

TUESDAY

**01 Beverly Hills** *Single Family*

<b>1007 LOMA VISTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$12,750,000</b>	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!

<b>517 N BEVERLY DR</b>	Open	11-2	<b>NEW</b>
<b>\$11,995,000</b>	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

<b>706 N OAKHURST DR</b>	Open	11-2	<b>rev</b>
<b>\$8,550,000</b>	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

<b>510 ARKELL DR</b>	Open	11-2	<b>rev</b>
<b>\$6,350,000</b>	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

<b>463 S SWALL DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,749,000</b>	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*

<b>137 S SPALDING DR, UNIT 103</b>	Open	11-2	<b>NEW</b>
<b>\$1,550,000</b>	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

<b>125 N GALE DR #306</b>	Open	11-2	<b>NEW</b>
<b>\$989,000</b>	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

<b>443 N PALM DR #303</b>	Open	12-2	<b>rev</b>
<b>\$2,795,000</b>	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*

<b>423 S DOHENY DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,595,000</b>	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

<b>237 S DOHENY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,500</b>	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

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



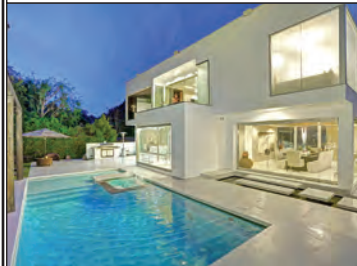
**MAJOR PRICE REDUCTION! CONVERTED 4-PLX TO 3-PLX, 2 APTS VAC.**

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

<b>1590 BENEDICT CANYON DR</b>		Refresh.	11-2	<b>NEW</b>
<b>\$5,800,000</b>	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

<b>616 N MAPLE DR</b>		Open	11-2	<b>NEW</b>
<b>\$29,000</b>	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

<b>2511 BENEDICT CANYON DR</b>		Open	11-2	<b>NEW</b>
<b>\$4,195,000</b>	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

<b>8900 ALTO CEDRO DR</b>		Refresh.	11-2	<b>NEW</b>
<b>\$16,995</b>	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,

<b>9757 APRICOT LN</b>		Open	11-2	<b>NEW</b>
<b>\$3,295,000</b>	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

<b>1350 SHADYBROOK DR</b>		Refresh.	11-2	<b>NEW</b>
<b>\$6,495,000</b>	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

<b>3027 FRANKLIN CANYON DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,895,000</b>	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

<b>1441 ROBMAR DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$5,995,000</b>	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,

<b>2870 BENEDICT CANYON DR</b>		Open	11-2	<b>red</b>
<b>\$3,895,000</b>	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

<b>9809 BEESON DR</b>	Open	11-2	<b>red</b>
<b>\$2,888,000</b>	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

<b>9809 BEESON DR</b>	Open	11-2	<b>red</b>
<b>\$2,888,000</b>	2995000	5+5 CONTEMPORARY	




**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

<b>9374 BEVERLY CREST DR</b>	Open	12-2	<b>rev</b>
<b>\$11,950,000</b>	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

<b>9722 WENDOVER DR</b>	Open	11-2	<b>rev</b>
<b>\$4,350,000</b>	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

<b>9332 HAZEN DR</b>	Open	11-2	<b>rev</b>
<b>\$3,595,000</b>	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

<b>02 Beverly Hills Post Office</b>	<i>Lease</i>	
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<b>9573 STUART LN</b>	Open	11-2	<b>NEW</b>
<b>\$10,000</b>	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,

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

<b>1551 VIEWSITE DR</b>	Open	11-2	<b>NEW</b>
<b>\$10,599,000</b>	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

<b>2346 ASTRAL DR</b>	Open	11-2	<b>NEW</b>
<b>\$7,995,000</b>	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

<b>2015 OUTPOST DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,895,000</b>	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

<b>7218 MULHOLLAND DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,399,000</b>	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  
Jason Oppenheim 310-990-6656  
THE OPPENHEIM GROUP  
www.ogroup.com

