 beds,

2.5 baths plus large bonus room for use as a third bedroom, office or entertainment center. Nearly 900 sq ft deck space. Enjoy stunning, vertical 360 degree unobstructed views.

Offered At **\$3,295,000**



Jim Lisi
310-753-8026

1219 Morningside Drive
Manhattan Beach, CA 90266
OSSIA.GROUP



AREA
73
STUDIO CITY

4245 VANETTA DRIVE, STUDIO CITY

OPEN TUESDAY | 11 - 2



For more details
Visit 4245vanettadrive.com

Stunning architectural view home in Studio City. Great room with soaring ceilings, fireplace, clerestory windows, wet bar, and deck. Hollywood style movie theatre, massive wine room, and gourmet eat-in Chef's kitchen with granite counters, dual wall ovens and island. Master retreat with cathedral ceilings, fireplace, office loft, and spa-like bath with soaking tub and glass shower. Multiple levels of gardens, mature greenery, and patios. A luxurious lifestyle rarely seen outside of the Hollywood Hills.

Offered at \$2,149,000



Craig Strong
Executive Director, Aaroe Estates
310.439.3225 direct
craig@strongrealtor.com
strongrealtor.com

JOHN AAROE GROUP

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 01450987.

PRICE REDUCED!

GATED CELEBRITY VIEW ESTATE



AREA
73

STUDIO CITY



5BR :: 4.5BA :: 5,593 SF :: Lot Size +/- 1.25 Acres :: Pool

Bestow this gated celebrity pool estate on more than 1.25 acres, tucked away on a quiet cul-de-sac above Studio City. This two story home boasts breathtaking unobstructed 180° views from Universal City skylines through the west valley with absolute privacy. This sun filled home is a superb blend of understated elegance and impeccable craftsmanship with oak plank floors and custom French doors throughout. The floor plan accommodates all lifestyles from the family to the entertainer with voluminous public spaces and a gourmet kitchen featuring center island, custom cabinetry, and Thermador appliances. With 5 bedrooms & 4.5 bathrooms the main floor features family room with fireplace, dining area, and spacious living room with soaring beamed ceilings and refreshing indoor/outdoor flow to the gorgeous backyard/Pool. Main level also includes spacious bedroom with bath and walk in closet, two other bedrooms with Jack and jill bath, laundry room, powder room and gym with built in sauna. Second level offers a luxurious city view owners suite with Walk-in closet, master bath, wraparound deck, and huge den/office space.

www.3523Wrightwood.com



SHAWN KORMONDY
323.638.7567
Skor@SkorREG.com

3523 Wrightwood Ct,
Studio City, CA 91604

Offered at : \$4,950,000



AREA
362

EAST LOS ANGELES

ATTENTION ALL REALTORS AND INVESTORS

Why buy a DUPLEX in the Westside when you can CASH FLOW with APPRECIATION in the EAST SIDE?! You've heard of Boyle Heights and the adjacent areas. Check out this duplex in East Los Angeles under NO RENT CONTROL!

514 N Brannick Ave, Los Angeles 90063

Priced Under \$500K

\$3,350 Monthly Rents

**Excellent Cash Flow or Owner/User Deal
Minutes from Downtown & LA Arts District**

Contact listing agent for details:

Jesse Stamps

TDC Pacific Properties, Inc.

BRE # 01412557

310-963-8939

28765 PINE CANYON RD, LAKE HUGHES

SHOWN BY APPOINTMENT

OUT OF AREA



For more details
Visit RoyalOaksRanch.aaroe.site

Royal Oaks Ranch is located at 28765 Pine Canyon Road, Lake Hughes - 1,051± acres in the soft rolling hills bordering Angeles National Forest, touching the southernmost tip of the famous Tejon Ranch is the natural beauty of Royal Oaks Ranch. Miles of equestrian trails run throughout the property - 9 water wells and a seasonal lake. The custom built Tudor estate home of almost 7,000± square feet sits atop a beautiful knoll in a prime area of the ranch with breathtaking views of sky, valley and mountains. Sport court, double-gated entrance, multiple guest and caretaker residences, horse corral, and much more. Comprised of 31 parcels, Royal Oaks Ranch was conceived and built as a family retreat for horseback riding, camping and entertaining - Cowboy Lawyers Assoc. riding/camping events would draw 100s of people and weddings at Inspiration Point, easy access to the Pacific Crest Trail right across the street for hundreds of miles of hiking and riding opportunities - Offering endless possibilities, raise horses or cattle - agriculture - grow crops, have orchards - could be an RV or ATV Park - a boarding school, a religious or children's retreat or another family retreat, could develop for up to 50 single family houses, to name a few. Come feel the magic this totally awesome property presents. **Offered at \$3,999,999**



FRANK GARGANI
Director, Aaroe Architectural
310.684.2558 direct
frankgarganire@gmail.com
frankgargani.com
CalBRE 01848674

JOHN AAROE GROUP

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information.

AREA
1333

LADERA HEIGHTS

RARE LADERA HEIGHTS SINGLE STORY HOME

CONTACT ROBERT PITTS BY E-MAIL: robertpittsestates@gmail.comwww.robertpittshomes.com

Ladera Heights Finest

Open House

Sunday, June 25th From 2-5PM



5630 S. GARTH AVENUE - 90056

- 4 Bedrooms with 4.5 Baths
- 2 master bedrooms with spa tub and 1 has fireplace
- Formal living room has fireplace
- Family room with fireplace
- Formal dining room
- Stunning new hardwood floors
- Cook's kitchen with granite tops, custom cabinets, stainless steel appliances and breakfast room
- Grassy rear yard with enclosed patio and bar
- All bedrooms have own baths
- Living SqFt 3,154 Lot Size 8,107



OFFERED at \$1,175,000

Robert
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ESTATES
310-259-4137
310-915-6500

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AREA
1333
LADERA HEIGHTS

ONE OF A KIND TUSCAN STYLE HOME

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www.robertpittshomes.com

Ladera Heights Finest

Open House
Sunday, June 25th From 2-5PM



5124 S. GARTH AVENUE - 90056

Immaculate Semi Custom in Ladera Heights..... Unique Tuscan living at its best only begins to describe this one of a kind 5,200 square foot home with 5 Bedrooms and 6 baths. Gourmet kitchen stainless appliances and Farmhouse sink, oversize great room with dual fireplace, and great room overlooks city and mountain views and sparkling city lights. This fully redesigned and newly appointed custom home has been upgraded throughout. Tumbled travertine floors combined with gorgeous wood floors to name a few. This home blends indoor and outdoor together with a lovely appointed gazebo, grassy rear yard, sparkling pool and spa affords the ultimate entertaining lifestyle. The 2 story home sits on a 9,100 square foot premium lot with stunning views overlooking city and ocean.



OFFERED at \$1,850,000

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310-259-4137
310-915-6500

License No.01881589

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Los Angeles 90048

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TUESDAY

01 Beverly Hills *Single Family*

1007 LOMA VISTA DR	Open	11-2	NEW
\$12,750,000	5+5	1sty-ARCHITECTURAL	




CLASSIC TROUSDALE

Restored & expanded by Alvarez & Morris, AIA, ASID. Gated motor court plus a 3 car garage. Open floor plan with south-facing public rooms all opening to the outside, exquisite finishes & green views from every room. Great indoor/outdoor flow - backyard anchored by a magnificent coral tree, lush landscaping & an outdoor dining pavilion.

David Gray 3109620237
PARTNERS TRUST

3 houses north of Greystone Park!

517 N BEVERLY DR	Open	11-2	NEW
\$11,995,000	7+8	3sty-MEDITERRANEAN	



GORGEOUS MEDITERRANEAN IN THE FLATS

Gorgeous Mediterranean in the flats of Beverly Hills. Large entry leads to perfectly scaled public rooms. The ultimate kitchen with Carrara marble and the finest appliances. Magnificent family room with arched French doors opens to a veranda, pool, spa and guest house. On the lower level are a screening room, wine cellar, massage room and multi-purpose room. Large master suite and bath with two huge closets. 6 more bedrooms and 7 baths. Double gated driveway. Minutes from downtown Beverly Hills.

MLS#17-236864
Edward Fitz 424.230.3757
THE AGENCY

706 N OAKHURST DR	Open	11-2	rev
\$8,550,000	4+6	TRADITIONAL	



STUNNING TRADITIONAL HOME IN PRIME BEVERLY HILLS

Stunning traditional home in prime Beverly Hills Flats. Beautifully remodeled by a top designer. Elegant entry to formal living room w/rich wood-paneled walls, fp, & detailed crown moldings. Stunning gourmet chef's kitchen w/huge Carrera marble island & high-end appliances opens to the spacious family & sitting rooms offering wonderful space for both entertaining & comfortable family living. Seamless indoor/outdoor flow. Stylish formal dining room, 2 powder rms, & California basement

MLS#16-135746
Kathleen Doyle 310-622-4466
KATHY DOYLE ESTATES

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

510 ARKELL DR	Open	11-2	rev
\$6,350,000	4+5	MID-CENTURY	



CLASSIC BH HILLSIDE MID-CENTURY MODERN

Classic California living with this light-filled home in a tranquil hillside location with lush vegetation. Floor-to-ceiling windows & airy open plan layout allow light to stream throughout & provide a seamless flow between indoor & outdoor space. Large master suite with generous closet space. Living & family rooms have wood-burning fireplaces. Dining room with chandelier. Spacious kitchen with roomy breakfast area. Entertain your guests in the verdant backyard with lap-pool. Ample parking.

MLS#17-228016
Janet Rivani 310-560-5558
NELSON SHELTON

REDUCED \$145K

463 S SWALL DR	Refresh.	11-2	rev
\$2,749,000	4+4	TRADITIONAL	



STUNNING NEW REMODEL IN BEVERLY HILLS

Stunningly remodeled down to the studs using the finest materials, this is as close to brand new as you can get! 4 bedroom, 4 bath, 2-level home features gleaming wood floors, tasteful moldings, generously sized bedrooms. An exquisite great room features a stunning formal living room with gorgeous tiled fireplace, huge picture window & custom Koshier kitchen with a large center island, custom cabinetry & sleek countertops. A generous rear den opens to the spacious back yard w/ plenty of grass.

MLS#17-236226
Milstein/Silver 310.867.5598
KW BEVERLY HILLS

www.463Swall.com

01 Beverly Hills *Condo / Co-op*

137 S SPALDING DR, UNIT 103	Open	11-2	NEW
\$1,550,000	3+2.5	TRADITIONAL	



STUNNING & SOPHISTICATED CONDO IN PRIME BEVERLY HILLS

Prime opportunity to own in one of Beverly Hills most exclusive best kept secrets. Whisk your way through the secured entry into this enchanting three bedroom, two and a half bathroom ground floor unit. The large open spaces make this 3 bdrm, 2.5 bthrm home ideal for family living. Enjoy a slice of luxury with central AC/Heat and 3 separate, private parking spaces. Conveniently located in the heart of Beverly Hills, close to gourmet restaurants, trendy shops, and more, don't miss out!

S.F. Jones/ L.Sockolov 310.691.7888
JOHN AAROE GROUP

137Spalding103.com

125 N GALE DR #306	Open	11-2	NEW
\$989,000	2+3	MODERN	




STUNNINGLY REMODELED 1,729SQFT 2BED 3BATH CONDO!!!

STUNNING CONDO LOCATED IN PRIME BEVERLY HILLS! LUXURIOUS 1,729 SQFT CONDO FEATURING MARBLE FLOORING & AN AMAZING OPEN FLOOR PLAN. KITCHEN INCLUDES NEWER APPLIANCES W/GRANITE COUNTERS & BREAKFAST AREA. ELEGANT & SPACIOUS MASTER BEDROOM WITH A FIT FOR ROYALTY IN THE MASTER BATH. SEPARATE SHOWER. HOA HAS HIGH SECURITY SYSTEMS. CONVENIENTLY LOCATED NEAR RESTAURANTS, BH TENNIS COURT & LA CIENEGA PARK! LOCATION IS KEY!

MLS#17-241372
Litta Lee 213-595-2455
COLDWELL BANKER BH

443 N PALM DR #303	Open	12-2	rev
\$2,795,000	3+3	CONTEMPORARY	



443 N PALM DR #303

Amazing opportunity to live on beautiful Palm Drive in this newer Modern doorman building. This totally remodeled, 2 story duplex with 3brs is breathtaking and offers every modern amenity important to today's luxury buyer. Only 13 private residences. This home offers high ceilings, a large open living room, dining room, top of the line chef's kitchen, which opens to family room - with tons of light from surrounding windows.

MLS#17-218168
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

01 Beverly Hills *Income*

423 S DOHENY DR	Open	11-2	NEW
\$2,595,000	Duplex	TRADITIONAL	



Delivered VACANT!!! Rare opportunity to own a Duplex in Prime Beverly Hills!!! Consisting of 1 - 3 bed/2 bath unit and 1 - 2 bed/1.5 bath unit. Steps away from schools (Beverly Hills Unified School District), shops and restaurants. Perfect for an Owner/User or Investor (up to 3 townhouse style units can potentially be built - Buyer to verify and do their own research at their own discretion) Conceptual drawings to convert existing 2 bedroom unit into a 3 bedroom unit available upon request.

MLS#17-234346
Dale Effren 3104980137
NELSON SHELTON

Dshwshr,Dryer,Wshr

237 S DOHENY DR	Open	11-2	NEW
\$1,799,500	Duplex	MEDITERRANEAN	



BEVERLY HILLS DUPLEX

Amazing opportunity for an Investor or Owner User in Beverly Hills, CA. This charming pride of ownership updated duplex is being delivered VACANT at close of escrow. The property consists of a spacious and bright 2+2 Upper Unit and a huge bright 1+2 Lower Unit, LARGE BONUS guest room (non-conforming) with full kitchen and bath as well as a private entry!!! All units have updated Kitchens, Bathrooms, Plumbing and Electrical, Central HVAC, Tankless Water Heaters and Wood Floors.

MLS#OC17134614MR
JP 3107702247
KELLER WILLIAMS LARC

Dshwshr,Grbg Disp

TUESDAY

9544 W OLYMPIC BLVD		Open 11:30-2:30	632F3	red
\$3,195,900	3375000	Units	2sty-FRENCH NORMANDY	



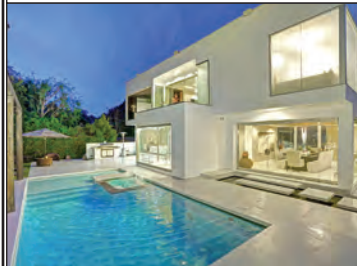
MAJOR PRICE REDUCTION! CONVERTED 4-PLX TO 3-PLX, 2 APTS VAC.

MAJOR PRICE REDUCTION! \$3,195,900.00. BEAUTIFUL UPDATED PROP. WITH TWO VACANT APTS.*9544 HAS APX. 1,400 SF, 2BR+1.5BA, APX. RENTAL VALUE \$3,500. MO.*9546 HAS APX. 1,125 SF, 1BR+1.5BA, APX. RENTAL VALUE \$2,750. MO.*REAR OWNER'S TWNHSE, APX. 2,224 SF, 4BR+3.5BA, CURRENTLY RENTED MO. TO MO. AT \$5,381.75 MO. *BUILDING HAS A/C+FA. HEAT, NEWER KIT'S W/ SS APPLIANCES +W&D, HRD.WD FLRS & FRT & BACK DRS.*4 BLKS TO ROXBURY. PK.*7 BLKS TO BEV. H. H. SCH.* TOTAL INTERIOR SQ.FT. 4,749. GROSS INC \$139,581.00.

NEW KIT+SS APPL+W&D+HDWD FL+A/C+F.A.HEAT

MLS#17-216916
 Craig A. Brick 310-275-1908
 BEV. HILLS RLTY GRP

1590 BENEDICT CANYON DR		Refresh.	11-2	NEW
\$5,800,000	6+8	2sty-ARCHITECTURAL		



CONTEMPORARY DREAM HOME

Contemporary home rich in luxurious marble & architectural finishes.Glass door into an entertaining floor plan w/ living room,24 feet high floor-to-ceiling & a lounge/family room with fireplace and glass folding doors that open to backyard w/ spa and pool.The first floor has a dining room & a kitchen w/ stainless steel appliances,dual refrigerators. Stairwell w/ a skylight to a breathtaking master suite w/ a private state of the art home theater,dual bathrooms & walk in closet. and 7-car garage.

MLS#17-228518
 Vangelis Korasidis 310-247-1500
 COLDWELL BANKER RB

Beverly Hills contemporary dream home

01 Beverly Hills Lease

616 N MAPLE DR		Open	11-2	NEW
\$29,000	5+8	MEDITERRANEAN		




BEAUTIFUL MEDITERRANEAN FOR LEASE IN THE BEVERLY HILLS FLATS

Fabulous gated Mediterranean Estate available for lease in the prime Beverly Hills Flats. This gorgeous home offers a picturesque setting on a wonderful tree-lined street. Originally built in 1932, this home has been completely redone. Formal entry to the open living & dining areas that flow into the spacious updated kitchen. Expansive family room w/bar. Large master bedroom suite w/dual baths & closets. Private & tranquil yard w/lush lawn, tiled terraces, pool, & poolhouse w/bath & sauna.

MLS#17-231906
 Jade Mills 310-285-7508
 COLDWELL BANKER

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

2511 BENEDICT CANYON DR		Open	11-2	NEW
\$4,195,000	0+0			




NEWLY REMODELED CALIFORNIA RANCH

Newly remodeled California Ranch home, situated on over 1/2 acre. 4300sqft single story property surrounded by a garden and large pool. Open floor plan with 2 story ceilings, brand new kitchen equipped w 2 center islands. An oversized family room, including a bespoke wine room, opens right onto the large backyard perfect for indoor/outdoor living. Glass walls/doors abound, many from rooms opening to yard perfect for entertaining.

J.Bab/K.Ols/A.Kirm 310-623-8800
 RR/JA

8900 ALTO CEDRO DR		Refresh.	11-2	NEW
\$16,995	6+5	1sty-MID-CENTURY		




ULTRA QUIET + PRIVATE MID CENTURY TROUSDALE RENTAL

Down a long driveway on a rare double lot on Alto Cedro in Trousdale Estates. This spacious home includes an east-west tennis court, oversized pool, and peek-a-view views in prime Beverly Hills location. This is true mid-century home in its clean original condition. The generous master suite features a large walk-in closet and a bath with a separate shower and sunken tub. There are also four additional bedrooms with two jack-and-jill baths- perfect for a family!

MLS#17-231906
 Rochelle Atlas Maize 310-968-8828
 NOURMAND & ASSOCIATE

Bit-Ins,Cbl,Dshwshr,Dryer,

9757 APRICOT LN		Open	11-2	NEW
\$3,295,000	6+6	CONTEMP MED		



IDEAL MEDITERRANEAN IN PRIME BHPO


Sited on a private cul-de-sac in prime BHPO, tastefully remodeled Mediterranean home w/ ideal design & function. Grand entry w/ vaulted ceilings leads to voluminous living & dining spaces abundant in natural lighting. Private patio, pool/spa & lounge area are perfect entertainment spaces. Eat-in chef's kitchen furnished w/ Thermador & Viking appliances. Luxurious master suite boasts high ceilings, walk-in closet & peaceful canyon views. Carrara marble, Caesarstone counter tops & walnut flooring.

Susan Perryman 310.261.1960
 HILTON & HYLAND

HiltonHyland.com

02 Beverly Hills Post Office Single Family

1350 SHADYBROOK DR		Refresh.	11-2	NEW
\$6,495,000	5+6			




PRIVATE MODERN OASIS ON CUL-DE-SAC IN LOWER BENEDICT CANYON

Recently extensively remodeled in a European style w/no expense spared:50 slabs of rare stone throughout, custom Poggenpohl glass kitchen, Miele appliances,Dornbracht faucets, indoor movie theatre w/built in screen & Sub Zero beverage center. Full Fleetwood doors & windows connect the open concept kitchen & living area to outdoor living space.Infinity edge pool w/25ft cascade water wall & fire feature.Crestron system controls lights, shades, fireplaces, AC, pool, water features & sound system.

MARC NOAH 310.968.9212
 ESPRESSO BAR

WWW.1350SHADYBROOK.COM

3027 FRANKLIN CANYON DR		Open	11-2	NEW
\$1,895,000	3+2	2sty-MID-CENTURY		




MID-CENTURY MODERN!

Mid-Century Modern! Soaring angles. Asymmetrical. Tri-level w/wide-open spaces. The architect spared no expense with the use of mirror and glass. Nestled in 90210. Steps away from two parks. Fireplaces. Bar. Pool. Patio. This very special home is calling out to be furnished from the era in which it was created. The modern movement has quite a following of devoted, discerning fans that appreciate the style. Make this home, once again, the sleek showplace it was meant to be. You won't regret it.

MLS#17-238346
 Craig Strong 310-439-3225
 JOHN AAROE GROUP

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

1441 ROBMAR DR		Lunch	11-2	NEW
\$5,995,000	7+7	4sty-CONTEMP MED		



GATED MEDITERRANEAN VILLA IN PRIME LOWER BEVERLY HILLS

This exquisite, newer constructed gated Mediterranean Villa in prime lower Beverly Hills is just minutes above the famed Beverly Hills Hotel. The 7,600 square foot home boasts the finest amenities and craftsmanship. Perfect for a family, this 7 bed + 7.5 bath home features a gym, sauna, sport court, resort-like pool, state of the art kitchen and expansive media room/theatre. This home is truly an entertainers dream! Do not let this opportunity pass you by.

Stevens, Maize, Weiss 310-467-7253
 NOURMAND & ASSOCIATE

Bit-Ins,Cbl,Dshwshr,Dryer,

2870 BENEDICT CANYON DR		Open	11-2	red
\$3,895,000	4249000	4+4	2sty-MID-CENTURY	



PEACEFUL CANYON SANCTUARY


Very quiet and private Mid-Century designed to embrace panoramic canyon views from nearly every room. Just minutes from the best nightlife and restaurants Beverly Hills has to offer, it's a gorgeous gated retreat nestled among verdant hills, perfect for entertaining and indoor/outdoor living. Hardwood floors, clean lines, skylights and an open floor plan imbue the rooms with serenity and luminous beauty. Beautiful pool, patio, lush grounds, and detached gym. A truly harmonious oasis.

MLS#17-228868
 Joyce ReyStephen Apelian 323-804-3400
 COLDWELL BANKER RESI

www.StephenApelian.com/www.JoyceRey.com

TUESDAY

9809 BEESON DR	Open	11-2	red
\$2,888,000	5+5	CONTEMPORARY	



PRICED REDUCED! MONTECITO MODERN OASIS!

Tucked away on the most exclusive Beverly Hills cul-de-sacs, this traditional Montecito gem is the ultimate in luxury lifestyle. Renovated w/ state-of-the-art amenities & modern comforts, the 18,000sf compound offers 5BR/4.5BA, Guest House, formal dining rm, living spaces, and two-car garage, expansive mstr bedroom w/ vaulted ceilings, mstr closet, mstr bath w/ separate shower & spa tub, chef's kitch w/ Calcutta countertops, center-island & Viking appls, terrace w/ Montecito hand-tiled pool!

MLS#17-230760
Shawn Kormondy & Ambra B 323-638-7567
KWBH, HILTON&HYLAND

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

9809 BEESON DR	Open	11-2	red
\$2,888,000	2995000	5+5	




JUST REDUCED

Tucked away on one of the quietest and most exclusive Beverly Hills cul-de-sacs. Renovated with state-of-the-art amenities and modern comforts earlier this year. Featuring a chef's kitchen with Calcutta countertops, center island, and Viking appliances, in addition to an open floor plan leading you to a terrace with a Montecito hand-tiled pool, this unique Mediterranean retreat caters to intimate family life & large-scale entertaining.

MLS#17-230760
Ambra Bisconti 310.498.2151
HILTON & HYLAND

Co-Listed w/ Shawn S. Kormondy

9374 BEVERLY CREST DR	Open	12-2	rev
\$11,950,000	5+6	ARCHITECTURAL	



9374 BEVERLY CREST DR

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, fireplace, and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.

MLS#16-130256
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

9722 WENDOVER DR	Open	11-2	rev
\$4,350,000	5+5	TRADITIONAL	



PRIVATE, GATED & UPDATED DESIGNER HOME WITH CANYON VIEWS

Private, gated & updated designer home with endless canyon views, spacious back yard, salt-water solar-heated pool & spa. Outdoor barbecue kitchen in Benedict Hills Estates. Fabulous chef's kitchen with Wolf, Sub-Zero,Thermador and Bosch stainless appliances,Cesar stone island, farmer's sink and Carrera marble counter tops that all open to a spacious family room with french doors to the outside. Large dining room and separate living room with fireplace.

MLS#17-206388
Ginger Glass 310927-9307
COLDWELL BANKER BHN

BBQ,Bit-Ins,Dshwshr,Dryer,Grbg Disp

9332 HAZEN DR	Open	11-2	rev
\$3,595,000	5+4.5	CONTEMPORARY	




HUGE BEVERLY HILLS FAMILY HOME!

5bd/4.5ba, 5,100+ home on two levels. Foyer welcomes you to high ceilings and an oversized living room that flows into a family/media room. Formal Dining can seat up to 16 people. Large spacious bedrooms, most w/en-suite baths. Enormous Master Bed w/fireplace. Most of your living is done on the first floor. Take the elevator down to a 5th bedroom, Huge Bonus/Theater Room...Or, let it be a 6th bedroom, if needed. Other features include a steam shower, multi-zone HVAC and large three-car garage.

MLS#17-229786
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

02 Beverly Hills Post Office	<i>Lease</i>		
9573 STUART LN	Open	11-2	NEW
\$10,000	3+3	1sty-CONTEMPORARY	




Sophisticated remodeled home in BHPO w/ canyon views. Light & open floor plan w/ indoor/outdoor flow. Living rm w/ copper FP is adjacent to dining rm w/ glass windows that open to large patio & canyon views. Chef's kit w/ stainless appliances & built-in banquette. 2 master suites, one w/ FP & custom bath. Both masters open to outdoors. Entertainer's yard w/salt water pool, stone waterfall, spa, BBQ, fire pit, patio areas & lovely views. Exterior also features separate 250 sq ft office w/views.

MLS#17-235814
Diana Kaye 310-432-7205
RODEO REALTY - BEVER

BBQ,Bit-Ins,Dshwshr,Dryer,Grbg Disp,

03 Sunset Strip - Hollywood Hills West	<i>Single Family</i>		
9066 ST IVES DR	Open	11-2	NEW
\$19,900,000	3+6	MODERN	



9066 ST IVES DRIVE

Modern Vision. Please see full page ad for details. www.StIvesDrive.com

MLS#17-223498
Drew Fenton 310.858.5474
HILTON & HYLAND

DrewFenton.com

1551 VIEWSITE DR	Open	11-2	NEW
\$10,599,000	5+6	CONTEMPORARY	



ONE-OF-A-KIND LOWER SUNSET PLAZA DESIGNER ESTATE

Located at the end of a cul-de-sac behind private gates, sits this approximately half-acre celebrity compound with breathtaking city lights to expansive ocean views. Outstanding features include state-of-the-art chef's kitchen, large private master suite with spacious walk-in closet, brand new modern glass staircase, 12-seat home theater, game room with wet bar, maids' quarters and private parking for up to 8 cars within the gated estate.

MLS#17-240416
D. Cumming, M. Beisel 310.944.4430
HILTON & HYLAND

ViewSiteContemporary.com

2346 ASTRAL DR	Open	11-2	NEW
\$7,995,000	5+7	ARCHITECTURAL	



ARCHITECTURAL WORK OF ART, EXPLOSIVE VIEWS

Architectural private modern trophy estate is a work of art on approx. 1.27 acres. Mesmerizing panoramas, sunsets to the west, views of the Hollywood Sign and Griffith Observatory to the east. A dramatic bronze exterior door commissioned by artist Jon Krawczyk invites you into the home's peaceful water and stone courtyard. Gourmet kitchen with Viking stove, Miele dishwasher and subzero refrigerator. Master bedroom features two walk in closets, fireplace and spa bathroom.

MLS#17-240612
Danielle Ferrazzano 323.628.4787
COMPASS

BBQ,Bit-Ins,Dshwshr,Dryer,GrbgDisp,Other

2015 OUTPOST DR	Open	11-2	NEW
\$3,895,000	4+5	FRENCH NORMANDY	




CLASSIC OUTPOST ESTATE!

Walled and gated French Normandy compound filled w quality and character. Private prk-like setting. Dramatic stp-dn living rm w high ceilings, hardwood floors, formal moldings & french doors opening to terraces leading out to the grounds. Formal dining rm perfect for large sit down dinner parties. Professional chef's gourmet kitchen w marble counter-tops. Major master ste with luxurious bath. Theater/ family rm and wine cellar on it's own level. Full outdoor kitchen.60 ft long private pool.

MLS#17-241318
Neal Baddin 323-793-7405
COLDWELL BANKER RESI


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

TUESDAY

7218 MULHOLLAND DR	Open	11-2	NEW
\$3,399,000	6+9	ARCHITECTURAL	
	GATED 7,250+ SQ. FT. ESTATE WITH VIEWS AND POOL		
Behind private gates, this spectacular estate boasts breathtaking city views & a thoughtful floor plan allowing for plentiful natural light. Luxuriantly appointed kitchen boasts top of the line appliances, & an enormous master bedroom offers a fireplace, & double vanity bathroom with bathtub & a large walk-in closet. Elevator, wellness center with gym, sauna & steam shower equipped with guest lockers, a robust home security and video system, and 6-car parking completes this spectacular estate.			
MLS#17-241222		www.ogroup.com	
Jason Oppenheim 310-990-6656		THE OPPENHEIM GROUP	


9274 WARBLER WAY	Open	11-2	rev
\$4,490,000	5+5.5	SPANISH	
	ONE OF A KIND PROPERTY 180-DEGREE OCEAN/CITY/CANYON VIEWS		
5 bed/5.5 ba, 5100+ sqft home on three (3) levels! Double story entrance. Open Floor Plan. Kitchen jeweled with VIKING @ appliances and opens to dining & family room. Four (4) private & spacious bedrooms in the main house. Connected Guest Unit has separate entrance w/full kitchen, office, bedroom. Ample Movie Theater, Gym & Wine Cellar! Pool area has large deck and enclosed cabana/lounge room. A private retreat in the PREMIUM area of the Hollywood Hills.			
MLS#17-196092		www.RogerPerry.com	
Roger Perry 310-600-1553		RODEO REALTY - BH	

7270 MULHOLLAND DR	Open	11-2	NEW
\$2,895,000	4+5	CONTEMPORARY	
	ARCHITECTURAL HOME WITH JETLINER VIEWS		
Located in the Hollywood Hills with exceptional views of the city, Downtown, & canyons, this contemporary home incorporates unique aspects of design to take full advantage of its setting and site. The loft-like entry overlooks an unbelievable interior two-story waterfall & koi pond. The lower level offers a media room with wet bar & two bedroom suites that open to an enormous deck, & a large guest-apartment area underneath the deck. A green yard & 8-car parking complete this one of a kind home.			
MLS#17-241228		www.ogroup.com	
Jason Oppenheim 310-990-6656		THE OPPENHEIM GROUP	

2761 STONE VIEW CT	Refresh.	11-2	rev
\$1,369,000	3+4	CONTEMP MED	
	JUST REDUCED! AMAZING VALUE IN THE HOLLYWOOD HILLS		
Just Reduced. Motivated Seller! Only \$462/square foot right off Mulholland. Luxury Hollywood Hills living is found in this contemporary Spanish in the gated Beau Monde community off Mulholland Drive. This spacious and comfortable two-story home features 3 large bedrooms and 4 bathrooms. Easy access to the Hollywood Bowl, the 101, trails and many restaurants & shopping. Valley View Elementary School			
MLS#17-222958		Cing Fan,Dshwshr,Dryer,Rng/Ovn,Fridg	
R. Kallick / M. Regal 323-775-6305		SOTHEBY'S LOS FELIZ	

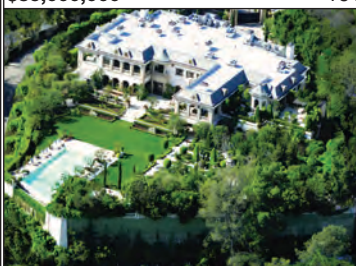
03 Sunset Strip - Hollywood Hills West Condo / Co-op


7911 HILLSIDE AVE	Open	11-2	NEW
\$1,995,000	4+4	TRADITIONAL	
	HOLLYWOOD HILLS TRADITIONAL WITH AMAZING VIEWS		
This beautiful home offers the privacy of an enclave in the hills just a stone's throw from the Sunset Strip. The main level offers a step-down living room with fireplace and French doors leading to a private patio and garden, a den/4th bedroom and bath, formal dining room and remodeled kitchen with entertaining deck. A curved staircase leads to the upper level featuring a private master suite and second ensuite bedroom. The lower level offers a large ensuite bedroom with private entry.			
MLS#17-233804		www.7911Hillside.com	
Allison Schwarz 310-433-0056		COMPASS	

8787 SHOREHAM DR #805	Open	11-2	red
\$995,000	1+1	MODERN	
	NEW PRICE \$200K MAJOR REDUCTION! MOTIVATED SELLER		
Completely remodeled condo unit w/panoramic city views under a million dollars (\$200k reduction!). Highly motivated seller. Stunning, designer 1 bd + 1 ba in the sought after Shoreham Towers. Top-of-the-line quality & materials throughout. The open floor plan features a gourmet kitchen, custom cabinetry, recessed lighting, & exceptional entertainment center w/built-in speakers, and one-of-a-kind concrete walls. High quality sliding glass doors open to the beautiful outdoor terrace with views.			
MLS#17-202994		www.8787shoreham805.aaroe.site	
Jonathan Mogharrabi 310.633.1300		JOHN AAROE GROUP	

04 Bel Air - Holmby Hills Single Family

1331 N WETHERLY DR	Open	11-2	red
\$4,950,000	5250000	3+4 1sty-CONTEMPORARY	
	CONTEMPORARY SEQUESTERED RETREAT!		
A secluded retreat amongst the Los Angeles hillside, this contemporary boasts lush privacy just seconds from the Sunset Strip. Situated on a cul de sac a stone's throw off the Bird Streets neighborhood, this home affords itself both architectural and territorial luxury. The stunning interior is inundated w/ accents of Regency style & natural light, and a great room, sure to capture any buyer's attention, opens to an outdoor sanctum, comprised of a pool, manicured lawn, fountain & barbecue.			
MLS#17-231576		Location Location Location w/ a pool	
Segal, Ojeda & Ehrlich 310-902-7676		PARTNERS TRUST & WEA	

NIMES RD	Open	11-2	NEW
\$85,000,000	10+14	FRENCH	
	STRICT RSVP ONLY: INCOMPARABLE BEL AIR EUROPEAN CHATEAU		
Stunning 280° city views, aprx 35,000 square foot, 2.2 acre French inspired Chateau has it all. Private, walled and gated with exceptional entertaining areas, exquisite design and detail. Professional screening room, grand ballroom, 5,000 bottle wine cellar, 2 sumptuous master suites, 8 add'l bedrooms, beautiful grounds with fountains, loggia and terraces, infinity pool, spa, 14 fireplaces, elevator, Moroccan inspired room, Turkish hammam, gym, commercial kitchen, swan pond, and so much more.			
MLS#16-186254		The Agency	
Joyce Rey/Stacy Gottula 310-285-7529		COLDWELL BANKER	

1271 ST IVES PL	Open	11-2	rev
\$8,495,000	3+5	MODERN	
	EPIC VIEWS FROM DOWNTOWN TO THE OCEAN		
Epic views from downtown to the ocean from this stunning modern property perched just above the Sunset Strip. Gated with long drive. Complete privacy.			
MLS#17-233810		StIvesPlace.com	
Justin P. Huchel 310.617.4824		HILTON & HYLAND	

651 SIENA WAY	Open	11-2	NEW
\$35,000,000	7+12	TRADITIONAL	
	PRIME BEL AIR • INCREDIBLE PRIVATE ESTATE COMPOUND		
Private estate compound of finest quality & amenities, located in Bel Air's most coveted area near the golf course. Gated drive of crushed stone begins entry to an enchanting experience joining superior craftsmanship & landscape design, brilliant lighting details - all performing a perfect backdrop for memorable entertaining or quiet repose. Incredible Paul Williams landmark triumphantly restored by Sandy Gallin offers spectacular public rms, library, media, gym, gst house & unforgettable pool.			
MLS#17-226404		BBQ,Blt-Ins,Cbl,Cing Fan,Cent Vac,Other	
Kurt Rappaport 310-860-8889		WEA	

TUESDAY

2484 ROSCOMARE RD	Open	11-2	NEW
\$7,400,000	6+6.5	MODERN	




STUNNING NEW MODERN

This stunning new modern home is one of the most the most sought after view estates in Prime Bel-Air. Located in the world renowned Roscomare school district, the home boasts beautiful bleached oak floors and a fully equipped Italian kitchen with a Caesarstone countertop, Blum cabinets, and Miele appliances. Enjoy the 32-foot infinity pool at the edge of perfection embraced by endless views from the Stone Canyon reservoir to Downtown.

MLS#17-228862
Aaron Kirman 424-249-7162
JOHN AARO GROUP

1281 STONE CANYON RD	Open	11-2	red
\$12,500,000	13300000	6+9 TRADITIONAL	



ULTRA-MODERN FARMHOUSE NESTLED IN THE HEART OF STONE CANYON

The stunning open floor plan gives the residents the sense of calm and bliss with the ability to easily entertain both indoors and out. The expansive backyard is completely enclosed with a pool, spa, and barbecue all with open access to the family room, living room, kitchen, and full bar. Clean white brick makes up the exterior of this brand new masterpiece. Coupled with the custom Hancock Design interiors and kitchen adds the perfect accent for the home that is changing Bel-Air.

MLS#17-228862
Drew Fenton 310.858.5474
HILTON & HYLAND
Co-Listed w/ Aaron Kirman

10727 STRADELLA CT	Open	11-2	NEW
\$5,700,000	4+4	1sty-MID-CENTURY	



BEST VIEW SITE IN MID BEL AIR

This property has everything you could ask for in the Hills, great views, private, flat land, open plan house, a pool, street parking, private arrivals parking, two car garage and a one story home. An incredible opportunity in Lower-mid Bel Air to live in this recently restored Mid-Century home, expand or build new. Sited on a 13,000+ sqft flat promontory off a private road with head-on city views wrapping around from Century City to Stone Canyon Reservoir.

MLS#17-238840
Barry Dane 310-309-0025
KELLER WILLIAMS HOLL
Dshwshr,Rng/Ovn,Fridg,Satellite

1145 STRADELLA RD	Refresh.	11-2	591J6	red
\$9,950,000	5+6	TRADITIONAL		



MAJOR REDUCTION

Discover the Hamptons in Bel Air. Set behind a gated, long driveway sits this timeless 5B+6B East Coast Traditional situated on over an acre. Secluded and private. Formal dining room, library, family room, and chef's kitchen. Hardwood floors throughout. Expansive step down living room with fireplace opens to inviting wrap around terrace with city, mountain, and ocean views. State-of-the-art screening room with secret door to gym. Infinity pool overlooking views with park-like grounds.

MLS#17-212526
Myra Nourmand 310-888-3333
NOURMAND&ASSOCIATES
Cappuccino Bar and Brunch

2119 QUEENSBOROUGH LN	Open	11-2	NEW
\$5,695,000	5+9	3sty-MEDITERRANEAN	



MUST RSVP - GRAND BEL AIR CREST ESTATE

Bel Air Crest home with grand scale throughout. Sensational 2-story entry, enormous light and bright living room with fireplace and high ceilings. Family room with 2nd fireplace, wood floors and custom cabinetry. Gym & Sauna. Ideal master suite with dual marble baths & separate closets and balcony. Mountain views. Elevator and 10-Car garage. Located in the prestigious 24-hour guard-gated community. Must RSVP to homes@stevefrankel.com.

MLS#17-212206
A Taylor, S Frankel 310-871-5588
COLDWELL BANKER
www.2119queensborough.com

10690 SOMMA WAY	Open	11-2	rev
\$24,888,000	5+10	2sty-ARCHITECTURAL	




BEL AIR PROMONTORY VIEW ESTATE.

Enter through private gates into the circular motor court of this dramatic apx. 10K sqft 80's Architectural, which has a huge 2 story atrium, theater, tennis court, pool, pavilion, and covered parking for 8 cars. Set on an apx. 4 acre sun bathed promontory, with breathtaking views in all directions - very private and rare opportunity.