<b>9274 WARBLER WAY</b>	Open	11-2	<b>rev</b>
<b>\$4,490,000</b>	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  
Roger Perry 310-600-1553  
RODEO REALTY - BH  
www.RogerPerry.com

<b>7270 MULHOLLAND DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	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  
Jason Oppenheim 310-990-6656  
THE OPPENHEIM GROUP  
www.ogroup.com

<b>2761 STONE VIEW CT</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,369,000</b>	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  
R. Kallick / M. Regal 323-775-6305  
SOTHEBY'S LOS FELIZ  
Cing Fan,Dshwshr,Dryer,Rng/Ovn,Fridg

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

<b>7911 HILLSIDE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	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  
Allison Schwarz 310-433-0056  
COMPASS  
www.7911Hillside.com

<b>8787 SHOREHAM DR #805</b>	Open	11-2	<b>red</b>
<b>\$995,000</b>	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  
Jonathan Mogharrabi 310.633.1300  
JOHN AAROE GROUP  
www.8787shoreham805.aaroe.site

**04 Bel Air - Holmby Hills** Single Family

<b>1331 N WETHERLY DR</b>	Open	11-2	<b>red</b>
<b>\$4,950,000</b>	5250000	3+4 1sty-CONTEMPORARY	

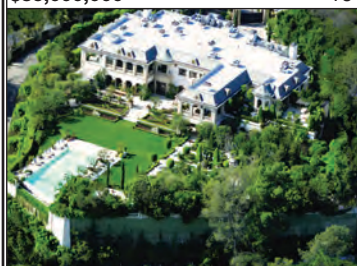


**CONTEMPORARY SEQUESTERED RETREAT!**

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  
Segal, Ojeda & Ehrlich 310-902-7676  
PARTNERS TRUST & WEA  
Location Location Location w/ a pool

<b>NIMES RD</b>	Open	11-2	<b>NEW</b>
<b>\$85,000,000</b>	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  
Joyce Rey/Stacy Gottula 310-285-7529  
COLDWELL BANKER  
The Agency

<b>1271 ST IVES PL</b>	Open	11-2	<b>rev</b>
<b>\$8,495,000</b>	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  
Justin P. Huchel 310.617.4824  
HILTON & HYLAND  
StIvesPlace.com

<b>651 SIENA WAY</b>	Open	11-2	<b>NEW</b>
<b>\$35,000,000</b>	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  
Kurt Rappaport 310-860-8889  
WEA  
BBQ,Blt-Ins,Cbl,Cing Fan,Cent Vac,Other

<b>2484 ROSCOMARE RD</b>	Open	11-2	<b>NEW</b>
<b>\$7,400,000</b>	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

<b>1281 STONE CANYON RD</b>	Open	11-2	<b>red</b>
<b>\$12,500,000</b>	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

<b>10727 STRADELLA CT</b>	Open	11-2	<b>NEW</b>
<b>\$5,700,000</b>	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

<b>1145 STRADELLA RD</b>	Refresh.	11-2	591J6	<b>red</b>
<b>\$9,950,000</b>	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

<b>2119 QUEENSBOROUGH LN</b>	Open	11-2	<b>NEW</b>
<b>\$5,695,000</b>	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  
James Respondek 310-255-5411  
SOTHEBY'S

<b>10690 SOMMA WAY</b>	Open	11-2	<b>rev</b>
<b>\$24,888,000</b>	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

<b>1166 LINDA FLORA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	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

<b>15450 MILLDALE DR</b>	Open	12-2	<b>rev</b>
<b>\$3,795,000</b>	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

<b>10550 DOLCEDO WAY</b>	Open	11-2	<b>red</b>
<b>\$15,750,000</b>	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

<b>10101 W SUNSET BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$35,000</b>	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