MLS#17-212206
James Respondek 310-255-5411
SOTHEBY'S

1166 LINDA FLORA DR	Open	11-2	NEW
\$2,495,000	2+3	1sty-TRADITIONAL	



GATED BEL AIR HOME WITH PANORAMIC CANYON VIEWS

Gated Bel Air home with panoramic canyon views. The living room, dining room, & master bedroom all open to the backyard through sliding glass doors, offering views & classic California indoor/outdoor living. On a 1.2 acre lot, the backyard is a private oasis, with a covered outdoor dining & BBQ area, in-ground spa, and lush seating area. The 3 bathrooms have recently been remodeled, including the luxurious marble master bath with steam shower, dual sinks, vanity & tub with inset TV.

MLS#17-226626
Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN
1166LindaFlora.com

15450 MILLDALE DR	Open	12-2	rev
\$3,795,000	4+5	CONTEMPORARY	



15450 MILLDALE DR

Lovely mid Century, approximately 4000 square feet on 24,000 + square foot lot usable, in upper Roscomare close to Roscomare Elementary and some of the best private schools. Updated with open floor plan and walls of glass looking out to a massive grassy yard and pool. Gated and private in lush setting this 4 bedroom 5bath (office could be 5th bedroom) has a great floor plan. Large open great room- huge family room/ screening room- tons of skylights and fabulous chef's kitchen.

MLS#17-238274
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI
Bit-Ins

04 Bel Air - Holmby Hills Lease

10550 DOLCEDO WAY	Open	11-2	red
\$15,750,000	5+10	MODERN	



PREMIERE LOT IN LOWER PRIME BEL-AIR

Accessed at the end of a small cul-de-sac, sequestered up a long graceful driveway the property offers unparalleled privacy and security. Approximately 2.4 acres of land with roughly 1 acre flat, plus an oversized N/S tennis court and existing 1 bdrm, 2 bth guest house, this is the ultimate offering in estate lots in LA. Plans for an 18,000 sq.ft. residence by renowned Architect Harrison Designs. Permits have been pulled and included so close escrow and start building your dream home right away.

MLS#17-241094
David Kramer 310-691-2400
HILTON & HYLAND
www.DavidKramerGroup.com

10101 W SUNSET BLVD	Open	11-2	NEW
\$35,000	5+5	TRADITIONAL	



ENCHANTING HOLMBY HILLS MANOR FOR LEASE

This elegant Traditional Manor is situated behind gates & on an almost 25,000 sq.ft. lot in the most exclusive enclave of Holmby Hills. Immediately available for a qualified tenant. Large motorcourt & 3-car garage. Apx. 8,182 sq.ft. of living space w/incredible volume & scale, high ceilings, & sunlit rooms. Formal foyer, grand living room, formal dining room, family room w/full bar, kitchen & breakfast room. Private backyard w/patios, large deck, beautiful landscaping, lawn, pool & spa.

MLS#17-232258
Jade Mills 310-285-7508
COLDWELL BANKER
Dshwshr,Grbg Dis,Hood Fan,Rng/Ovn

TUESDAY

05 Westwood - Century City Single Family

305 DALEHURST AVE	Lunch 11-2	NEW
\$3,999,000	4+3.5 2sty-COUNTRY ENGLISH	
EXQUISITELY DESIGNED LITTLE HOLMBY ENGLISH		
<p>Emotional quintessential English exquisitely designed & remodeled to live like today. Smart floorplan. Open generous rms. Gorgeous period details. Stunning living rm w/ cathedral ceiling, exposed crossbeam detail & focal fireplace opens to loggia & back patio set in flagstone w/ views of pool. Delightfully redone cook's kitchen. Family room. Wood-paneled den w/ fireplace. 3 BD's up incl. lovely master w/ lux bath & lg. dual closets. Upstairs laundry. 2 addl BD's share hall BA. Warner Ave School.</p>		
Larry Young BERKSHIRE HATHAWAY	310.777.2879	www.305Dalehurst.com

11181 OPHIR DR	Open 11-2	NEW
\$3,950,000	5+7 2sty-OTHER	
1940 STREAMLINE MODERNE		
<p>The first lot bought in highly coveted Westwood Hills. This architecturally significant 1940 Streamline Moderne five-bedroom home, reimagined by Billy Rose Design and Development, is bathed in an abundance of light and boasts exceptional design. Includes one of the best master suites in its class with extremely generous dual closets and baths; enviously private backyard with cascading pool, spa, fire pit, grassy yard, dining and lounging areas and mature landscaping; and four-car garage.</p>		
Jeff Kohl THE AGENCY	(310) 625-903	

10821 WILKINS AVE	Open 11-2	red
\$4,498,000	4798000 5+7 2sty-CAPE COD	
EXCEPTIONAL NEW CONSTRUCTION IN PRIME WESTWOOD AREA		
<p>Beautiful modern Cape Cod custom designed home. Chef's Kitchen, Formal Dining room, Great room w/ Fleetwood sliding glass opens up into a beautiful backyard with mosaic-lined pool, infinity spa, and waterfalls. Fabulous master suite w/ foyer, vast closets, and a spacious shower. 3 more suits with full bathrooms. Roof-top with 360-view. Basement with direct sunshine, outdoor sanctuary, innovative vertical garden office and lounge, wet bar, luxury theater room and guest suit. 5 stops Elevator.</p>		
MLS#17-220460 Roya Kianmahd KELLER WILLIAMS-SANT	3109226974	BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other

219 S THURSTON AVE	Open 11-2	red
\$2,295,000	24950000 4+3 TRADITIONAL	
PRICE REDUCTION ON TRADITIONAL RANCH IN WESTWOOD HILLS		
<p>Westwood Hills updated Traditional Ranch. Pristine 4 BD, 3 BA bathed in light through an abundance of lg. windows & charmed by wide-planked wood flrs, beamed ceilings & many orig. architectural details, rare 1-story floorplan is sure to please. Living rm w/ oversized fireplace. Formal dining rm. Tastefully updated kitchen w/ adjacent brkfst rm. Family rm w/ fireplace. 3 spacious BD's together in one wing incl. lg. master. Newer landscaping front/back. Grassy yd. Glass-enclosed porch. Warner.</p>		
MLS#17-231778 Larry Young BERKSHIRE HATHAWAY	310-777-2879	219Sthurston.com

05 Westwood - Century City Condo / Co-op

875 COMSTOCK AVE #17A	Open 11-2	NEW
\$1,998,000	2+3 CONTEMPORARY	
VIEWS VIEWS VIEWS..... DONE DONE DONE		
<p>Sophisticated and no expense spared on this remodeled 2 bd 2 1/5 bth unit w/ amazing views in best Platinum Triangle location at the Comstock Towers between Brentwood and BH just a block from the Beverly Glen Park. Completely renovated with the finest finishes throughout. Huge balcony overlooking Holmby Hills and Los Angeles Country Club. Master bedroom w/ downtown views & 2 lrg walk-in closets. Large cooks kitchen with staff entrance includes; washer-dryer, dishwasher, Wolf induction cooktop.</p>		
MLS#17-229784 Segal/Ojeda & Mia Trudeau PARTNERS TRUST & HH	310-902-6767	Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

10128 EMPYREAN WAY, UNIT 103	Open 11-2	NEW
\$1,850,000	2+2.5 FRENCH	
LE PARC 1ST FLOOR WITH LARGE PATIO/FOUNTAIN VIEWS		
<p>Wonderful remodeled 2bed/2.5 bath Le Parc condo. Highly desired first floor inner location with huge patio for entertaining and fountain views! Formal entry to open floor plan with large living/dining room, high ceilings, moldings, remodeled kitchen and baths. Lovely master suite with 2 walk in closets opens to patio. 2nd bdrm suite can be office/den. Kitchen w/top appliances, breakfast area opens to 2nd patio. 24 hour Guard gated, security, pool, spa, gym, tennis courts. Great location</p>		
Lori Hashman Berris SOTHEBY'S INT REALTY	310-880-3061	

10120 EMPYREAN WAY #102	Open 11-2	NEW
\$1,750,000	2+3 FRENCH	
SPACIOUS SINGLE LEVEL AT GUARD GATED LE PARC		
<p>Spacious one level, two bed + office, three bath at guard gated Le Parc in Century City. The living room, dining room and eat-in kitchen flow onto garden setting patios. Spa style Master Bath includes double sinks and dual Master closets. The second bedroom with en suite bath could be used as a second Master. Exceptionally maintained grounds, a recreation room, tennis, pools and gym. Two side by side parking spaces, additional guest parking and storage.</p>		
MLS#17-241360 The McCormicks PARTNERS TRUST BW		

10660 WILSHIRE BLVD #609	Open 11-2	NEW
\$1,495,000	3+4 1sty-CONTEMPORARY	
BRAND NEW LISTING!		
<p>3 + 3.5 rear facing corner unit - 2,426 sqft. Remodeled condo boasts great open concept floor plan + big views! Huge living room, beautiful wall of built-ins, large balcony +city light views. Sleek newer kitchen with custom wood & glass front cabinets & stainless-steel appliances. Roomy master suite, huge walk-in closet, separate vanity area, views of Century City! Full service Wilshire Manning. Amenities include a resort style pool & spa, fitness center & social room. 24 hour security & valet.</p>		
MLS#17-240804 Mark & Lynn Mirisch Rogo CB BHN	310-777-6213	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

10535 WILSHIRE BLV, UNIT PH1	Open 1-2	NEW
\$1,199,000	2+2 19sty-CONTEMPORARY	
UNOBSTRUCTED PANORAMIC VIEWS FROM ELEGANT PENTHOUSE UNIT		
<p>Panoramic Views from elegant High rise condo, 2 Bedroom converted into lrg 1 bedroom, open Floorplan great for entertaining, High Ceilings, Granite floors, 24 Hrs Concierge, Tennis Crts, Pool Tennis,</p>		
Karolin Poursalimi NELSON, SHELTON & AS	310-435 3558	Sub Zero,Double oven, washer&dryer

1277 S BEVERLY GLEN BLV, UNIT 304	Open 11-2	NEW
\$979,000	2+2.5 5sty-TRADITIONAL	
DESIRABLE WESTWOOD CONDO OFF THE WILSHIRE CORRIDOR		
<p>Inviting corner unit condo in a great building just south of the Wilshire Corridor close to Century City and UCLA. The building has a pool, spa, and community room and the HOA fees include earthquake insurance. Unit comes with 2 tandem parking spots and a small storage area. 1946 sq. ft. Potential to make 3rd bedroom, pending HOA approval, buyer to confirm.</p>		
Caren Khoury Tanis Grice RODEO REALTY-SUNSET	323-369-9349	Washer, Dryer, Microwave & Stove

TUESDAY

X 10551 WILSHIRE BLV, UNIT 1103 Lunch 11-2		NEW
\$970,000	2+2.5 CONTEMPORARY	



VIEWS FROM EVERY ROOM. COME BY FOR LUNCH

Stunning & ready to move in 2bd 2.5ba located in the full service Regency Wilshire w/panoramic views from every rm. This condo features, hardwood floors, high ceilings, lg balcony, stone kitchen w/ SxS subzero fridge/freezer & breakfast bar, living rm w/ fp, dining area w/wet bar & built ins.Master bedroom has rm for a seating area & two large walk in closets, master bath w/ double sinks, lg stall shower & soaker tub. Powder room, service entry w/laundry rm & SxS washer and dryer.

Jonathan Sands COLDWELL BANKER BH N	310.704.6612	www.10551wilshire1103.com
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1200 CLUB VIEW DR #301 Open 11-2		rev
\$3,540,000	2+3 CONTEMPORARY	



BEVERLY WEST RESIDENCES

Beverly West is an ultra-luxe private, 22-story boutique high-rise overlooking the Los Angeles Country Club with 35 breathtaking, light-filled residences. 360° Views stretch east from Beverly Hills to Hollywood and Downtown, south to Century City and west to the Pacific. Beverly West is the ultimate in Southern California luxury living with amenities ranging from a 24-hour doorman and concierge service, security team, and valet, to a saltwater pool and Pilates studio.

Jeff Hyland Bill Simpson HILTON & HYLAND	310.994.0455	BeverlyWestResidences.com
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1923 SELBY AVE #403 Open 11-2		NEW
\$935,000	2+3 CONTEMPORARY	



SPACIOUS 2 BEDROOM + DEN

Pristine, front-facing penthouse with private rooftop deck & amazing views. Gracious living & dining areas with high ceiling, rich wood floors & fireplace open to front balcony. Large kitchen with breakfast nook. Fabulous master suite with fireplace, balcony, large walk-in closet with built-ins plus 2 additional closets, lavish bath with sky light, dual sinks, stall shower & spa tub. 2nd bedroom has walk-in closet & en suite bath. Laundry room with SXS washer/dryer & storage cabinets.

Kathy A. Douglas BERKSHIRE HATHAWAY H	310-820-9320	Blt-Ins,Dshwshr,Dryer,Grbg Disp
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06 Brentwood		Single Family
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310 N CARMELINA AVE Open 11-2		NEW
\$22,500,000	6+10 TRADITIONAL	



NEW, STRIKING MODERN TRAD ON 35K+ SQ FT LOT IN PRIME BW

Brand new very special Modern Georgian Estate on pvt 35K+ sq ft tree-filled lot w/ deep setback, expansive flat pad & lovely vistas on qt & picturesque North Carmelina. Painstakingly designed & built over a 4-year + period. Bluestone terraces & beau grounds inc pl/spa, field-size lawn & gorgeous canyon setting. Hardwd flrs which are unique to each rm, beau light fixtures & hardware thru-out, furniture grade built-ins, outdr FP, fire pit, fountain, outdr shower, BBQ and spacious 3 car-garage.

David Offer BERKSHIRE HATHAWAY	310-820-9341	www.310northcarmelina.com
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2131 CENTURY PARK LN #207 Open 11-2		NEW
\$875,000	2+2 CONTEMPORARY	



NEW ON MARKET!

Great interior unit! Gated community. Lovely rare 2 +2 & den, is ready to move-in! Fireplace & sliding doors to balcony in the living room, adjacent dining area & kitchen with breakfast area. The office/den has wet bar & access to balcony. Master suite with walk-in closet. Good sized 2nd bedroom. Inside laundry room. Unit comes with a storage cage; very rare in Park Place. Amenities incl: 3 pools, spas, tennis courts, fitness centers in each bldg. Club house & 24 hour security. Close to all!

Mark & Lynn Mirisch Rogo CB BHN	310-777-6213	Dshwshr,Dryer,Grbg Disp,Micro,Rng/Oven
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536 MORENO AVE Open 11-2		NEW
\$7,950,000	5+5 2sty-TRADITIONAL	



A PERFECT SETTING

www.536moreno.com

Barbara Boyle SOTHEBY'S INT REALTY	310.255.5403	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro
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1840 S BEVERLY GLEN BLVD #501 Open 11-1		NEW
\$799,000	2+2 CONTEMPORARY	




YOUR WISHLIST COME TRUE ON SOUTH BEVERLY GLEN

2-bed + 2-bath top floor rear corner unit. The en-suite master bedroom has its own balcony, walk-in closet, travertine counters, double sinks, skylight, spa tub, and separate shower. The guest bedroom has a balcony, 2 closets and full guest bathroom with marble counter top. Located near the Century City mall, Fox Studios, and Beverly Hills. Additional features include plantation shutters, high ceilings, recessed lighting, crown moldings, inside laundry, 2 separate parking spaces, and fireplace.

Pam Szabo SOTHEBY'S-BRENTWOOD	310-913-0422	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg
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513 AVONDALE AVE Open 11-2 631-E5		NEW
\$4,995,000	5+6 2sty-MODERN	



PALATIAL BRENTWOOD ESTATE

This palatial home, larger than new code restrictions allow, offers an unparalleled opportunity to remodel/reconfigure to create a truly modern estate. Light and bright this home has: 10 ft ceilings; 2 story entry; expansive combined living, dining and family room; gourmet eat-in, center island kitchen; 4 upstairs en-suite bedrooms including spacious master with sitting room, dual closets and sumptuous bath; and enormous, flat, and totally private hedged yard with pool/spa, and grassy play area.

Jim Bremner GIBSON INTL	310-622-7445	www.513Avondale.com
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10724 WILSHIRE BLVD #1402 Open 11-1		NEW
\$9,750	3+3.5 CONTEMPORARY	

Prestigious Park Wilshire, Facing south, unobstructed view, 3 bedrooms, 3.5 baths. upgrade kitchen, bathrooms, hardwood floors. full service buldng with 24 hours security ,valet. Pooling,party room.

MLS#17-240144	Cbl,Dshwshr,Dryer,Elvtr,Frzr,Other
Yasmin Kashani	310-666-4477

NELSON SHELTON REAL

X 880 LEONARD RD Lunch 11-2		NEW
\$2,498,000	4+3 1sty-MID-CENTURY	



JOIN US FOR TACO TUESDAY!

This single-level mid-century residence was designed in 1959 by award-winning architect Nisan Matlin of Matlin & Dvoretzky. Upon walking into the 4 bd, 3 ba home, one is introduced to an expansive outdoor patio & towering foliage by way of sliding glass drs framing both dining rm & living rm. Hardwood flrs comprise the kitch & continue down the main hallway leading to the office & master bd. Joining the outdoor area is a raised pergola & elevated terrace that overlook the entire property.

Smith & Berg PARTNERS TRUST BH	310.500.3931	880leonard.com
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Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

3634 MANDEVILLE CANYON RD Open 11-2		NEW
\$1,625,000	3+2 1sty-TRADITIONAL	
REMODELED MANDEVILLE CANYON GEM!		
<p>Fall in love w/ this California Ranch home. Open floor plan. Lg entry & expansive LR w/ FP opening to the patio & grassy yard. Gorg new kitchen w/ SS appliances, countertops & backsplash. Large bright formal dining room. 3 spacious beds & 2 remodeled bathrooms. Lg master flooded w/ light & cedar closet. Beautiful hardwood floors and recessed lighting. 2 car att garage w/ add driveway parking. New windows, upgraded electrical, plumbing & heating. Kenter Canyon school district.</p>		
KristiBrock/TudorMartin 310-210-4406 TELES PROP/GIBSON		

11822 GOSHEN AVE, UNIT 301 Open 11-2		NEW
\$825,000	2+2 MODERN	
BRIGHT AND OPEN TOP FRONT UNIT!		
<p>Designer finished condo includes 2 bedrooms, 2 bathrooms, and a loft. It has been extensively remodeled with hardwood floors and updated bathrooms and kitchen. The master bathroom has a separate spa tub and shower with deluxe massaging 6 head shower. Kitchen with top of the line appliances including a Viking range and built-in oversized Kitchenaid refrigerator. Soaring ceilings up to 18 feet with lovely mountain top views. Laundry inside the unit!</p>		
Brett Silver 310-261-4012 PARTNERS TRUST SM		Blt-Ins,Other

205 S 2ND ANITA AVE Open 11-2		rev
\$6,985,000	5+6 MEDITERRANEAN	
PALATIAL BRENTWOOD MEDITERRANEAN		
<p>Privately gated Italian Villa estate on cul-de-sac, approx 7800sf PLUS undeveloped approx 2500sf lower level - could be home theater/gym/indoor pool - potential total 10,000sf of living space! Romantic tumbled stone courtyard entry into Grand foyer with beautiful stone floors & stairway. Gracious living space: formal 2-story LR with dramatic coffered ceiling, mantled FP; formal DR; sep FR boasts new hardwood floors, mantled FP, large balcony overlooking incredibly private yard & lush landscaping.</p>		
MLS#17-207748 Desiree Zuckerman 310-871-3903 RODEO REALTY INC.		Cing Fan,Dshwshr,Frzr,Grbg Disp,& Micro.