<b>305 DALEHURST AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$3,999,000</b>	4+3.5 2sty-COUNTRY ENGLISH	
<b>EXQUISITELY DESIGNED LITTLE HOLMBY ENGLISH</b>		
 <p>Emotional quintessential English exquisitely designed &amp; remodeled to live like today. Smart floorplan. Open generous rms. Gorgeous period details. Stunning living rm w/ cathedral ceiling, exposed crossbeam detail &amp; focal fireplace opens to loggia &amp; 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 &amp; 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

<b>11181 OPHIR DR</b>	Open 11-2	<b>NEW</b>
<b>\$3,950,000</b>	5+7 2sty-OTHER	
<b>1940 STREAMLINE MODERNE</b>		
 <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	


<b>10821 WILKINS AVE</b>	Open 11-2	<b>red</b>
<b>\$4,498,000</b>	4798000 5+7 2sty-CAPE COD	
<b>EXCEPTIONAL NEW CONSTRUCTION IN PRIME WESTWOOD AREA</b>		
 <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>		
Roya Kianmahd KELLER WILLIAMS-SANT	3109226974	BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other

<b>219 S THURSTON AVE</b>	Open 11-2	<b>red</b>
<b>\$2,295,000</b>	24950000 4+3 TRADITIONAL	
<b>PRICE REDUCTION ON TRADITIONAL RANCH IN WESTWOOD HILLS</b>		
 <p>Westwood Hills updated Traditional Ranch. Pristine 4 BD, 3 BA bathed in light through an abundance of lg. windows &amp; charmed by wide-planked wood flrs, beamed ceilings &amp; 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>		
Larry Young BERKSHIRE HATHAWAY	310-777-2879	219Sthurston.com


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

<b>875 COMSTOCK AVE #17A</b>	Open 11-2	<b>NEW</b>
<b>\$1,998,000</b>	2+3 CONTEMPORARY	
<b>VIEWS VIEWS VIEWS..... DONE DONE DONE</b>		
 <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 &amp; 2 lrg walk-in closets. Large cooks kitchen with staff entrance includes; washer-dryer, dishwasher, Wolf induction cooktop.</p>		
Segal/Ojeda & Mia Trudeau PARTNERS TRUST & HH	310-902-6767	Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp, Other

<b>10128 EMPYREAN WAY, UNIT 103</b>	Open 11-2	<b>NEW</b>
<b>\$1,850,000</b>	2+2.5 FRENCH	
<b>LE PARC 1ST FLOOR WITH LARGE PATIO/FOUNTAIN VIEWS</b>		
 <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	

<b>10120 EMPYREAN WAY #102</b>	Open 11-2	<b>NEW</b>
<b>\$1,750,000</b>	2+3 FRENCH	
<b>SPACIOUS SINGLE LEVEL AT GUARD GATED LE PARC</b>		
 <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>		
The McCormicks PARTNERS TRUST BW	MLS#17-241360	

<b>10660 WILSHIRE BLVD #609</b>	Open 11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+4 1sty-CONTEMPORARY	
<b>BRAND NEW LISTING!</b>		
 <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 &amp; glass front cabinets &amp; 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 &amp; spa, fitness center &amp; social room. 24 hour security &amp; valet.</p>		
Mark & Lynn Mirisch Rogo CB BHN	310-777-6213	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

<b>10535 WILSHIRE BLV, UNIT PH1</b>	Open 1-2	<b>NEW</b>
<b>\$1,199,000</b>	2+2 19sty-CONTEMPORARY	
<b>UNOBSTRUCTED PANORAMIC VIEWS FROM ELEGANT PENTHOUSE UNIT</b>		
 <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

<b>1277 S BEVERLY GLEN BLV, UNIT 304</b>	Open 11-2	<b>NEW</b>
<b>\$979,000</b>	2+2.5 5sty-TRADITIONAL	
<b>DESIRABLE WESTWOOD CONDO OFF THE WILSHIRE CORRIDOR</b>		
 <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