1020 GRANVILLE AVE, UNIT 204 Refresh. 11-2		NEW
\$729,000	2+2 1sty-MODERN	
COMPLETELY REDONE IN HEART OF BRENTWOOD!		
<p>Completely updated 2+2 in heart of Brentwood. 1,087 sq ft of beautiful, high quality finishes, in this private 2nd story condo.</p>		
Jancula Montano 310.740.9719 COMPASS		www.mywestsidehome.com

121 S CARMELINA AVE Open 11-2		rev
\$5,950,000	5+7 MEDITERRANEAN	
SELLER SAYS "SELL!"		
<p>Located in one of Brentwood's most desirable locations. This 5 bed, 6 1/2 bath home features a spacious open plan. The entry foyer opens to a beautiful formal living room. The main level of the home has a massive eat-in chefs kitchen, family room, music room, formal dining room, butlers pantry, gst suite, powder room, & library. Upstairs features a sensational master w/his & hers baths & closets, gym, laundry room, + 3 add'l bdrms. On secluded grounds w/an outdoor kitchen, fireplace, & Jacuzzi.</p>		
MLS#17-210864 Fred Bernstein 310-300-0599 WEA		BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

11500 SAN VICENTE #317 Open 11-2		red
\$1,399,000	1459000 2+3 1sty-CONTEMP MED	
A STEAL AT THE BRENTWOOD		
<p>Priced below market. BRING OFFERS! SELLER WANTS IT SOLD! Move in ready. Concierge, Valet parking, 24 hr security, gym, entertainment room, rooftop pool & spa. Grand public rooms, allowing for the perfect entertainment atmosphere. Eat in kitchen w/subzero & granite counter tops. Formal dining room w/built in bookshelves. Huge living room w/ fp & wet bar. Sizable master suite w/enormous walk in closet. Ensuite master bath w/separate spa tube & shower. Generous 2nd bedroom w/ensuite bath.</p>		
MLS#17-215724 Kristin Morley 310-461-0458 RODEO REALTY INC.		Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

06 Brentwood Condo / Co-op

11745 MONTANA AVE #202 Refresh. 11-2		NEW
\$1,649,000	2+3 COUNTRY FRENCH	
PARIS IN BRENTWOOD		
<p>Luxurious 2 + 2.5 condo in the heart of Brentwood. Remodeled in 07, 2,221 sq ft of elegant living space, European décor, hardwood floors, recessed lighting & crown moldings. Large formal living room with a gas fireplace; entertainment room on one side & a formal dining room on the other. The gourmet kitchen w/high-end appliances & Caesarstone countertops. Spacious master bedroom w/ fireplace & an expansive walk-in closet. Additional amenities include a separate in-unit laundry, controlled access</p>		
MLS#17-240738 Sylvia Dunbar 310 766-6000 SOTHEYB'S INTERNATIO		Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

06 Brentwood Lease

12730 MONTANA AVE Open 11-2		NEW
\$16,500	4+3 1sty-CONTEMPORARY	
SPECTACULAR NEW CONSTRUCTION ACROSS FROM BW GOLF COURSE.		
<p>Stunning Single Level New Construction Contemporary home with greenbelt Golf course Views. Spacious, Natural light filled open floor plan... Large Kitchen, living and dining areas. Desirable Brentwood location close to Brentwood Country Club, San Vicente and Montana stores and restaurants</p>		
MLS#17-235362 Julie Chandler 310 993-9086 GIBSON INTERNATIONAL		Dishwasher, stove, refrig, wine cooler

07 West L.A. Single Family

11963 MAYFIELD AVE #101 Open 11-2		NEW
\$1,225,000	3+3 CONTEMPORARY	
SPACIOUS UNIT IN PRIME BRENTWOOD LOCATION		
<p>Small quaint building with only five units. This units takes the entire first floor and features 3 bedrooms and 3 bathrooms as well as a very spacious living room, a den (currently used as a dining room), a balcony, in unit washer/dryer and two car parking. This unit is meticulously maintained in a wonderful location close to shops, restaurants and more.</p>		
MLS#17-241842 Fiora Aston 310.480.3585 COLDWELL BANKER WSA		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Wshr

07 West L.A. Single Family

2577 AMHERST AVE Lunch 11-2		NEW
\$2,649,000	5+5.5 2sty-CAPE COD	
JUST LISTED, BRAND NEW FARM HOUSE MINUTES FROM THE BEACH!		
<p>First Broker Open House! Newly Constructed Farm House style home that is both sophisticated in style and functionality. No expense was spared with high end finishes throughout the entire house. Just minutes from Santa Monica Beach!</p>		
Maya Librush 818.201.5226 MD PROPERTIES		

TUESDAY

07 West L.A. Condo / Co-op

1310 ARMACOST AVE, UNIT 404 Open 11-2	NEW
\$995,000 2+2 1sty-CONTEMP MED	



SPACIOUS PENTHOUSE

Large, corner penthouse w/desirable split floor plan and private roof deck. Front SW facing unit is flooded with light. High ceilings, gorgeous finishes including rich wood floors, stone and tile kitchen and baths, SS Kitchen aid appliances, gas cook top. Master has balcony, huge walk in closet and large bath with soaking tub and separate luxe shower. Living room with fireplace and balcony. Large second bedroom also with full bath. 1.5 blocks from Wilshire shops & restaurants. Low HOA's.

Jane Brill Gavens 13104975166
JOHN AAROE GROUP Private Roof Deck, Washer Dryer in Unit

1417 S WESTGATE AVE, UNIT PH2 Open 11-2	NEW
\$975,000 3+2.5 1sty-CONTEMP MED	

GREAT VALUE for 2007 like-new Condo! This newer built 3 bedroom/2.5 bath is a top floor, corner unit, stylish & in near mint condition. Great location in the heart of the Westside.

Ref, D/W, W/D	
Jeffrey Sandorf	310.625.4099
THE AGENCY - BW	

2471 SAWTELLE BLV, UNIT 201 Lunch 11-2	NEW
\$550,000 2+2 CAPE COD	



JOIN US FOR LUNCH! BEAUTIFUL CONDO AT A GREAT PRICE!

Low HOA dues! Great complex minutes from Westside Pavilion, metro station, and Sawtelle District shops and restaurants. Newly painted, this second floor unit offers a sunlit living room with a fireplace, recently updated kitchen, 2 full baths, 2 balconies, laminate wood flooring, brand new A/C and heating Fujitsu units and 2 tandem parking spaces in the security garage. There's a laundry room in the complex. Professionally staged & show beautifully! Open houses Saturday/Sunday.

Irina Netchaev 626-629-8439
PASADENA VIEWS RE TM

1433 BARRY AVE #301 Open 11-2 631J5	rev
\$894,000 2+2.5 CONTEMPORARY	



REDUCED!! FABULOUS TWO BEDROOM PENTHOUSE

Spacious and bright front facing condo with split suites with 2.5 ba and has been professionally decorated. Features include no common walls, vaulted ceilings, large dining rm and large living rm with wet bar, fireplace and balcony. Two bedroom suites both with full ba and walk-in closets. Large kitchen with breakfast rm. washer/dryer in unit. Forced air heating and A/C. Side by side parking plus guest parking. Only 2 blocks to Brentwood, close to shopping, restaurants and easy freeway access.

MLS#17-206722
Gregory Pawlik 310-480-4144
COLDWELL BANKER-PAC. Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr

1247 BARRY AVE #102 Open 11-2	rev
\$879,000 2+3 1sty-CONTEMPORARY	



BRENTWOOD VIEW TOTALLY REMODELED CONDO

100% remodeled with 2 bedroom + den or family room + 2.5 bath front condomaximum. 1,614 SF total luxury. New granite and stainless steel kitchen with loads of counter space. New upgraded bathrooms. New hardwood floors, huge living room. Master has 4 closets. Fantastic 30 + foot " dog friendly patio. First floor unit but above ground..10 stairs to lobby and condo entrance. You will fall in love with this unit so be ready to write an offer!

MLS#17-236782
Elaine Golden-Gealer 310 633-4742
CB SM ALL NEW

08 Cheviot Hills - Rancho Park Single Family

10216 MONTE MAR DR Lunch 11-2	NEW
\$1,795,000 3+2.75 1sty-TRADITIONAL	




COME FOR LUNCH 11-2!

Expansive 3 Bedroom + Den, 2 ¾ Bath home with wood beamed Family Room overlooking lushly landscaped rear yard. Fruit trees, flowering shrubs, and enchanting patio perfect for entertaining. View of tennis and golf course....

Gwen Tanguay 310-390-6655
REDWOOD REALTY

10577 BUTTERFIELD RD Open 11-2	NEW
\$1,499,000 2+2 TRADITIONAL	



DEVELOPMENT OPPORTUNITY IN PRIME CHEVIOT HILLS

DEVELOPERS! DEVELOPERS! This once in a lifetime opportunity to develop your dream home in prime Cheviot Hills is hard to come by! Located on one of the best streets, this spacious home has it all. This huge 6,995 square foot lot is ideally located between beautiful new construction with a big backyard. Opportunities like this are hard to come by so don't wait long!!

S.F. Jones/ M. Schlosser 310.691.7888
JOHN AAROE GROUP 10577Butterfield.com

3024 HADDINGTON DR Open 11-2	NEW
\$1,495,000 3+3	



NEW LISTING IN CHEVIOT HILLS!

This 3 bedroom 3 bathroom home is located in Cheviot Hills, a beautiful and historic neighborhood located near Beverly Hills, Westwood and Century City and is within close proximity to recreation, shopping, and cultural centers.

Lilly Lenavitt 310-922-4333

09 Beverlywood Vicinity Single Family

2232 BAGLEY AVE Open 11-2	NEW
\$3,199,000 6+5.5 3sty-CONTEMPORARY	



BEAUTIFULLY RENOVATED HOME IN BEVERLYWOOD

Renovated with painstaking attention to detail, this pristine home exudes peace, tranquility, form and function. Soaring ceilings and flooded with light from huge skylight. Vast cityscape view so expansive it will take your breath away. Updated gourmet kitchen with over sized island, stone counters, stainless appliances and breakfast banquette. Gorgeously updated pool and deck for outdoor entertaining!

Ben Lee 310-858-5489
CB - BEVERLY HILLS

2350 CASTLE HEIGHTS AVE Open 11-2	NEW
\$2,275,000 4+2.5 2sty-MID-CENTURY	



FABULOUS MID-CENTURY MODERN IN BEVERLYWOOD | OPEN TODAY 11-2

Fabulous mid-century modern home in Beverlywood Homes Association. Offering over 2,100sqft, home features light & airy open floor plan w/ soaring ceilings & walls of glass. Home sits on +/-9,600sqft lot. Chefs kitchen w/ seating for 8 guests around center island. 4 bedrooms / 2.5 baths (including convertible loft). Master suite offers walls of glass overlooking entertainers backyard & has romantic double sided fireplace. Backyard offers custom pool w/ waterslide. Castle Heights school district

Joel+Dorit Cooper 310-968-2401
COLDWELL BANKER BH



The Source Of Real Time Real Estate™

TUESDAY

8933 OLIN ST	Open	11-2	NEW
\$950,000	3+2	1sty-SPANISH	



AMAZING OPPORTUNITY TO REMODEL IN TRENDY REYNIER VILLAGE

Located on a large 6500 sq. foot lot that features tons of fruit trees. This 3 bed/ 2 bath family home features a spacious living room and dining area. Large bonus room could be used for gym, playroom or office. Amazing price. This will not last.

MLS#17-238450
Bellet/Grakal Group 310-367-2288
KELLER WILLIAMS BH

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

951 N GARDNER ST #3	Lunch	11-2	NEW
\$699,000	2+2	2sty-CONTEMPORARY	



COME SEE THIS TREASURE!


Step inside this great! newly remodeled and updated Condo with no expense spared! Done with exquisite taste and quality. 2 bed 2 bath condo located in a great area of W. Hollywood, HOA \$276 (lowest in the area). Kitchen features are quartz counters, stainless steel farmhouse sink, stove/range, microwave, dishwasher & refrigerator. Porcelain and marble tiled bathrooms.

MLS#17-240480
Maria Gomez (213) 705-1603
COLDWELL BANKER HPN

Email: mcgmcg@sbcglobal.net

10 West Hollywood Vicinity Single Family

939 N WETHERLY DR	Lunch	11-2	NEW
\$1,769,000	2+2	1sty-SPANISH	



BEAUTIFUL PRIVATE OASIS IN NORMA TRIANGLE

Private oasis on one of the largest lots in West Hollywood's prime Norma Triangle, 1 blk to Beverly Hills and the Sunset Strip's iconic restaurants, clubs, hotels, shops! Pool,detached spa guest house w/bthrm, kitchnt & lg steam room. Chef's kitchen w/rough-hewn marble stone walls, white marble countertops, highend appliances, Jacuzzi tub, en-suite bedroom patios, frpic, hrdwd flrs & original brick tile flooring, landscaped frnt & bck yasss. Truly a secret paradise in a five a 5* location!

Michel Bron (310) 467-8042
POWER BROKERS INT'L.

Pool with Detached Guest House, Steam Rm

1155 N LA CIENEGA #805	Open	11-2	rev
\$879,000	2+2	MODERN	



STAR POWER CONDO!!!!


Stunning Done Corner unit at Westview Towers with Fabulous Southwestern Views. This highly coveted 8th floor view corner unit features 2 bed& 2 bath & is updated with high quality finishes. The high-end kitchen opens to the living area, sleek white cabinetry, white stone countertops & stainless steel appliances. Recessed lighting & new wood flooring. Living room opens to private balcony w/dramatic views. Westview Towers is a Mid-Century Architectural full-service building.

MLS#17-224856
Lee Ziff 310-945-7752
KELLER WILLIAMS BH

Dshwshr,Hood Fan,Rng/Ovn,Fridg

10 West Hollywood Vicinity Income

7266 WARING AVE	Open	11-2	NEW
\$949,000	2+1	SPANISH	



REALLY CUTE SPANISH!

Charming Spanish in the heart of everything! Spacious lvng rm w/ vaulted ceilings ,arched windows & flooded w/natural light. Charming w/ modern upgrades; new s/s appliances, HVAC & tankless water heater. Beautiful hrdwd flrs, big, bright & airy kitchen w/ built in dining area. Glass door frm ktchn, for easy indoor/outdoor flow to back patio for outdoor entertaining and living. A wonderful retreat, smack in the middle of trendy Melrose/Weho.. 2 bdrm/1ba w/ ADDITIONAL BONUS BDRM & BATH!

845 N LA JOLLA AVE	Open	11-2	NEW
\$2,349,000	Duplex	2sty-SPANISH	



PRIME LOCATION, SPACE, AUTHENTIC CHARM.

This classic Spanish Duplex is a rare find located in a prime L.A. neighborhood of Beverly/Grove, West Hollywood adjacent. Well maintained authentic charm & character with each unit boasting 3 spacious bedrooms & 2 baths. Mahogany doors & a sunny separate breakfast room with original built-ins. Plenty of yard space to enjoy the sunny Southern California weather. Original & well-maintained faux bois, crystal knobs, hardware, & hardwood floors throughout.

S. Moritz | B. Abisror 818.419.1459
SOTHEBY'S INT'L RLTY

www.LaJollaDuplex.com

829 N ORLANDO AVE	Open	11-2	rev
\$5,250,000	4+6	SPANISH	



LIFESTYLE FOR THE AGES!

Magnificent, best in class new modern luxurious Spanish home. Entertainer's delight on the best street in the West Hollywood area. This is the best of the best from the highly acclaimed Stewart-Gulrajani Design Team. Quality and craftsmanship are abundantly clear. Privately gated and hedged. Warmth and charm with the high ceilings and richly arched walls. Inviting open and spacious gourmet kitchen and family room that overlooks the saltwater pool and spa.

MLS#17-206786
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

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

533 NORWICH DR	Refresh.	11-2	red
\$3,249,000	3399000 Duplex	2sty-CONTEMPORARY	



2-HOME PROPERTY IN PRIME WEST HOLLYWOOD - NEW PRICE!

\$150,000 PRICE REDUCTION! Striking design, dream location, real VALUE. The BEST per sq ft deal in WeHo Design District! 2 HOMES on a lot, with separate entries, hedged + gated for privacy: a stunning contemporary 2-story main 4BD/3BA residence w/superb finishes (535 Norwich, currently owner occupied) + income generating 2BD/1.5BA rental designer updated 1920s Spanish house (533 Norwich), with large private yard/deck. Ideal for INVESTOR, OWNER-USER, LIVE/WORK, FREQUENT TRAVELER or EXTENDED FAMILY

MLS#17-234578
Dragana Popovic 323.823.8797
KELLER WILLIAMS

www.533NorwichDr.com

10 West Hollywood Vicinity Condo / Co-op

723 WESTMOUNT DR #206	Open	11-2	NEW
\$899,000	2+3	2sty-CONTEMPORARY	



REMODELED 2BR/2.5BA, LAUNDRY, 2 S X S PKG, GREAT LOCATION


Prime West Hollywood 2 bedroom 2.5 bathroom condo on one of the best streets in the area. This condo features beautiful hardwood floors, recessed lighting, floor to ceiling windows that radiate tons of natural light and high ceilings. Remodeled kitchen with granite counter tops, dishwasher, garbage disposal. 3 colorfully exquisite bathrooms. Gas Fireplace. Multiple balconies. Washer/dryer in the unit. 2 side by side parking spaces. Pool and gym in building. Low HOA dues!

MLS#17-241644
Matthew Paul 3104993579
RODEO REALTY INC.

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

11 Venice Single Family

2915 CLUNE AVE	Lunch	11-2	NEW
\$2,275,000	5+4	2sty-CONTEMPORARY	



A LUSH OPPORTUNITY IN VENICE!

This 5 bed/4 bath home offers a spacious living area that flows into the kitchen w/ breakfast bar. The sun-drenched dining area opens to the patio for easy entertaining & al fresco dining. The upper level has a living area w/ bonus entertainers bar. There is an additional room that sits off the garden, perfect for work, or zenful area to escape. This highly sought after location offers easy access to the beach, Venice Pier, AK, MDR & 2 farmers markets. Move-in ready &/ or a developer's delight.

MLS#17-241272
Nancy Osborne 310-907-6517
HALTON PARDEE

Dshwshr,Dryr,Frzr,Grbg Disp,Rng/Ovn,Othr

TUESDAY

1148 VAN BUREN AVE	Open	11-2	NEW
\$1,749,000	2+3	SPANISH	



CAREFREE VENICE MEETS MODERN MOROCCO

Completely remodeled 1920's California Spanish Courtyard home. The owners paid special attention to maintaining the nuances of shadow & light that make this era of architecture so appealing. Minimalist, purposeful, luxurious details warmly blend into an exceptional example of indoor-outdoor living. This stylish & fully upgraded 2 bed, 3 bath home w/aux. garage/guest, hi-ceilings, open floor plan fab for entertaining. Located in Venice's Presidents Row nearby LA's notable Westside restaurants.

MLS#17-240424
Eric Matthew Yetter 310-266-5819
PLG ESTATES

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

929 DICKSON ST	Refresh.	11-2	rev
\$2,595,000	4+3	2sty-ARCHITECTURAL	



JOIN US FOR LUNCH IN THIS ARCHITECTURAL DREAM HOUSE


Private gated hedge and striking sculpture gardens frame stunning remodel. Luxe finishes enhance creative state of art design with dramatic two story living, gourmet center island kitchen/dining, media-4th bed., open gallery library, grand master suite & panoramic roof deck. Scavolini cabinetry, basalt & caesarstone work, 2 zone hvac, surround sound, art lighting, two car garage - corner lot. Silicon Beach Centric - MOVE-IN!

MLS#17-235820
Joan Caplis 310.748.2208
COLDWELL BANKER BW

www.929Dickson.com

11 Venice *Condo / Co-op*

700 MAIN ST #10	Open	11-2	NEW
\$1,749,000	2+2	ARCHITECTURAL	



LIVE/WORK SPACE AVAILABLE IN DOGTOWN STATION

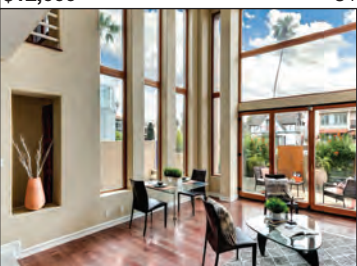
Opportunity to live in this architecturally elegant Venice loft. Enjoy 18 foot high ceilings, wide plank concrete floors, & glass windows throughout to bring in plenty of sunlight. Upgraded kitchen with caesar stone countertops, Miele appliances, and a Sub-Zero refrigerator. Easy to entertain guests with surround sound built in speakers, dining area that connects to the kitchen plus back patio with astro turf. The building is near many restaurants and shops on Abbot Kinney Blvd and Main Street.