<b>X 10551 WILSHIRE BLV, UNIT 1103</b> Lunch 11-2		<b>NEW</b>
<b>\$970,000</b>	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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<b>1200 CLUB VIEW DR #301</b> Open 11-2		<b>rev</b>
<b>\$3,540,000</b>	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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<b>1923 SELBY AVE #403</b> Open 11-2		<b>NEW</b>
<b>\$935,000</b>	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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<b>06 Brentwood</b>		Single Family
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<b>310 N CARMELINA AVE</b> Open 11-2		<b>NEW</b>
<b>\$22,500,000</b>	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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<b>2131 CENTURY PARK LN #207</b> Open 11-2		<b>NEW</b>
<b>\$875,000</b>	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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<b>536 MORENO AVE</b> Open 11-2		<b>NEW</b>
<b>\$7,950,000</b>	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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<b>1840 S BEVERLY GLEN BLVD #501</b> Open 11-1		<b>NEW</b>
<b>\$799,000</b>	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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<b>513 AVONDALE AVE</b> Open 11-2 631-E5		<b>NEW</b>
<b>\$4,995,000</b>	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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<b>10724 WILSHIRE BLVD #1402</b> Open 11-1		<b>NEW</b>
<b>\$9,750</b>	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**

<b>X 880 LEONARD RD</b> Lunch 11-2		<b>NEW</b>
<b>\$2,498,000</b>	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

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

<b>11822 GOSHEN AVE, UNIT 301</b> Open 11-2		<b>NEW</b>
<b>\$825,000</b>	2+2 MODERN	
<b>BRIGHT AND OPEN TOP FRONT UNIT!</b>		
<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>		
<p>Brett Silver 310-261-4012 PARTNERS TRUST SM</p>		Blt-Ins,Other

<b>205 S 2ND ANITA AVE</b> Open 11-2		<b>rev</b>
<b>\$6,985,000</b>	5+6 MEDITERRANEAN	
<b>PALATIAL BRENTWOOD MEDITERRANEAN</b>		
<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 &amp; 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 &amp; lush landscaping.</p>		
<p>MLS#17-207748 Desiree Zuckerman 310-871-3903 RODEO REALTY INC.</p>		Cing Fan,Dshwshr,Frzr,Grbg Disp,& Micro.

<b>1020 GRANVILLE AVE, UNIT 204</b> Refresh. 11-2		<b>NEW</b>
<b>\$729,000</b>	2+2 1sty-MODERN	
<b>COMPLETELY REDONE IN HEART OF BRENTWOOD!</b>		
<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>		
<p>Jancula   Montano 310.740.9719 COMPASS</p>		www.mywestsidehome.com

<b>121 S CARMELINA AVE</b> Open 11-2		<b>rev</b>
<b>\$5,950,000</b>	5+7 MEDITERRANEAN	
<b>SELLER SAYS "SELL!"</b>		
<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, &amp; library. Upstairs features a sensational master w/his &amp; hers baths &amp; closets, gym, laundry room, + 3 add'l bdrms. On secluded grounds w/an outdoor kitchen, fireplace, &amp; Jacuzzi.</p>		
<p>MLS#17-210864 Fred Bernstein 310-300-0599 WEA</p>		BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

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

**06 Brentwood** Condo / Co-op

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

**06 Brentwood** Lease

<b>12730 MONTANA AVE</b> Open 11-2		<b>NEW</b>
<b>\$16,500</b>	4+3 1sty-CONTEMPORARY	
<b>SPECTACULAR NEW CONSTRUCTION ACROSS FROM BW GOLF COURSE.</b>		
<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>		
<p>MLS#17-235362 Julie Chandler 310 993-9086 GIBSON INTERNATIONAL</p>		Dishwasher, stove, refrig, wine cooler