MLS#17-241746
Diana Braun 310.866.5039
COMPASS

Diana Braun Group - 310.866.5039

11 Venice *Lease*

453 CARROLL CANAL	Refresh.	1-3	NEW
\$12,000	3+3	3sty-ARCHITECTURAL	



ARCHITECTURAL RETREAT ON THE VENICE CANALS

Melt away the stress of the day in this 2500+ sq. ft 3bd/3ba retreat. Entire 3rd flr is the master bdrm suite, w/spa bath, skylights + priv deck. 2nd flr has 2 guest bdrms + full guest bathroom; an Ent. rm that gives way to walls of glass and a zen-like patio at canal level. Gourmet kitchen complete w/ Thermador appliances. Just mins from beach, shops and restaurants on Abbott Kinney and stand-up paddle boarding in Marina. Comes w/gardener, a 2 car garage + an off-alley space plus a doggie room.

MLS#17-237080
Nanci Isaacs 2137121105
JOHN AAROE GROUP

12 Marina Del Rey *Single Family*

123 CHANNEL POINTE MALL	Open	12-2	702A2	NEW
\$3,590,000	4+6.5	4sty-MEDITERRANEAN		



IMPECCABLE SILICON BEACH HOME WITH 360 DEGREE VIEWS

Rooftop ocean views from this 4-story custom home w/ elevator, located on one of Silver Strand's most coveted streets w/exquisite landscaping & fountains. Rich dark wood flooring. 4 gorgeous bedrooms, 6.5 baths. Great living rm w/14ft ceiling, step up dining room, family rm off gourmet kitchen w/center island. Master with 8 ft french doors & balcony. Large master bath. Each bedroom w/its own bath. Custom built-in closets throughout, including every bedroom. 2-story rooftop w/360 degree views!

MLS#17-240490
Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INT'L

123channelpointe.com

128 ROMA CT	Open	11-2	NEW
\$2,950,000	4+5		



MARINA DEL REY'S DESIRABLE SILVER STRAND

Masterfully redone by world-renowned designer Anne Hauck. Every detail of this impeccable 3-story, private rooftop home was created with a careful artistic eye. Enter into your own gated courtyard, landscaped to invite & entertain. From there, step inside to a magazine-worthy dining and living room space. The kitchen is designed to hold everything yet show nothing. Wander upstairs to your master suite, complete with two balconies, seating area, walk-in closet & bathroom akin to a 5-star hotel.

MLS#17-241018
D. Kramer A. Powers 310.691.2400
HILTON & HYLAND

www.DavidKramerGroup.com

801 HOWARD ST	Open	11-1	672A6	NEW
\$1,388,000	2+1	1sty-CRAFTSMAN		



3,000 SQFT LOT WEST OF ABBOTT KINNEY

Create your dream home on this special corner lot! Perfect for an owner/user or developer. Come remodel this 740 sq ft home into something spectacular or better yet build a completely new home on this fantastic corner lot just a few short blocks from the beach. There is so much you can do with this 25 foot by 120 foot rectangular lot with the original 1955 home on it. Enjoy nearby walks thru the canals, ride your beach cruiser down to the beach or take it over to Abbott Kinney for a fun night.

MLS#17-239124
Robert Valandra 310-428-7172
THE FLYING V REALTY

Great Developable Lot

12 Marina Del Rey *Condo / Co-op*

1046 PRINCETON DR #106	Lunch	11-2	NEW
\$1,675,000	1+2	ARCHITECTURAL	



HIP AND SOPHISTICATED SILICONE BEACH LOFT

A truly unique and sophisticated 3 story live/work loft located in the ever popular Silicon Beach. This home features an industrial grade roll-up glass door, mixed concrete/wood floors and an open concept living/kitchen on the main level with high-end stainless steel appliances and marble counter tops. The second level features a master suite with soaking tub and separate shower as well as an over-sized balcony to enjoy the sun and ocean breezes.

MLS#17-238278
Jonathan Pearson (310) 907-6517
HALTON PARDEE

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

4141 GLENCOE AVE #206	Refresh.	11-2	NEW
\$1,085,000	2+2	MODERN	



DESIGNER LOFT IN MARINA ARTS DISTRICT

2 bed/ 2 bath loft located in the heart of Marina del Rey Arts district. This large loft features an expansive open floor plan with an array of light & recently updated kitchen - including imported cabinets, large center island, bright Carrara marble counters, Viking appliances, SubZero Wolf microwave oven, wine fridge, and beautifully textured polished concrete floors. Walk to nearby restaurants, nightlife, & shops or enjoy a short bicycle ride to the Marina bike paths & beach.

MLS#17-241368
Jonathan Pearson (310) 907-6517
HALTON PARDEE

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



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

13 Palms - Mar Vista Single Family

X 13103 DEWEY ST	Lunch 11-2	NEW
\$2,595,000	5+5.5 2sty-MODERN	
COMPLETELY RENOVATED MAR VISTA MODERN		
<p>Mar Vista glistens beneath you as you sip your nightcap on the second floor of your new home! Completely renovated and with plenty of space for everyone among five bedrooms plus an office space, this modern-designed home is ready for years to come. The open layout of the first floor seamlessly combines the indoor/outdoor space, meshing the living room, dining room, and lush backyard space into the perfect entertaining space for weekend gatherings.</p>		
Kerry Ann Sullivan HALTON PARDEE	310-907-6517	www.HaltonPardee.com

X 4127 TIVOLI AVE	Lunch 11-2	NEW
\$1,929,000	3+2.5 1sty-CALIFORNIA BUNGALOW	
ENCHANTING NEW FARMHOUSE... VALET FOR LUNCH & BE CHARMED!		
<p>Stunning neo-farmhouse in Del Rey by top design/build firm GES Construction. A most enchanting home in this walkable pocket next to the Marina, this sun-filled 3 bed/2.5 bath features spectacular great room opening to entertainer's deck w/built-in seating & fire pit, high ceilings, open kitchen w/stone cntrs & best appls. Master w/hi ceilings & French doors to private garden & covered porch for outdoor dining. Det garage offers space for office/studio. Like nothing you've seen...thrilling.</p>		
Alice Plato COLDWELL BANKER	310-704-4188	

11362 CHARNOCK RD	Open 11-2	NEW
\$1,595,000	3+2 TRADITIONAL	
NEWLY REMODELED HOME IN MAR VISTA		
<p>This 3 bedroom, 2 full bath house has been taken "down to the studs" and is approximately 2058 square feet, including a 400 sq ft bonus room/garage. The exterior is wrapped in smooth gray stucco with large windows and new sets of double French doors. The interior boasts all new wood floors throughout, new plumbing, electrical and HVAC. The chef's kitchen has a large island and is equipped with high-end stainless-steel appliances. Completely landscaped and gated.</p>		
MLS#17-241908	Ron Wynn COLDWELL BANKER RESI	310-488-4410
Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

3571 WASATCH AVE	Open 11-2	NEW
\$1,449,000	2+1 TRADITIONAL	
VIEW POTENTIAL- MOVE IN OR DEVELOPER		
<p>This property is the perfect opportunity for a builder with a big imagination! Buy in this highly sought after Mar Vista neighborhood and build on this 7,500 Sq Ft Lot. It would have ocean view from the 2nd story and can be an opportunity to build a dream home for the right individual or fix up and live in it now.</p>		
Judy Sheller BIZZY BLONDES/ KW	310.301.2327	

2827 S BARRINGTON AVE	Open 11-2	rev
\$2,495,000	5+4 CONTEMPORARY	
NEW CHIC FARMHOUSE CRAFTED TO PERFECTION		
<p>Live in this 5 bdrm, 4 bath home w/french oak flrs, high ceilings & a fireplace. The kitchen is adorned w/ white cabinetry, Caesarstone counter tops, state-of-the-art Thermador, stainless steal appliances, a walk-in pantry & 2 lrg sliding glass drs that open into the backyard. The 2nd floor features the mstr suite w/a spacious bath & a walk-in closet. This home is top of the line & just a short stroll to Starbucks, Wholefoods & Mar Vista Park. So, what are you waiting for? Your dream home awaits!</p>		
MLS#17-239430	Sherri Noel KELLER WILLIAMS-SANT	310-994-8721
Dshwshr,Micro,Rng/Ovn,Fridg		

1501 WALGROVE AVE	Open 11-2	rev
\$2,150,000	4+4 2sty-MODERN	
<p>4 +4, corner lot, wide plank oak hrdwd, Caesarstone counters, stainless steel appl, custom cabinets, alarm, smrt wired, dual A/C, storage, noise rdctn windows, huge deck.</p>		
MLS#17-231544	Dshwshr, Hood Fan,Micro,Rng/Ovn,Other	
Bobbi DeBarge	310-560-5088	KELLER WILLIAMS-SANT

12823 ROSE AVE	Open 11-2	rev
\$1,500,000	3+3 TRADITIONAL	
A VERY SPECIAL HOME ON MAR VISTA HILL.		
<p>Great curb appeal with brick driveway. You will love this one of a kind, park like backyard with patio, lawn area, landscaped garden and playhouse; totally private and receives sun all day. Spectacular master suite with walk in closet and oversized full bath. The flow for entertaining is outstanding, starting with a living room and dining area opening to a family room with direct access to the backyard. Kitchen is remodeled with dishwasher, granite countertops, and plenty of cabinet space.</p>		
MLS#17-239400	Ron Wynn COLDWELL BANKER RESI	310-621-1772
Blt-Ins,Dshwshr,Dryer,Micro,Rng/Ovn,Othr		

2469 WALGROVE AVE	Open 11-2	rev
\$1,445,000	3+3 TRADITIONAL	
REDUCED CAPTIVATING POOL HOME IN MAR VISTA		
<p>On the cusp of Venice, this wonderful Mar Vista home offers stylish details combining a surf-town vibe & outdoor living w/ glamorous charm. Dark granite and custom tiling in the kitchen serve as a backdrop for gourmet cabinetry & stainless appliances. 2 beds & 2 remodeled baths are privately located on the first floor, while the second floor boasts the large vaulted ceiling master bedroom & spa-like bathroom w/ hot tub, including an adjacent room perfect for baby's room, office/gym.</p>		
MLS#17-235812	Penny Muck HALTON PARDEE	3102669946

3837 COOLIDGE AVE	Open 11-2	rev
\$1,399,000	3+3 TRADITIONAL	
BEAUTIFUL RENOVATED HOME		
<p>Light hardwd flrs span the length of the home creating an effortless flow from rm to rm. Enjoy the upgraded kitchen w/stainless steel appliances, quartz countertops, a center island & a lrg window that overlooks the backyard. Relax in the mstr suite w/an upgraded bathrm containing a soaking tub, walk in shower & dual vanity. Recessed lighting, surround sound & ample storage are just a few addt'l features. Minutes from shops & restaurants on Venice Blvd; this upgraded home is in an ideal location</p>		
MLS#17-232348	Sherri Noel KELLER WILLIAMS-SANT	1399000
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr		

13 Palms - Mar Vista Condo / Co-op

X 3992 EAST #203	Lunch 11-2	rev
\$685,000	2+2 TRADITIONAL	
COME FOR LUNCH 11-2!		
<p>Spacious and bright 2 bedroom, 2 bath corner unit in quiet and clean building in prime "Beverly Hills of Mar Vista" location. Open Kitchen - Living - Dining room w/ Fireplace leads to private balcony w/ treetop views. Hardwood floors re-done, new carpet in bedrooms, fresh paint. Bedrooms are spacious & flooded w/ sunlight.large walk-in closets. Two tandem parking spaces. Close to shops, restaurants, Farmer's Market, and everything else Mar Vista has to offer.</p>		
MLS#17-240080	Gwen Tanguay-Arin Larson REDWOOD REALTY	310-390-6655


Why Advertise? Large Distribution Area

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

TUESDAY

14 Santa Monica Single Family


238 19TH ST	Open	11-2	NEW
\$6,495,000	5+6.5		
BEAUTIFULLY APPOINTED MODERN FARMHOUSE!			
<p>An ideal floor plan with 5 bdrms and 6.5 ba. Approx. 4,730 sqft of well-crafted living space; just completed with designer finishes. Open kitchen with brushed brass hardware, full size Sub-Zero, stainless Wolf appliances and a lovely breakfast nook. Light, wide-plank hardwood floors, high ceilings, skylights, mountain views and generously sized entertaining rooms. Ample sized backyard with stone patio, BBQ area and pool bath surrounded by mature hedges, and plenty of sun to the pool and spa.</p>			
			
MLS#17-241066 John Hathorn 310-924-4014 PARTNERS TRUST SM		BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other	

258 16TH ST	Open	11-2	NEW
\$5,250,000	5+6	TRADITIONAL	
FORMER HOME OF ARCHITECT STEVE GIANNETTI IN PRIME SM			
<p>Widely published shingle-style CA beach bungalow framed by 2 giant palms & set amidst beau gardens on qt North of Montana st. "Great room" consists of wful cook's kitchen, fam rm & sun rm. Patios, pvt yd, outdr FP & sparkling pl. Extraordinary master has vaulted beamed ceilings & wrap-around windows that overlook a giant aprx 100-year-old Italian stone pine tree. Situated on desirable west side of st in Franklin School district & close to shops/restaurants on Montana Ave.</p>			
			
MLS#17-241626 David Offer BERKSHIRE HATHAWAY		www.258-16th.com	

556 DRYAD RD	Open	11-2	NEW
\$4,850,000	4+5	3sty-MODERN	
SANTA MONICA CANYON – OCEAN VIEWS, TREETOP VISTAS & POOL!			
<p>Sun-drenched spaces with white interiors, warm woods & large expanses of glass surrounded by mature Sycamores maximize a sense of openness in this idyllic Santa Monica Canyon 4BR+5BA modern residence. The open floor plan invites the outdoors in showcasing the beautifully landscaped pool/spa area plus ocean views from multiple rooms & expansive treetop roof deck. Breathtaking 2-story living, 3 bedroom suites all with treetop or ocean views. Rooftop deck offers spectacular vistas of the Pacific.</p>			
			
Jennifer Hughes 310-383-7299 BULLDOG REALTORS		Deasy Penner / Frank Langen	

2520 ALTA AVE	Open	11-2	NEW
\$3,249,000	3+3	2sty-SPANISH	
VINTAGE SPANISH NORTH OF MONTANA WWW.2520ALTA.COM			
<p>Very charming 1920's Spanish character home features a volume beamed ceiling living room with fireplace & hardwood floors. The large corner lot is walled, hedged & gated for privacy with a two car garage. This home has many quality upgrades and custom features making for a solid investment opportunity. Close to Franklin School, restaurants, shops and parks, just minutes from the beach. Amazing upside potential for an entry level buyer or build new on this exceptional 8683 SF site. A must see!</p>			
			
MLS#17-231714 Omega Group-Todd Michaud 310.429.8191 KELLER WILLIAMS HH		www.OmegaGroup.LA	

849 22ND ST	Open	11-2	NEW
\$2,995,000	3+2	1sty-SPANISH	
SENSATIONAL LOT - EXCEPTIONAL LOCATION! CALL YOUR DEVELOPERS			
<p>Sweet and Charming Spanish home on an exceptionally gorgeous, large lot of over 8,000 square feet, in a premier Santa Monica location moments to Franklin Elementary & Montana's best! The West facing Living room with wood burning fireplace and wood floors welcomes you to this enchanting home! Features include a formal dining room, family room, 3 bedrooms, 2 full bathrooms and an open den. An incredible back yard, blasted by sunshine with mature fruit trees beckons you outside! Detached Garage</p>			
			
MLS#17-238178 Nili Hudson 310.622.7422 GIBSON INTERNATIONAL		www.849-22nd.com	

1711 WELLESLEY DR	Lunch	11-2	NEW
\$2,285,000	4+4	2sty-CONTEMPORARY	
STUNNING OCEAN VIEW HOME IN SUNSET PARK AWAITS!			
<p>This contemporary home has an open floor plan, large living area that flows to the chef's kitchen, w/stainless appliances, quartz counters, island w/ cook top, prep sink & eat-at-bar-w/ ocean views. 1st floor has 2 large bedrooms, a full bath, guest powder room. 2nd floor has a master suite w/ fireplace, sunning deck, & soak tub w/ views. Addtl upper bedroom is en suite. Complete w/ a roof top deck & addtl entertainment area w/ views of the mountains & ocean. 2-car garage, w/ storage shed.</p>			
			
MLS#17-239482 Nancy Osborne 3109076517 HALTON PARDEE		Blt-Ins,Clng Fan,Dshwshr,Dryer,Frzr,Othr	

14 Santa Monica Condo / Co-op

515 OCEAN AVE, UNIT 405S	Open	11-2	NEW
\$2,388,000	2+2	CONTEMPORARY	
A DESIGNER'S DREAM IN FULL-SERVICE PARK PLAZA BUILDING			
<p>Inspired by the Glamour of Park Avenue and a World Class Yacht, this Magnificent coastal condominium is truly like no other. Located on the most "park like", quiet part of Ocean Avenue, nestled between Santa Monica's most prestigious neighborhoods and palm tree-lined Palisades Park overlooking the Pacific Ocean. This beautifully designed coastal home meets the highest expectations. Masterfully designed to maximize space and elegance.</p>			
			
Solomon / Halan 424.400.5905 AGENCY / MCMONIGLE		www.515Ocean405S.com	

425 MARINE ST, UNIT 2	Open	11-2	NEW
\$1,449,000	2+2	CONTEMPORARY	
STUNNING SANTA MONICA CONDO WITH HIGH END FINISHES			
<p>Just blocks to the beach, this voluminous 2bd + 2.5ba loft style condo is located in one of the hippest West side locations. Days spent enjoying cool Venice hangouts, trendy Santa Monica restaurants, & sunny days at the beach can be yours! Enjoy wood floors throughout, laundry in-unit, 2 entrances, 2 side by side parking spaces, plus an extra storage unit! Don't miss an incredible opportunity to call this space your home!</p>			
			
S.F. Jones/ M. Schlosser 310.691.7888 JOHN AAROE GROUP		425Marine2.com	

1118 17TH ST, UNIT 1	Lunch	11-2	NEW
\$1,295,000	3+2.5	3sty-TRADITIONAL	
SANTA MONICA TOWNHOME W/ ROOFTOP DECK			
<p>This front facing 3 bed + 2.5 bath townhouse features over 2,000 sq. ft of luxurious living space & an abundance of private outdoor patios & decks. Soaring ceilings and floor to ceiling windows provide incredible lighting and a delightful ocean breeze throughout the unit. Includes beautiful hardwood floors, open living room, private patio and a direct-access 2-car garage. The large master suite boasts ultra high ceilings + loft leading to private roof-top deck.</p>			
			
Rochelle Atlas Maize 310-968-8828 NOURMAND & ASSOCIATE		Blt-Ins,Cbl,Dshwshr,Dryer,	


1436 20TH ST, UNIT 10	Open	11-2	NEW
\$899,000	2+2.5	CONTEMPORARY	
WWW.REGINAVANNICOLA.COM			
<p>NEW LISTING! 2BR/2.5BA townhouse with over 1,400 square feet of living space and large private outdoor patio. This well-maintained modern-styled townhouse has high ceilings and new paint throughout. Large living area with marble fireplace and new wide plank, white oak floors. New carpet on stairs and in bedrooms. Sunny kitchen with granite counters and new stainless steel appliances. Central Air/Heat, 2-car side-by-side parking plus guest parking, extra storage and low HOA dues. Includes EQ.</p>			
			
Regina Vannicola 310-625-2061 KELLER WILLIAMS SM		Rnge/Ovn, Dishwasher, Frdge, Washer/Dryr	

TUESDAY


1440 PRINCETON ST #4	Open	11-2	NEW
\$849,000	2+3	2sty-CONTEMPORARY	
	CHARMING TOWNHOUSE IN PRIME SANTA MONICA		
DO NOT MISS. CHARMING TOWNHOUSE IN PRIME SANTA MONICA LOCATION. THE UNIT FEATURES 2 LARGE MASTER SUITES, VAULTED CEILINGS, MAPLE FLOORS THROUGHOUT, WOOD/GAS FIREPLACE, UPDATED KITCHEN, LAUNDRY IN UNIT, CENTRAL A/C, FRONT AND BACK PATIOS ON FIRST LEVEL, SPACIOUS, OVER-SIZED 2 CAR PRIVATE GARAGE, WALK-IN CLOSET AND ADDITIONAL BALCONY FOR LARGER MASTER BEDROOM. WALK OR BIKE TO WATER GARDEN, YAHOO, MTV, SONY & COLUMBIA MUSIC, RESTAURANTS, PARKS, NEW EXPO LINE AND SO MUCH MORE.			
MLS#17-242068		www.MaserCondoSales.com	
Brian Maser 310-795-8010		MASER CONDO SALES	

130 FOXTAIL DR	Refresh.	11-2	NEW
\$4,295,000	4+3		
	GORGEOUS TRADITIONAL OASIS		
Located north of San Vicente, 3,698 sq.ft home on a 10,727 sq.ft. lot. LR & FR w/ surround sound throughout. DR opens to chef's kitchen w/ Viking appliances, granite countertops, & custom wood cabinetry. Private study w/ built ins. Large first level master suite w/ walk in closet & master bath. Guest suite & additional bedroom on first level. Second level is a large bonus room, w/ a separate entrance: perfect as a gym, office or studio. Outside, enjoy large grassy area & outdoor dining.			
Anthony Marguleas 310-663-8127		130Foxtail.com	
AMALFI ESTATES			


2628 KANSAS AVE #11	Refresh.	11-2	NEW
\$639,000	2+2	SPANISH	
	MODERN 2BR/1.5BA TOWNHOUSE IN SANTA MONICA		
Beautifully updated townhouse located in Santa Monica near Expo Line -- take train to beach, downtown SM and close to LA Westside. Walk to Virginia Park and all shops/restaurants on Pico. True townhouse (no upstairs neighbor) w open kitchen/dining/living room layout w bamboo hardwood floors. Full-sized stacked w/d upstairs. Two spacious bedrooms upstairs w custom closets. Full bath upstairs features dual-sink vanity, travertine finishes. Two-car tandem garage parking w storage space.			
MLS#17-242024		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	
Henry Dodge 323-507-5960		HD PROPERTIES, INC.	