**07 West L.A.** Single Family

<b>11963 MAYFIELD AVE #101</b> Open 11-2		<b>NEW</b>
<b>\$1,225,000</b>	3+3 CONTEMPORARY	
<b>SPACIOUS UNIT IN PRIME BRENTWOOD LOCATION</b>		
<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>		
<p>MLS#17-241842 Fiara Aston 310.480.3585 COLDWELL BANKER WSA</p>		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Wshr

**07 West L.A.** Single Family

<b>2577 AMHERST AVE</b> Lunch 11-2		<b>NEW</b>
<b>\$2,649,000</b>	5+5.5 2sty-CAPE COD	
<b>JUST LISTED, BRAND NEW FARM HOUSE MINUTES FROM THE BEACH!</b>		
<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>		
<p>MLS#17-241842 Maya Librush 818.201.5226 MD PROPERTIES</p>		



TUESDAY

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

<b>1310 ARMACOST AVE, UNIT 404</b> Open 11-2	<b>NEW</b>
\$995,000 2+2 1sty-CONTEMP MED	
	<b>SPACIOUS PENTHOUSE</b> 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

<b>1417 S WESTGATE AVE, UNIT PH2</b> Open 11-2	<b>NEW</b>
\$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

<b>2471 SAWTELLE BLV, UNIT 201</b> Lunch 11-2	<b>NEW</b>
\$550,000 2+2 CAPE COD	
	<b>JOIN US FOR LUNCH! BEAUTIFUL CONDO AT A GREAT PRICE!</b> 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	

<b>1433 BARRY AVE #301</b> Open 11-2 631J5	<b>rev</b>
\$894,000 2+2.5 CONTEMPORARY	
	<b>REDUCED!! FABULOUS TWO BEDROOM PENTHOUSE</b> 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.	Bit-Ins,Cbl,Dshwshr,Dryer,Elvtr

<b>1247 BARRY AVE #102</b> Open 11-2	<b>rev</b>
\$879,000 2+3 1sty-CONTEMPORARY	
	<b>BRENTWOOD VIEW TOTALLY REMODELED CONDO</b> 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*

<b>10216 MONTE MAR DR</b> Lunch 11-2	<b>NEW</b>
\$1,795,000 3+2.75 1sty-TRADITIONAL	
	<b>COME FOR LUNCH 11-2!</b> 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	

<b>10577 BUTTERFIELD RD</b> Open 11-2	<b>NEW</b>
\$1,499,000 2+2 TRADITIONAL	
	<b>DEVELOPMENT OPPORTUNITY IN PRIME CHEVIOT HILLS</b> 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

<b>3024 HADDINGTON DR</b> Open 11-2	<b>NEW</b>
\$1,495,000 3+3	
	<b>NEW LISTING IN CHEVIOT HILLS!</b> 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*

<b>2232 BAGLEY AVE</b> Open 11-2	<b>NEW</b>
\$3,199,000 6+5.5 3sty-CONTEMPORARY	
	<b>BEAUTIFULLY RENOVATED HOME IN BEVERLYWOOD</b> 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	

<b>2350 CASTLE HEIGHTS AVE</b> Open 11-2	<b>NEW</b>
\$2,275,000 4+2.5 2sty-MID-CENTURY	
	<b>FABULOUS MID-CENTURY MODERN IN BEVERLYWOOD   OPEN TODAY 11-2</b> 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

<b>8933 OLIN ST</b>	Open	11-2	<b>NEW</b>
<b>\$950,000</b>	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  
Cling Fn,Dshwshr,Dryer,Grbg Disp,Rng/Ovn,

<b>951 N GARDNER ST #3</b>	Lunch	11-2	<b>NEW</b>
<b>\$699,000</b>	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

<b>939 N WETHERLY DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,769,000</b>	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 yars. 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

<b>1155 N LA CIENEGA #805</b>	Open	11-2	<b>rev</b>
<b>\$879,000</b>	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

**7266 WARING AVE** NEW

<b>\$949,000</b>	2+1	SPANISH
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**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!