15 Pacific Palisades		<i>Condo / Co-op</i>	
18147 COASTLINE DR #8	Open	11-2	NEW
\$1,285,000	2+2	CONTEMPORARY	
	UPDATED OCEAN VIEW PENTHOUSE		
Rare opportunity to purchase completely updated penthouse unit with stunning 180 degree ocean, Queen's Necklace, and Santa Monica Bay views just one block from the beach. Semi-private garden just outside the unit. State of the art kitchen. Redone bathrooms with gorgeous stone finishes. Hardwood floors, open floor plan and private balcony. Fabulous location close to beach, and convenient location just minutes from Pacific Palisades, Santa Monica and Silicon Beach!			
MLS#17-240762			
Marta Samulon 310-496-5996		Blt-Ins,Cbl,Dshwshr,Grbg Disp	
GIBSON INTERNATIONAL			

838 16TH ST #9	Open	11-2	rev
\$1,759,000	2+2.5	CONTEMP MED	
	COME ENJOY TREATS FROM SWEET LADY JANE!		
This remodeled townhome includes a roof top deck & is in one of the most sought after newer construction buildings. Enter into this bright, sunny designed unit to find new hardwood floors, Chef's kitchen, with Viking & Kitchen Aid appliances, caesar & granite counter tops which opens to a patio for entertaining. Oversized master suite, with walk in closet remodeled bathroom & loft with rooftop terrace featuring a view of the ocean. Steps to Montana Ave restaurants, shops, & beach.			
MLS#17-220148		Frzr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg	
Andrea Pilot/Steve Sawai 310.874.5201		COLDWELL BANKER RESI	

1534 MICHAEL LN	Open	11-2	NEW
\$1,095,000	2+3	2sty-CONTEMP MED	
	END UNIT W/ GREAT NATURAL LIGHT. MOVE-IN READY!		
Mainly hardwood floors throughout, the living & dining rooms are epic in size and flow indoors to the kitchen/family room combination and outdoors to the extra-large tiled patio. Upstairs are two very spacious bedrooms inc: a Master Suite w/ walk-in closet, fireplace, balcony & large bathroom. High ceilings, newer heat & air, Sub-Zero refrigerator & granite counters in the kitchen, newer light fixtures, central core skylight, low HOA dues and A+ amenities to enjoy: pool, spa, sauna & gym.			
MLS#17-241406			
Nicolas Beauvy 310-691-9595		MICHAEL LANE VILLAS	
COLDWELL BANKER PPAL			

15 Pacific Palisades *Single Family*

102 OCEAN WAY	Open	11-2	NEW
\$12,000,000	4+4	2sty-SPANISH	
	ART YOU CAN LIVE IN		
The Bradbury House, Historic-Cultural Monument #594. Exceptional Spanish Colonial Revival residence built in 1923 by renowned architect John W. Buyers. The 14 rm hme on the bluffs overlooking the ocean. Spectacular example of the modern use of adobe brick. 2-story garage/gst hse was built in the 1970s by Wallace Neff, A.I.A. Adjacent lot w/ pool & 2 vacant parcels across the st., are included in sale. TRUST sale w/NO court confirmation required. Property also benefits from Mills Act Contract.			
MLS#17-232968		www.102oceanway.com	
Kelly deLaat 310.880.9255		JOHN AAROE GROUP	

15 Pacific Palisades *Lease*

339 ARNO WAY	Open	11-2	630H6	NEW
\$8,000	4+2	SPANISH		
	REMODELED 4 + FR WITH OCEAN VUS			
Great 4 bedrm + family room lease with ocean vus, huge flat yard & walk to beach. Charming Hacienda gated porch entry welcomes you to lush garden setting with an updated move-in condition 1-story home. Open floor plan, fresh neutral paint & carpet, dark HW floors, eat-in kitchen w/ SS appl. & granite counters, remod. master ba w/ dble sinks. 4th bedrm & FR have sep. entrances to use as at-home offices. Professionally landscaped, large porch w/ ocean vus. Abundant storage, over-sized garage.				
MLS#17-241702				
Michele Hall 310-850-1357		Dshwshr,Grbg Disp,Hood Fan,Fridg		
COLDWELL BANKER-BW				

1644 CASALE RD	Open	11-2	NEW
\$7,990,000	4+6	TRADITIONAL	
	STUNNING VIEWS		
This lovely family farmhouse is nestled in the prestigious upper Riviera neighborhood of Pacific Palisades. Enjoy rich hardwood floors throughout the home, as well as breathtaking views of the sparkling ocean and downtown city lights from most of the rooms in the house. The gourmet kitchen with high ceilings looks out on the stunning infinity pool and spa that waterfalls down to a private reservoir and patio that unfolds into the expansive backyard surrounded by lush nature.			
MLS#17-241400		BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	
Aaron Kirman 4242497162		JOHN AAROE GROUP	

ATTENTION

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

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

TUESDAY

16 Mid Los Angeles *Single Family*

1861 S CLOVERDALE AVE	Open	11-2	NEW
\$899,000	2+2	1sty-SPANISH	



CLASSIC COURTYARD SPANISH

Impeccable view home on a hilltop with all the bells and whistles. This 2 bedroom/2 bathroom renovated beauty is filled with charming details and many high-end upgrades. Gated and very private with gourmet eat-in kitchen and luxurious remodeled bathrooms, formal dining room overlooking the courtyard. Central heat and air, 2 car garage and lovely and spacious back yard.

Steven Tator (323) 810-1593
COLDWELL BANKER HPN

Eat-in kitchen, A/C, Heat, Upgrades

18 Hancock Park-Wilshire *Income*

1230 S RIMPAU BLV	Open	11-2	NEW
\$1,449,000	Duplex	2sty-MEDITERRANEAN	



BEAUTIFUL 1930'S SPANISH DUPLEX – AMAZING OPPORTUNITY!

Pristine condition with classic architectural details and contemporary interiors. A rare opportunity to purchase an owner-occupied duplex with both units to be delivered vacant, offering amazing potential for the owner-user or savvy investor. Each unit over 1500+ Sf. 2 Bedrooms + 2 Bathrooms, Office area, Formal Dining Room, Laundry Room and 4-car garage. Strong income potential or Move-In Ready for the sophisticated owner. An exceptional opportunity!

G.Moesser / S.Campbell 310-770-9014
SOTHEBY'S & NOURMAND

Hardwood Floors, Fireplaces, W/D

18 Hancock Park-Wilshire *Single Family*

356 S HUDSON AVE	Open	11-2	NEW
\$14,500,000	9+11	COUNTRY ENGLISH	



ONE OF A KIND HANCOCK PARK ESTATE

Over 12,000 Sqft, 2 Large Guest Houses, 9 Bedrooms, 11 Baths, Tennis Court, Just Under 1 Acre, Gated + private

MLS#17-230570

Brett Lawyer 310.858.5402
HILTON & HYLAND

356SouthHudson.com

19 Beverly Center-Miracle Mile *Single Family*

362 N CROFT AVE	Open	10-2	NEW
\$3,499,000	5+5.5	MODERN	



MODERN EXCELLENCE

Cutting-edge brand new 5 bedroom and 6 bathroom home that sets the standard in Modern excellence. The gourmet kitchen is equipped with Miele appliances and Caesarstone Quartz counter tops. Breeze through the Fleetwood pocket doors that open to the entertainer's backyard with sparkling pool and spa, with its own fireplace and zen seating. Centrally located a short distance away from trendy restaurants and boutiques. Welcome home!

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.362Croft.com

215 S ST ANDREWS PL *rev*

\$2,300,000	Open	11-2	rev
	5+3	CRAFTSMAN	



UPDATED, GORGEOUS, SPACIOUS CRAFTSMAN ON HUGE LOT

Step into timeless craftsmanship. A truly remarkable home. Gorgeous wood work throughout. Beamed ceilings, moldings, original details abound. Updated to contemporary standards. 5 bedrooms and 3 bathrooms. Huge master with separate sitting area - ensuite bath. Gleaming hardwood. Laundry room with lots of mature landscaping and separate garage. Perfect for festive outdoor occasions. Best street in St. Andrew's square. Also for lease at \$10,000 per month.

MLS#17-233796

Mary C. Woodward 323 762 2571
KELLER WILLIAMS LARC

ST. ANDREW'S SQUARE CRAFTSMAN BEAUTY

112 N EDINBURGH AVE *NEW*

\$3,385,000	Open	11-2	NEW
	4+5	SPANISH	



WELCOME TO AMAZING NEW SPANISH

Brand New Casa de Arbolea is an exciting fusion of warm rich Spanish architecture and modern amenities. This stunning home boasts an expansive open floor plan with high ceilings. The outdoors has a pergola trimmed with bougainvilleas looking out to the saltwater pool and Beautiful arches, beamed ceiling, natural finish wide-plank oak floors and smart home wired. Ideal for anyone who likes to entertain & cook, the kitchen has been designed with all exceptional beauty and utility.


MLS#17-228344

Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

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

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

310 N RIDGEWOOD PL, UNIT C	Open	11-2	NEW
\$798,000	2+2	2sty-CONTEMPORARY	



WOW! 1900 SQ. FT. 2-STORY TH IN 5-UNIT BLDG. LOW HOA DUES!

Amazing volume & light, featuring living room w/soaring ceiling, hardwood floor, fireplace & built-in bookcase. Open Dining area w/wet bar. Large tiled Kitchen w/center island & laundry. 2 Beds up, including huge loft-style Master w/sunken dressing/lounging space, big closets, built-ins and an upper sleeping area bordered by a quartet of large picture windows. 1 Bath w/stone details up, 2nd full bath down. New skylights. Tiled Patio. Side-by-side gated parking. Just blocks to Larchmont Village!

Ed Solorzano 310.777.2863
BERKSHIRE HATHAWAY

Refrigerator, Stove, Hood Fan, Washer/Dry

640 S ORANGE DR *NEW*

\$2,855,000	Open	11-2	NEW
	4+5.5	2sty-CONTEMPORARY	



STUNNING ARCHITECTURAL
WWW.640ORANGE.COM

Hancock Park-Miracle Mile newer build w/ brilliant design & flawless execution, this modern home exemplifies the ultimate indoor-outdoor lifestyle. Nearly 4000 sf includes: cabana-guest house w/ bath, PLUS another 1000+ sf of covered & open patios. Stunning entertainer's home, private yard, expansive deck, pool & spa. Large master suite w/ spa-like bath, abundant closets & private balcony. Just min from Larchmont Village, downtown Beverly Hills, world class restaurants, shops & city services.

Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS HH

www.OmegaGroup.LA

132 S KILKEA DR *NEW*

\$2,795,000	Open	11-2	NEW
	3+4	SPANISH	



INCREDIBLE DESIGNER DONE SPANISH-CONTEMPORARY STEPS FROM 3RD

3bd, 4ba gated property steps from 3rd Street. Open floor plan w/custom kitchen, Viking appliances, carrera countertops/backsplash, center island w/wine fridge/custom cabinets. Formal dining, grand living, oak floors & soaring ceilings, spacious bdrms w/ample closets & luxurious baths. Master suite w/large walk-in closet, spa-like master bath & private deck overlooking waterfall/pool/spa. Backyard w/ deck & bonus room. 8 security cameras, sound system, new electrical/plumbing, Nest, LED lights

MLS#17-241870

Spencer Payson 310-486-8039
MERCER VINE


Bit-Ins, Cbl, Dshwshr, Frzr, Grbg Disp, Other

Do RIGHT by Your Sellers
Put their Property in the MLS

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



6212 MARYLAND DR	Open	11-2	NEW
\$2,395,000	3+3	SPANISH	




GORGEOUS BEVERLY GROVE SPANISH

3BR+3BA home, remodeled w/ custom fixtures & finishes. Formal entry features beautiful moldings and Spanish tiles. Step down LR w/ recessed lights, hw floors, fireplace & original stained glass bay window overlooking courtyard w/ fountain. Gourmet kitchen. Master BR features a walk-in closet w/ an en-suite marble bath & over sized shower. French doors lead out to the sparkling pool & spa w water feature & lounge area w built-in BBQ. New electrical, plumbing, HVAC, roof, windows and stucco.

Adam Sires&Mike Nourmand 310.666.3294
NOURMAND&ASSOCIATES

www.6212Maryland.com

847 S GENESEE AVE	Open	11-2	NEW
\$1,599,000	3+2	SPANISH	



BEAUTIFUL MUSEUM SQUARE HOME ON CUL-DE-SAC STREET

Well maintained 3 bed 2 bath Home. Close to The Grove, Farmers Market, LACMA, Peterson Auto Museum. Features Batchelder fireplace and hardwood floors. Stainless steel appliances Formal dining room, family room and covered patio. Very private master Suite with attached bonus/office space and French doors to the backyard.

Tim Meinelschmidt (213) 841-1317
KW LARCHMONT

6607 W OLYMPIC BLV	Refresh.	11-2	NEW
\$1,299,000	3+2.5	1sty-COUNTRY ENGLISH	



STUNNING ENGLISH MANOR IN HISTORIC CARTHAY CIRCLE

Quiet, spacious and updated, with much of the original character preserved. Leaded-glass (double-paned) windows, hardwood floors, arched doorways + built-in bookcases. Grand living room w/barrel ceiling and fireplace. Formal dining room, gourmet kitchen. En-suite bedrooms with copious closet space. A great entertainer's home, with charming backyard. 2 car garage with ample storage. Less than a block from Beverly Hills. Minutes to the Grove, Beverly Center, West Hollywood, shops and restaurants.

Star + Dragana 323.823.8797
KELLER WILLIAMS

www.6607olympic.com

534 N SIERRA BONITA AVE	Open	11-2	rev
\$2,795,000	4+5	SPANISH	



THE BACKYARD YOU HAVE BEEN LOOKING FOR!


Magnificent Southern California living at its very finest! World class lifestyle Situated in the vibrant Melrose District, close to popular shops and restaurants. This stunning custom new home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-227410

Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

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

622 N LAUREL AVE	Open	11-2	rev
\$1,749,000	3+2	TRADITIONAL	



MAJOR PRICE REDUCTION \$100,000.


Wonderful early century home down from Melrose with drought tolerant garden. Coved ceilings and arched opening, formal dining room and modern designer kitchen with built in Sub Zero refrigerator and Viking Range. Three ample-sized bedrooms and two bathrooms. Master suite at the back, new master bathroom. Two additional studio space. Too many upgrade to list. A block away fro Fred Segal, Melrose and much more. Come for a visit.

MLS#17-228020

Christophe Collet
COLDWELL BANKER RESI

Fridg

19 Beverly Center-Miracle Mile	Condo / Co-op		
7912 BLACKBURN AVE #11	Open	11-2	NEW
\$899,000	3+3.5	CONTEMPORARY	



RENOVATED CONDO IN THE BEST PART OF BEVERLY GROVE

Beautifully renovated 3 bedroom/ 3.5 bath end unit townhouse-style condo. Main level features living/dining area & custom kitchen. Upstairs is a large Master suite w/ private balcony & guest bedroom suite. Lower level flex space w/private bath, and direct access to pvt 2 car garage! Situated in a well maintained boutique complex that is gated and landscaped with low HOAs. Desirable 'Grove' location near 3rd St, and in close proximity to Trader Joe's, Whole Food and the Original Farmer's Market.

MLS#17-240962

Bryant | Reichling 323-395-9084
SOTHEBY'S

www.7912Blackburn.com

141 S CLARK DR #423	Open	11-2	NEW
\$688,000	2+2	4sty-CONTEMP MED	



PRIME LOCATION NEAR ROBERTSON AND THE BEVERLY CENTER!


Situated near dining & shopping on Robertson & the Beverly Center, this front-facing two bedroom, two bath unit at The Rob Clark was designed w/impeccable taste & boasts an open kitchen w/Caesarstone counters, electric range, refrigerator, dishwasher, European W/D & breakfast bar. Living room has beautiful stone fireplace & leads to balcony w/treetop views. Master bedroom has large walk-in closet & ensuite bath w/sleek design. Amenities to the building include fitness center, pool & BBQ area.

MLS#17-238698

Clifford Rowe 424-203-1890
TELES PROPERTIES

Blt-Ins,Clng Fan,Dshwshr,Grbg Disp,Micro

116 S CROFT AVE, UNIT 102	Lunch	11-2	NEW
\$575,000	2+2	1sty-SPANISH	



STUNNING BEVERLY GROVE 2 BED 2 BATH

Location, Location, Location! This stunning, recently updated 2 bed, 2 bath condo features rare dual masters, walk-in closets, an updated kitchen with stainless steel appliances, beautifully refinished flooring throughout, and two balconies. The open floorplan has great flow and features a living room with fireplace that opens to the dining room and kitchen—ideal for entertaining!

MLS#17-239110

Rochelle Atlas Maize 3109688828
NOURMAND & ASSOCIATE

Blt-Ins,Cbl,Dshwshr,Dryer,

19 Beverly Center-Miracle Mile	Income		
6135 LINDENHURST AVE	Open	11-2	NEW
\$1,795,000		SPANISH	



TROPHY DUPLEX IN BEVERLY GROVE

This 1920's Spanish duplex blends artistic designer touches with authentic character. Each unit features a grand living room with wood-beamed ceiling and fireplace, formal dining room, period kitchen, two generous bedrooms, a private deck and shared yard. The garage has been nicely finished for use as a studio/flexible space. The owner's unit boasts a covered front porch, a period-inspired kitchen with marble counters, rustic hardwood flooring and central AC. Delivered fully vacant.

MLS#17-239110

Allison Schwarz 310-433-0056
COMPASS

www.Lindenhurstduplex.com

REMINDER

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

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

TUESDAY

20 Hollywood *Single Family*

712 N MANSFIELD AVE	Open	11-2	NEW
\$2,149,000	5+4.5	2sty-MODERN	




MUST SEE LUXURIOUS MODERN HOME

Join us for lunch! This brand-new 2017 Modernized Home is a must see. It's a beautiful Modern Masterpiece in the heart of Hollywood!!! This stunning 3,035 sq ft new home features 5 bed + 4 1/2 bath. As you walk into an open layout that comes together with the living room and the large open kitchen perfect for entertaining. The home features modern and contemporary decorative high-end metals, Hi-gloss cabinets and quartz counter tops, also come with smart technology.

MLS#17-238638
Moises Arroyo 818-723-0816
THE CORE AGENCY

BBQ,Dshwshr,Hood Fan,Micro,Fridg

1624 N GARDNER ST	Open	11-2	NEW
\$1,450,000	4+3	CALIFORNIA BUNGALOW	



CA BUNGALOW GATED AND SET BACK OFF THE STREET

Completely gated and set back off the street on a lovely lot surrounded by mature trees, this magical 4 bedroom, 2.5 bath home features 2,286 sq. ft. of living space, large formal living room with fireplace, dining room and galley kitchen. Hardwood floors, incredible old-world details throughout & lots of natural light; 3 rooms on the 1st floor as an office, bedroom and den that opens out to the backyard. Upstairs master bedroom suite with sitting area and lush foliage views. Detached Office.

MLS#17-240550
Brian Ades 310-503-8080
SOTHEBY'S

Sunset Square with Character and Privacy

1244 GORDON ST	Lunch	11-2	NEW
\$979,000	3+4	MODERN	



INTRODUCING STUDIO10! PRIVATE ROOF DECKS WITH CITY VIEWS!

Welcome to Studio10, a new collection of 10 contemporary single-family homes w/gated driveway in the best part of Hollywood. Open floor plan feat. Oak plank wood flooring throughout, high ceilings & large windows w/natural light. Eat-in kitchen w/slab counters, custom cabinets, & SS appliances. All En-suite bedrooms + master offers a spacious WIC & master bath w/dual sinks & large shower. Private roof decks ready for dining al fresco w/views. Stroll to Sugar Fish, Columbia Square & The Arlight.

MLS#17-241278
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

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

20 Hollywood *Condo / Co-op*

1940 N HIGHLAND AVE #55	Open	11-2	NEW
\$645,000	2+2	1sty-CONTEMPORARY	



MOVE IN READY HOLLYWOOD CONDO!

Live life to the fullest in New Hollywood's vibrant social scene! Just steps to world famous Hollywood Blvd, rest assured that your days will light up the nights. Artfully curated details of this luxury condo infuse style & freedom to live on your own terms. Multi-tasking liv rm is the epicenter of this pad, accentuated by conversation starter fireplace. Showstopper kitchen will have everyone talking. Natural Stone surfaces, European cabinets, & Kitchen Aid modern appliances complete the look.

MLS#17-241488
James Campbell 310-388-7332
COLDWELL BANKER BHN

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

20 Hollywood *Lease*

704 N MCCADDEN PL	Open	11-2	NEW
\$4,000	2+1	TRADITIONAL	



3 DETACHED HOUSES W/PRIVATE YARDS FOR LEASE IN HOLLYWOOD!

Beautiful, totally redone 2 BD, 1 BA home w/large, private yard & 2-car off-street parking in Hollywood! Open spaces for entertaining w/beamed ceiling from the living room to the dining room & a brand new kitchen w/stainless steel appliances included! Freshly tiled bath, LED lighting throughout + brand new washer & dryer included. Close to the prime happenings of Hollywood & Hancock Park. Stroll to Osteria Mozza, Chi Spacca & Trois Mec. Pets considered w/additional deposit. Available now!

MLS#17-241482
Grant Linscott 323-300-1174
KELLER WILLIAMS REAL

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

21 Silver Lake - Echo Park *Single Family*

1741 GOLDEN GATE AVE	Open	11-2	NEW
\$1,495,000	3+2	CRAFTSMAN	



CRAFTSMAN C. 1912 IN THE HEART OF SILVER LAKE

Live in the heart of Silver Lake in this stunning Craftsman circa 1912. Located in a quiet pocket north of Sunset Junction, you will feel right at home in this 3BR/2BA full of old world charm and warmth. A lovely front patio greets you as you enter into a formal living room. Prime Silver Lake location will be the envy of all your friends as it's walking distance to Sunset Junction, the Reservoir and the Farmer's Market just down the street. Alfred Coffee, Trois Familia and so much more nearby.

MLS#17-241956
Robert Kallick 323-775-6305
SOTHEBY'S LOS FELIZ

Walk to Sunset Junction

2331 ECHO PARK AVE	Open	11-2	NEW
\$1,295,000	3+2	2sty-CRAFTSMAN	



BEAUTIFULLY RESTORED ECHO PARK "HOME ON THE HILL"

Beautifully restored Echo Park Craftsman. You'll enjoy a light filled and colorful kitchen with a vintage Wedgwood stove, eat-in "diner" and French doors overlooking the back patio and hillside. One bedroom and bath downstairs. Two bedrooms and a sunroom upstairs with downtown views plus a bath. Updates include new foundation (2006), new electrical, HVAC, and plumbing. This very special spot sits in one of the few walkable family neighborhoods in LA. - urban living at its finest!

MLS#17-241892
Betsy Parker 310-703-2769
KELLER WILLIAMS LARC

Grbg Disp,Rng/Ovn,Fridg

21 Silver Lake - Echo Park *Condo / Co-op*

2929 WAVERLY DR, UNIT 115	Refresh.	11-2	NEW
\$439,000	1+1	1sty-CONTEMPORARY	



PERFECT 1BR/1BA PIED-A-TERRE IN PRIME SILVER LAKE!

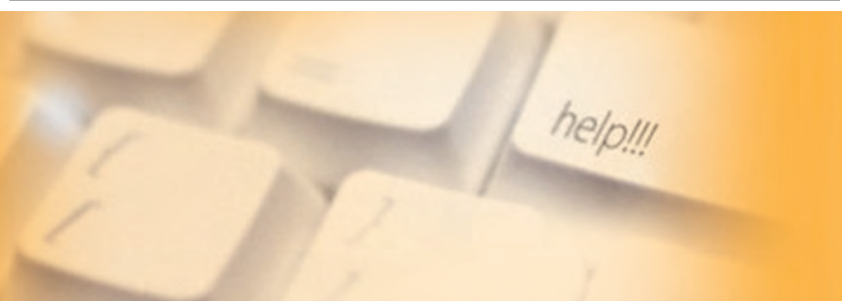
Wonderful & serene ground floor unit w/open floor plan, new paint, new light fixtures & new bamboo flooring throughout! Features incl. spacious living room w/gas fireplace & sliding doors opening to private patio, light & bright eat-in kitchen, charming dining area, large bedroom w/walk-in closet, & generously sized bathroom w/separate tub & shower and dual sink vanity. Steps away from Silverlake walking path, Blair's, Little Pine, Broome Street, Trader Joe's, Whole Foods 365, Silver Lake Wine.

MLS#17-241892
The Kostrey Collection (323) 785-7545
NOURMAND & ASSOC.-HW

Fridge,Range/Oven,Dishwasher

Questions? Need Assistance?
Contact our Help Desk Department!


Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



TUESDAY

22 Los Feliz Single Family

4130 PARVA AVE	Lunch	11-2	NEW
\$3,895,000	5+6	MODERN	
LOS FELIZ MODERN TOUR DE FORCE			



Space, light & function are artistically integrated into this designer inspired renovation. Open floor plan & sliding walls of glass showcase views from the Chavez Ravine to the Pacific Ocean. Perfectly sited kitchen w/ jetliner views perfect for entertaining. Master suite features an extraordinary bath & shower centered on stunning views. Guest bedrooms feature walk-in closets & sleek bathrooms. Movie theater w/ wet bar & wine fridge open to a tranquil garden, pool & resort style cabana w/ firepit

MLS#17-241506
Rogers+Stellini+Ritt 310-888-3378
NOURMAND & ASSOCIATE www.4130ParvaAve.com

2615 N VERMONT AVE	Open	11-2	NEW
\$3,200,000	4+4	SPANISH	
CHARMING SPANISH CONTEMPORARY IN GRIFFITH PARK			



In the heart of one of the hottest neighborhoods, walking distance from some of the trendiest restaurants, lounges & coffee shops. Stay in shape with the best hiking trails through LA's biggest back yard playground - Griffith Park. This contemporary remodel pushes the design envelope with an authentic relaxing feeling while also embracing the beauty of its past. The affluence of this modern interior is accompanied with a back yard bbq & pool built for those endless summer California days.

BRANDEN & RAYNI WILLIAMS 310.691.5935
HILTON & HYLAND WILLIAMS & WILLIAMS

2503 ABERDEEN AVE	Open	11-2	NEW
\$2,250,000	3+3	MID-CENTURY	
MIDCENTURY MODERN SHOWSTOPPER			



Playful & elegant, the home has been impeccably preserved and maintained with the terrazzo floors, original hardware, & walls of glass allowing for lots of natural light & an easy indoor outdoor flow in flawless condition. Steps from the Greek Theater & Los Feliz Village, a dazzling home with a glamorous future.

B. FARRUGIA A. LASCANO 424.253.5489
HILTON & HYLAND www.2503Aberdeen.com

28 Culver City Single Family

5008 PICKFORD WAY	Open	11-2	NEW
\$1,899,000	5+3	TRADITIONAL	
WWW.5008PICKFORD.COM			



Gorgeous 5-Bedroom Home on large 8300sqft Corner Lot in Culver City's Lindberg Park. Remodeled with hardwood floors, new windows & recessed lights. Formal living room. Gourmet kitchen with new cabinets, marble counters & stainless-steel appliances including wine fridge. Master bedroom has sliding door to patio. Incredible location near the pedestrian bridge to Farragut Elementary, Culver Middle & High School, you can watch your children go to school from your front porch!

MLS#17-240944
Todd Miller 3105602999
KELLER WILLIAMS-SM Open Sunday 2-5pm and Tues 11-2pm

4044 MADISON AVE	Lunch	11-2	NEW
\$1,349,000	2+1	SPANISH	
GORGEOUS TREE-LINED MADISON AVENUE / ZONED MULTI-FAMILY			



Spanish Gem in Prime Carlson Park. Large rear open grassy yard for building units or single family use expansion - or simply enjoy the existing, thoroughly remodeled, 2 bed with 1 bath, Spanish Gem. Located down the street from Sony Studios - and just blocks from 'happening' downtown Culver City. Close to markets, dining, entertainment and Expo Line. Hurry in - this property won't last!

MLS#17-241704
Gant P. Frink 310-339-1193
GIBSON INTERNATIONAL Dshwshr,Rng/Ovn,Fridg


4042 WASATCH AVE	Open	11-2	NEW
\$1,089,000	2+1	CALIFORNIA BUNGALOW	
BONUS SOUNDPROOF STUDIO			



Jaw Dropping Open Concept Home & Permitted Studio, Within Culver City Schools. This stunning home invites you into a modern living room & kitchen w/peninsula for mingling. The master bedroom w/walk-in closet. Light filled bathroom w/claw foot tub & separate shower. The inviting patio bridges between the main house and studio. Originally a recording studio, w/ endless potential, perfect for yoga & podcasting. 240V electric car charger, tankless water heater. Be home in Mar Vista's best kept area!

MLS#17-241220
Shannon Shue 310-853-0335
KW SILICON BEACH Open Ktch, Clawfoot Tub, 240V Charger

4209 BERRYMAN AVE	Open	11-2	rev
\$1,249,000	3+2	TRADITIONAL	
GREAT LIVE/WORK SPACE IN CULVER CITY			



As you enter, you're greeted w/an open flr plan, warm hardwd flrs & a wd burning fireplace. The bathrm offers heated flrs, new fixtures & porcelain tile. In the formal dining rm, French drs whisk you out to a magical backyard w/a deck for dining, a custom fire pit & mature landscaping. The permitted back house features a Velux skylight, a bathrm, polished concrete flrs, glazed glass panel drs & plenty of storage. It's a wonderful life in a wonderful neighborhd. Don't miss out on this opportunity

MLS#17-236772
Sherri Noel
KELLER WILLIAMS-SANT Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

29 Westchester Single Family

6301 W 77TH ST	Open	11-2	red
\$1,225,000	3+2	TRADITIONAL	
REDUCED - FANTASTIC VALUE!			




N. Kentwood 3 bed/2 bath traditional home with a distinctive style, custom design elements and dual pane windows. The elegant and spacious living room with fireplace invites guests into this exceptional home. Dark hardwood floors are found throughout the home creating a rich warm feeling. There is a remodeled kitchen w/ Caesarstone counters, stainless appliances and a separate laundry area with washer/dryer. The family room/dining room opens to the backyard & patio with a built in BBQ.

MLS#17-214510
Jody Fine 310-230-3770
BERKSHIRE HATHAWAY BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

29 Westchester Condo / Co-op

7120 LA TIJERA BLV, UNIT A102	Open	11-2	NEW
\$449,000	2+2	CONTEMP MED	
A NOT-TO-BE-MISSED 2 BEDROOM CONDO VALUE!			



Mediterranean complex w/charming courtyard + tremendous curb appeal! High ceilings, open living/dining room, and large windows adorned with plantation-style shutters emphasize the abundance of natural light. Living room w/fireplace and adjacent balcony. Master is equipped with fireplace, a plethora of closet space, and master bath. With central air, laundry in unit, gym located in building, and two tandem parking spaces, modern conveniences are at your fingertips!

Gregory Masi 310-488-4880
GIBSON INTERNATIONAL Stove, Oven, Dishwasher

NEW! The MLS Stats


Get Statistics for ANY Listing Search.

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

TUESDAY

30 Hollywood Hills East *Single Family*

7308 PACIFIC VIEW DR	Open	11-2	NEW
\$2,090,000	3+2	MID-CENTURY	




LIGHT & BRIGHT HOME WITH BEAUTIFUL VIEWS!

WELCOME TO THIS BEAUTIFULLY APPOINTED HOME W/BREATHTAKING HEAD ON CITY VIEWS! THE HOUSE IS FILLED W/A LIGHT & BRIGHT VIBE. THIS HOME FEATURES A LIBRARY/STUDY IN ADDITION TO AN EXTRA BEDROOM DOWNSTAIRS. EVERY ROOM HAS THAT SAME JET-LINER VIEW. THE DRAMATIC LIVING ROOM HAS SOARING CEILINGS & WALLS OF GLASS. THE KITCHEN HAS GRANITE COUNTERTOPS & SUBZERO FRIDGE. THE UPSTAIRS MASTER TAKES UP THE ENTIRE FLOOR W/A LOFT LIKE FEEL, WALK IN CLOSET & DIRECT ACCESS TO A HUGE OUTDOOR TERRACE.

MLS#17-240760
Angie Lieuw & Neal Baddin 213.590.8568
COLDWELL BANKER BHN
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

2828 WESTSHIRE DR	Open	11-2	NEW
\$1,649,000	4+3.5	CONTEMP MED	




CONTEMPORARY MEDITERRANEAN WITH EXPLOSIVE VIEWS,GUEST SPACE

Sweeping double-sided views from downtown to the ocean revolving around to the Hollywood sign and Beachwood Cyn from this contemporary Mediterranean with a great flexible floor plan. Eat in kitchen w/stainless appliances, multiple view terraces, gardens over scale guest suite with a separate entrance allows for amazing flexibility, an office, loft bedroom, beam ceiling living room, private dining terrace with smashing views. Located on famed Westshire Drive in a superlative location.

Konstantine V. I Rick Y 323.252.9451
SOTHEBY'S LOS FELIZ

3456 FLOYD TER	Open	11-2	NEW
\$1,379,000	5+4		




CHARM, CHARACTER & 2 BED GUEST UNIT!

5 beds + 4 baths with almost 4000 square feet of living space. Amazing rental/income/Air BNB potential, and is also great for home office with staff. The upper level is complete with 3 bedrooms plus office and 3 baths, remodeled gourmet kitchen, grand 2-story living room, gorgeous formal dining room, and beamed ceilings. Lower level has 2 bedrooms, 1 bath, step down living room, its own kitchen & laundry, separately metered. Zoned LAR3. Close to Studios, Restaurants, & Entertainment.

Amber Kristin 310-663-5224
WEA

3249 TARECO DR	Lunch	11-2	NEW
\$1,325,000	3+3	MID-CENTURY	




SLEEK AND SOPHISTICATED LAKE HOLLYWOOD KNOLLS VIEW HOME

Sleek and sophisticated Lake Hollywood Knolls View home-Like living in a luxury treehouse with 180 degree views this sharp mid-century 3+3 features floor to ceiling walls of glass, wood floors, granite kitchen, stainless steel appliances and breathtaking, gorgeous views. Third bedroom is set up as an office. All bedrooms have their own bathroom. Master bedroom has a huge double walk-in closet, and sumptuous bath with soaking tub and separate shower. Great location, close to studios and all!

Tom Otero 818-919-5350
RODEO REALTY
Newer AC, Roof, water heater and paint.

3254 LEDGEWOOD DR	Open	11-2	red
\$1,695,000	4+3	2sty-ARCHITECTURAL	




UPPER BEACHWOOD LARGE 4 BEDROOM

Architectural "tree house" with mid-century vibe in Upper Beachwood Canyon. 4 bedrooms and 3 bath with 2,700 sq ft. Spectacular great room with 14 ft. wood beamed ceiling and massive artisan stone fireplace. Very private entertaining terrace off the great room with a fire pit and head on views of the Hollywood Sign. Canyon and city lights views from the great room looking toward Palos Verdes. Expansive master suite with sitting area and private deck. Large chef's kitchen with new appliances.

MLS#17-220528
Douglas Dodds 323-701-2036
DOUGLAS DODDS
BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other

3123 LA SUVIDA DR	Open	11-2	rev
\$1,899,000	4+4	SPANISH	




BEAUTIFUL SPANISH VILLA!

4 bed/4 bath recently updated throughout. Floor plan that gives everyone privacy. Expansive kitchen is equipped w/ newer Viking® appliances, huge island and eat-in breakfast area with quick access to the outdoor courtyard w/a beautiful fountain. Living room w/fireplace & views of trees and hills. Master bedroom w/separate sitting area, double-cedar walk-in closets and sizable master bath w/dual vanities, separate tub & shower. Other features include: Elevator, workroom, & a sound system.

MLS#17-215132
Roger Perry 310-600-1553
RODEO REALTY - BH
www.RogerPerry.com

31 Playa Del Rey *Condo / Co-op*

8828 PERSHING DR #113	Refresh.	11-2	NEW
\$699,000	2+3	2sty-CONTEMP MED	



FABULOUS CORNER UNIT 2BED/2.5BA - DESIGNER FINISHES

Great and rare CORNER UNIT with designer look and TONS of light.Wonderful open floorplan offers spacious living room and dining room with ensuite den/library.Flooring is a combination of tile flooring in the first level. Carpeting on stairs. And beautiful bamboo hardwood flooring upstairs. Gourmet Kitchen with Granite countertops. Wine Bar area. Master bedroom has ensuite master bathroom with swirl tub and great walk-in closet.Second master bedroom has ensuite bathroom w two closets.Extra storage.

MLS#17-241950
Michelle Martino 310-880-0789
KELLER WILLIAMS SILI
Cbl,Cing Fan,Dshwshr,Elvtr,Micro,Other

41 Park Hills Heights *Single Family*

3937 WESTSIDE AVE	Refresh.	11-2	NEW
\$780,000	3+2.75	1sty-TRADITIONAL	



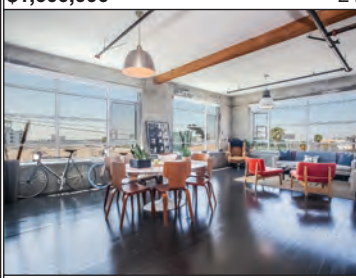
3937 WESTSIDE DREAM IN LEIMERT PARK

Enter the Red Door to incredible style and décor Energy efficient with an open floor plan, this home features large living room w/ fireplace and surround sound entertainment system connected to built-in speakers throughout interior and the exterior deck area. Dine-in kitchen w/ granite counters, newer SS appliances and fixtures. Dramatic formal dining area. Separate office w/ built-in desks and French door. Custom finished garage w/ epoxy flooring and French door leading to lush garden

Jo-Anne Wright McKenzie 310 888-3742
SOTHEBYS INT REALTY
solar panels, tankless water heater, AC

42 Downtown L.A. *Condo / Co-op*

530 S HEWITT ST, UNIT 553	Refresh.	11-2	NEW
\$1,600,000	2+2	ARCHITECTURAL	



ARTS DISTRICT PENTHOUSE LOFT

Prepare to be wowed by this captivating two bedroom, two full bath corner penthouse with dramatic exposed beam 12' ceilings. Two walls of over-sized windows reveal unobstructed views of the Downtown skyline and bathe each room in southern and western light. The expansive living/dining space features a state-of-the-art open kitchen with stainless steel appliances. Custom electric shades and beautiful wood floors throughout, a stack-able washer/dryer and two deeded parking spaces.


Penelope Stipanovich 2125185233

Why Advertise? Large Distribution Area

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

72 Sherman Oaks Single Family

15531 BRIARWOOD DR	Open	11-2	NEW
\$1,395,000	4+2	1sty-TRADITIONAL	



MLS#17-240996

Gayle Weiss/Rochelle Mai
NOURMAND & ASSOCIATE

NEW LISTING IN SHERMAN OAKS WITH VIEWS

Welcome to this sprawling view property in the hills of Sherman Oaks. The incredible floor plan features an open kitchen with breakfast area that leads to the living room and a formal dining room. The formal living room overlooks the patio with stunning views of Sherman Oaks, and features a gorgeous wood-paneled soaring ceiling. Perfect for entertaining, this room is full of character and leads to an impressive yard with a flagstone patio and a large grassy area that overlooks the canyon.

Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr

13240 OTSEGO ST	Refresh.	11-2	NEW
\$1,100,000	2+2	CONTEMPORARY	



MLS#17-240614

Robert Banchich
RODEO REALTY INC.

STUNNING HOLLYWOOD SET DESIGNER HOME IN SHERMAN OAKS!

Come and see this spectacular 2 bedroom and 2 bathroom home created in 2006 by established Hollywood set designer, Sharon Busse. Located in the Hidden Woods section of Sherman Oaks, this contemporary and airy home blends the outdoors with the indoors as tranquility surrounds you throughout the property. The kitchen boast high-end stainless appliances. There is another building on the property that can serve as an office, studio, storage or additional sleeping. Must see!

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

72 Sherman Oaks Condo / Co-op

14242 BURBANK BLV, UNIT 301	Open	11-2	NEW
\$549,000	2+2	1sty-SPANISH	



Ari Rubinstein
COLDWELL BANKER

BRIGHT & SPACIOUS PENTHOUSE

Stunning West facing Sherman Oaks Luxury Condo at Villa Tivoli w/views! 3rd floor single level light, bright open concept living with gourmet kitchen w/ rich Cherry finished cabinetry, granite counter-tops, stainless appliances (Refrigerator is Included) & eat up bar area. Living Room, Dining have beautiful laminate wood floors. Master retreat w/ 2 closets, spa like bath w/ Travertine, separate tub,shower & dual sinks. Hallway bath w/ travertine & tub/shower combination.

Sandi Geisler (818) 314-1799

73 Studio City Single Family

4245 VANETTA DR	Open	11-2	NEW
\$2,249,000	3+3	4sty-CONTEMPORARY	



MLS#17-203748

Craig Strong
JOHN AAROE GROUP

STUDIO CITY HOME WITH A VIEW!

Stunning architectural home with a view in Studio City. Great room w/ soaring ceilings, fireplace, clerestory windows, wet bar, and deck. Hollywood style movie theatre, massive wine room, and gourmet eat-in Chef's kitchen w/ granite counters, duel Vicking oven range, & bar top island. Master retreat w/ cathedral ceilings, fireplace, office loft, & spa-like bath w/ soaking tub & steam glass shower. Multiple levels of gardens, mature greenery, and patios.

CIng Fan,Dshwshr,Dryer,Frzr,Grbg Disp

75 Valley Village Single Family

12439 HUSTON ST	Open	11-2	NEW
\$1,495,000	4+3.5	2sty-CONTEMP MED	



A Comora/P Lester
THE AGENCY

GREAT HOME ON A CUL DE SAC

A special home.Tucked into a wonderfully private and quiet cul de-sac off of Huston St.On the downstairs level is an ideal floor plan for both entertaining and living which incorporates a living room/dining area that flows to the kitchen and family room opens to the pool and patio. Upstairs are four bedrooms- one of which has built-in bookshelves.An exceptional master suite with walk-in closet. two-car garage with storage- direct access to the house.Wd and stone floors, French windows and doors.

310-569-7950
built ins and more

81 Glendale Single Family

1830 VERDUGO VISTA DR	Open	11-2	NEW
\$2,188,000	6+7	MEDITERRANEAN	



MLS#17-240788

ST.JAMES+CANTER
BERKSHIRE HATHAWAY


SUPER PRIVATE 1926 SPANISH MEDITERRANEAN HALF ACRE ESTATE

VERDUGO VISTA VILLA (1926) - One of Glendale's most significant properties on nearly a 1/2 acre of private hilltop grounds. An incomparable romantic Spanish Mediterranean Estate complete with multiple open indoor/outdoor entertaining spaces, sparkling pool, & mountain views.

310.291.1029
www.1830VerdugoVista.com

84 La Canada Flintridge Single Family

845 HIGHLAND DR	Open	10-2	NEW
\$4,599,000	6+5		



A.LASCANO B.FARRUGIA
HILTON & HYLAND

MAGNIFICENT CUSTOM UPDATED ESTATE

From the moment you walk through the oversized entry, you are immediately taken back by the show stopping grand formal living/dinning room witch feats majestic soaring 20+ FT ceilings lined w/ exposed wood trusses. Gleaming hardwood floors showcase walls of glass that overlook the tree top views of the grounds. The ultimate place to call home!

424.253.5489
www.845HighlandDr.com

95 Mount Washington Single Family

4455 BEAUVAIS AVE	Open	11-2		rev
\$1,125,000	2+2	1sty-TRADITIONAL	595-A4	



MLS#17-240908

Liz Johnson
COMPASS PASADENA

WHY DO EAGER BUYERS FLOCK TO MT. WASHINGTON?

For long distance views? Lush private settings? A renown elementary school? Hiking trails just down the block? Perfect indoor/outdoor living? Yes, & when all that & more is wrapped around not one, but 3 splendid abodes, well you may have just found your forever paradise. This is the unique opportunity everyone is looking for in our busy work-at-home, extended family, must-get-away-from-it-all lives... come see how you'll find your paradise here.


323-397-6041
Bonus Guest Quarters




The Source Of Real Time Real Estate™

TUESDAY

276 Rolling Hills Estates *Single Family*

11 CASABA ROAD	Open 11-3	rev
\$2,300,000	4+3.5 2sty-CRAFTSMAN	
	LAST CHANCE TO BUY AT CASABA ESTATES! Beautiful new luxury home offers 4,112 sf of living space, 4 beds, 3.5 baths & 3 car garage on 32,000 sf lot with private hillside views. Quartz countertops, tile/mosaic backsplashes, upgraded wood floors and upgraded tile in all bathrooms. Energy efficient with smart system, tankless water heater, dual AC, electric car outlets and prepped for solar. Gourmet kitchen features Viking Appliances and a butler's pantry. Downstairs find a game room, theater and wet bar. Backyard landscaping included.	
MLS#SR16751292CN		
Taylor Tomnitz EMERALD HOMES	213-706-9739	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg


2045 Valley Glen *Single Family*

X 13525 DELANO ST	Lunch 11-2	NEW
\$659,450	4+2 TRADITIONAL	
	VALLEY GLEN TRADITIONAL 4 bedroom, 2 bath mid-century traditional in desirable Valley Glen area, needs TLC. Custom built home, first time on the market, original owner. Lovely, quiet tree-lined street in one of the most coveted pockets in Valley Glen. Step-down living room with fireplace and sliding doors that lead to a private backyard with built-in BBQ. Two-car garage with great storage has direct access to the residence. Major potential for an owner user or excellent opportunity for an investor. Convenient location.	
MLS#17-241152		
James Muske COLDWELL BANKER RESI	310.281.3901	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

1284 Highland Park *Single Family*

1031 LE GRAY AVE	Open 11-2	595-C1	NEW
\$749,000	2+2	1sty-CALIFORNIA BUNGALOW	
	THIS TURNKEY 2 BEDROOM 2 BATHROOM OPEN FLOOR PLAN... ...offers vaulted ceilings, wood floors & inspiring new kitchen with quartz counters atop new cabinets & stainless steel appliances ready for your first party. Great flow from living spaces to deck and yard. Ready to entertain, garden or toddler play. New tiled bathroom, indoor laundry, updated plumbing and electrical, recessed lighting, cute & cozy front porch for catching the sunrise & minutes to all that is happening on York & in NELA. Perched right between HP & THE ROCK! You are home!		
Liz Johnson COMPASS PASADENA	323-397-6041	Highland Park Retreat w/ Panoramic Views	

2045 Valley Glen *Condo / Co-op*

13912 OXNARD ST, UNIT 3	Open 11-2	NEW
\$525,000	3+3	
	SPACIOUS TOWNHOUSE-STYLE CONDO IN GREAT VALLEY LOCATION. 3 stories, 3 bed, 3 bath with direct access private garage and bonus room for your office, screening room, playroom or workout. Beautiful natural light throughout the day, bright, fresh kitchen and oversized master with vaulted ceilings and big closet and bath. 2 miles or fewer from Fashion Square Mall, Trader Joe's, Ralphs, Target, Costco, OSH, CrossFit Dark Horse, Starbucks, Zankou Chicken and Chipotle.	
Heather & Learka TELES PROPERTIES	(424) 202-3208	www.13912oxnard3.com



Property Website & Virtual Tour

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



Do RIGHT by Your Sellers


Put their Property in the MLS

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



THURSDAY OPEN HOUSES

86 Pasadena *Single Family*

3390 FAIRPOINT ST	Open 10-2	NEW
\$1,099,000	3+2 2sty-OTHER	
		
<p>MUST SEE PASADENA FAMILY HOME ON HUGE LOT</p> <p>***MUST READ FOR SHOWING REMARKS*** Must see property on a lush, almost 1/2 acre lot in Pasadena! Bright, classic family home with three bedrooms two baths. Newer roof recently updated three years ago. Three, beautiful brick patios, one in the front and two off the back of house. Ample storage space and closets in house, washer/dryer hookups. Many cars can easily fit in the large, private driveway and garage. Has bonus detached artist studio as well as raised flower bed for starting a garden.</p>		
<p>MLS#17-239882 Kathleen Doyle 310-622-4466 KATHY DOYLE ESTATES</p>		

1284 Highland Park *Single Family*


1031 LE GRAY AVE	Open 10-2 595-C1	NEW
\$749,000	2+2 1sty-CALIFORNIA BUNGALOW	
		
<p>THIS TURNKEY 2 BEDROOM 2 BATHROOM OPEN FLOOR PLAN...</p> <p>...offers vaulted ceilings, wood floors & inspiring new kitchen with quartz counters atop new cabinets & stainless steel appliances ready for your first party. Great flow from living spaces to deck and yard. Ready to entertain, garden or toddler play. New tiled bathroom, indoor laundry, updated plumbing and electrical, recessed lighting, cute & cozy front porch for catching the sunrise & minutes to all that is happening on York & in NELA.</p>		
<p>Liz Johnson 3232-397-6041 COMPASS PASADENA Highland Park Retreat w/ Panoramic Views</p>		

BY APPOINTMENT

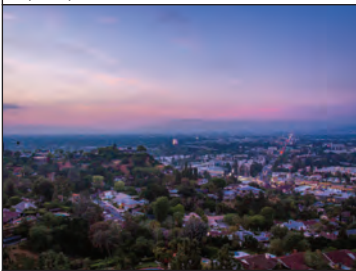
07 West L.A. *Income*

11795 GATEWAY BLVD	rev
\$5,600,000	
	
<p>FABULOUS APARTMENT HOUSE OR FUTURE LAND USE FOR CONDOMINIUMS</p> <p>Location, Location, Location. 11785 and 11795 Gateway Blvd comprise 14 units having Ten 1 Br., 1 Ba. units and Four 2 Br., 1 Ba. units. Laundry room on premises. An excellent opportunity to acquire a well located property approximately 4 blocks from Santa Monica and about one mile from the Expo line. According to Title the lot is 14,050 and the living space is 11,067. 7 units will be vacant at the close of escrow of which 4 are ready to rent.</p>	
<p>MLS#16-188540 Marcy Petrus 310-472-3951 JOHN AAROE GROUP Cling Fan, Grbg Disp</p>	


72 Sherman Oaks *Single Family*

3570 VISTA HAVEN RD	NEW
\$1,699,000	
	
<p>NEW: SOUTH OF THE BLVD SHERMAN OAKS</p> <p>Enjoy true California living: Located in Roscomare Road Elementary School district, this tasteful single-story home boasts a gorgeous rock fireplace/post & beam ceilings in the living room, glass doors leading to tranquil backyard, chef's kitchen with Viking & Miele appliances, built-in wine cabinet in dining room, plenty of storage throughout, two-car direct-access garage. Property is perfectly situated for easy access to both the Valley and the Westside. Very clean. Move right in!</p>	
<p>MLS#17-240176 Stephanie Nahai 310.926.9607 WISH SOTHEBYS REALTY Dshwshr, Grbg Disp, Rng/Ovn, Fridg</p>	

73 Studio City *Single Family*

3523 WRIGHTWOOD CT	red
\$4,950,000	
	
<p>PRICE REDUCED! GATED CELEBRITY VIEW ESTATE</p> <p>REDUCED! Gated celeb pool estate on 1.25 acres on a quiet cul-de-sac. Breathtaking unobstructed 180° views from Universal City skylines through the west valley w/ absolute privacy. This sun filled home is a superb blend of understated elegance w/ oak plank flrs & custom French doors throughout. With 5BR/4.5 BA the main flr feats family rm w/ fireplace, dining area, gourmet kitch featuring center island, custom cabinetry, & Thermador appls, & living rm w/ beamed ceilings & backyard w/ Pool.</p>	
<p>MLS#17-220444 Shawn S. Kormondy 323-638-7567 KW BEVERLY HILLS Blt-Ins, Dshwshr, Dryer, Grbg Disp, Hood Fan</p>	

999 Out of Area *Single Family*

28765 PINE CANYON RD	NEW
\$3,999,999	
	
<p>NORTH LA COUNTY - 28765 PINE CANYON RD , LAKE HUGES</p> <p>1,051+/- Acres - 7,000+/-sqft Main House sits atop a beautiful knoll in a prime area of the ranch with 360° breathtaking views of sky, valley and mountains. Multiple Guest/Caretaker Residences. Double Gated Entrance. Fenced and Cross Fenced. Miles of Equestrian Trails run throughout the ranch; along with Roads and Electric Power. Horse Paddocks, Maintenance Barns and a Seasonal Lake - Royal Oaks Ranch, built as a family ranch, offers endless opportunities for expansion and development.</p>	
<p>MLS#17-222360 Francis Gargani 310-684-2558 JOHN AAROE GROUP Blt-Ins, Dshwshr, Rng/Ovn, Fridg</p>	

ATTENTION

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

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



THURSDAY & BY APPOINTMENT

SUNDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West *Single Family*

2641 NICHOLS CANYON RD	Open	2-5	rev
\$3,495,000	3+4	VILLA	
			
<p>GORGEOUS SOPHISTICATED WALLED AND GATED VILLA!</p> <p>A delightful & sophisticated walled and gated Fred Smathers Modern Villa in Nichols Canyon! Beautifully landscaped gated courtyard entry to gorgeous patios with pool, waterfall spa, outdoor kitchen & entertaining/dining areas with fabulous views of the canyon. Step inside this perfect couple home with 2 story living room, walls of glass overlooking canyon views! Stunning custom crafted two story office/library, family room opening to pool, spacious master, separate guest quarters....</p>			
<p>MLS#17-235000</p> <p>Mann/Marshall 310-740-1812</p> <p>COLDWELL BANKER RESI</p>		<p>BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other</p>	

04 Bel Air - Holmby Hills *Single Family*

1749 STONE CANYON RD	Open	2-5	rev
\$7,695,000	5+7	2sty-MODERN	
			
<p>BRAND NEW MODERN WITH RESERVOIR VIEWS</p> <p>Inspired brand new modern construction from ANR Signature Collection with spectacular Stone Canyon reservoir views and a refined, light-filled floor plan that seamlessly creates both an expansive and serene indoor-outdoor experience. Masterwork kitchen. Sophisticated dining room. Master suite aerie. Luxurious master bath retreat. Chic theater and billiards den. Sparkling pool and spa. A singular Bel Air home, blending glamorous indoor/outdoor living, comfort and unparalleled amenities.</p>			
<p>MLS#17-227652</p> <p>Todd Baker 3108011475</p> <p>1749STONECANYON.COM</p>		<p>BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other</p>	

15 Pacific Palisades *Single Family*

755 RADCLIFFE AVE	Open	2-5	rev
\$3,895,000	5+6	TRADITIONAL	
			
<p>STUNNING PALISADES NEW CONSTRUCTION</p> <p>Located on a tree-lined street adjacent to the Palisades Village, this newly constructed 5 Br, 5 1/2 Ba home blends traditional architecture & tasteful design with contemporary lines and finishes. Gourmet kitchen w/ huge walk-in pantry & tree-top views. Family rm is open to the kitchen & dining rm and features folding glass doors to an outdoor dining area, patio and grassy back yard. Ideally located just blocks from the new Caruso Project, hiking trails, schools & the beach!</p>			
<p>MLS#17-231094</p> <p>Teresa Akerblom 3104670824</p> <p>BERKSHIRE HATHAWAY</p>		<p>BBQ,Blt-Ins,Cbl,Dshwshr,Frzr,Other</p>	

72 Sherman Oaks *Single Family*

15658 CASTLEWOODS DR	Refresh.	2-5	rev
\$2,725,000	5+6	2sty-CONTEMP MED	
			
<p>FABULOUS ESTATE, TOP LOCATION AND SPECTACULAR VIEWS!</p> <p>Fabulous estate with spectacular city views in the ideal location: with convenient access to the Westside,Bel Air, Brentwood. Master with gorgeous fireplace has a huge walk-in closet and a sumptuous bathroom. Wet bar, pool, Spa and cabana This 2 story home boasts breathtaking views in every room and is perfect for entertaining. In addition to the 2 car garage, there are 4 secure parking spots on premises, and 6 additional guest spots behind gates. Welcome!</p>			
<p>MLS#17-225490</p> <p>Katherine Aronsson 310-990-6090</p> <p>COLDWELL BANKER BH-S</p>		<p>Exclusive Twilight Opened Sunday 6-8pm</p>	

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Southwest Los Angeles Association of REALTORS®

JUNE CALENDAR

UPCOMING EVENTS & SEMINARS

- Jun 8** **New Member Orientation @ 1:00p** *(2nd Thursday of every month)*
- Jun 13** **General Membership Meeting @ 9:00a** *(2nd Tuesday of every month)*
Guest Speaker: Gov Hutchinson, C.A.R. Assistant General Counsel
TOPIC: Legal Updates / Breakfast Sponsor: Mindy Regan, MyNHD
- Jun 15** **Multicultural Alliance @ 12:00p** *(3rd Thursday of every month)*
(\$5.00 Members / \$10.00 Non-members)
Guest Speaker: Elsa Rodriguez, L.A. County Dept of Regional Planning
TOPIC: How To Get Approval for Accessory Dwelling Units
- Jun 20** **Tech Tuesday @ 10:00a with TheMLS.com** *(3rd Tuesday of every month)*
- Jun 22** **Education Seminar @10:00a “Brunch & Learn” with Mindy Regan, MyNHD**
“Understanding the Natural Hazard Disclosure Report”
- Jun 27** **Commercial Alliance @ 10:00a** *(4th Tuesday of every month)*
(\$5.00 Members / \$10.00 Non-members)

Call TODAY to RSVP or get more information (310) 216-6781)



Angie King
2017 President

President’s Message: Please join us for our upcoming seminars and events. Our guest speakers will discuss the latest real estate industry topics. These events are open to Members and Non-Members. Come learn and network with us!

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We will be collecting food and socks for the "Socks & Sacks" program on the dates listed below. Please email info@bhglaar.com to find out what we are in need of.

On Wednesday, July 12th, the C.A.R.E. Project will meet at BH/GLAAR's offices at 1:30pm to put together 200 sack lunches that we will take to Venice Boardwalk at 3:00pm and hand out "Socks & Sacks" to the homeless. If you would like to join us please email Robin Greenberg at robin@RobinGreenberg.com. Immediately afterwards our YPN will be hosting a Happy Hour Networking mixer from 5pm to 7pm at Bodega Wine Bar. We hope you can join us.

Wednesday, July 12, 2017

1:30pm - 2:30pm

BH/GLAAR

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3:00pm - 4:30pm

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About The C.A.R.E. Project

In January our 2011 President Robin Greenberg launched the C.A.R.E Project, a way for our REALTOR® community to help make a difference one month at a time. Our goal is to focus on the needs and efforts of a different deserving charity each month. By providing our compassion, acceptance and respect we as a group can empower the less fortunate to overcome the obstacles they may face.

It is our right to earn a living, and our choice to help those less fortunate. Whether through a monetary donation, a donation of basic necessities or simply donating a few hours of your time, every little bit is greatly appreciated.



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