**10 West Hollywood Vicinity** Income

<b>845 N LA JOLLA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,349,000</b>	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** rev

<b>\$5,250,000</b>	4+6	SPANISH
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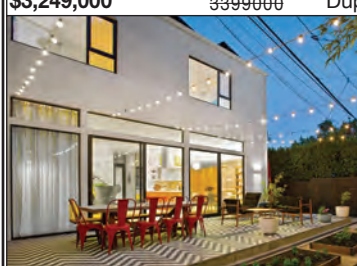
**LIFESTYLE FOR THE AGES!**

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** red

<b>\$3,249,000</b>	3399000 Duplex	2sty-CONTEMPORARY
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**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

<b>723 WESTMOUNT DR #206</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	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

<b>2915 CLUNE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,275,000</b>	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

<b>1148 VAN BUREN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,749,000</b>	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

<b>929 DICKSON ST</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,595,000</b>	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*

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



**LIVE/WORK SPACE AVAILABLE IN DOGTOWN STATION**

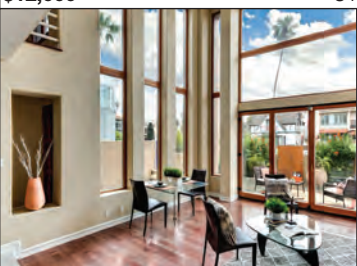
Opportunity to live in this architecturally elegant Venice loft. Enjoy 18 foot high ceilings, wide plank concrete floors, & glass windows throughout to bring in plenty of sunlight. Upgraded kitchen with caesar stone countertops, Miele appliances, and a Sub-Zero refrigerator. Easy to entertain guests 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 Abbott Kinney Blvd and Main Street.

MLS#17-241746  
Diana Braun 310.866.5039  
COMPASS

Diana Braun Group - 310.866.5039

**11 Venice** *Lease*

<b>453 CARROLL CANAL</b>	Refresh.	1-3	<b>NEW</b>
<b>\$12,000</b>	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*

<b>123 CHANNEL POINTE MALL</b>	Open	12-2	702A2	<b>NEW</b>
<b>\$3,590,000</b>	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

<b>128 ROMA CT</b>	Open	11-2	<b>NEW</b>
<b>\$2,950,000</b>	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

<b>801 HOWARD ST</b>	Open	11-1	672A6	<b>NEW</b>
<b>\$1,388,000</b>	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*

<b>1046 PRINCETON DR #106</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,675,000</b>	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

<b>4141 GLENCOE AVE #206</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,085,000</b>	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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TUESDAY

**13 Palms - Mar Vista** Single Family

<b>X 13103 DEWEY ST</b>	Lunch 11-2	<b>NEW</b>
<b>\$2,595,000</b>	5+5.5 2sty-MODERN	



**COMPLETELY RENOVATED MAR VISTA MODERN**


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.

Kerry Ann Sullivan  
HALTON PARDEE

310-907-6517

www.HaltonPardee.com

<b>X 4127 TIVOLI AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,929,000</b>	3+2.5 1sty-CALIFORNIA BUNGALOW	




**ENCHANTING NEW FARMHOUSE... VALET FOR LUNCH & BE CHARMED!**

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 cntns & 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.

Alice Plato  
COLDWELL BANKER

310-704-4188

<b>11362 CHARNOCK RD</b>	Open 11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+2 TRADITIONAL	



**NEWLY REMODELED HOME IN MAR VISTA**

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.

Ron Wynn  
COLDWELL BANKER RESI

310-488-4410

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>3571 WASATCH AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,449,000</b>	2+1 TRADITIONAL	



**VIEW POTENTIAL- MOVE IN OR DEVELOPER**

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.

Judy Sheller  
BIZZY BLONDES/ KW

310.301.2327

<b>2827 S BARRINGTON AVE</b>	Open 11-2	<b>rev</b>
<b>\$2,495,000</b>	5+4 CONTEMPORARY	



**NEW CHIC FARMHOUSE CRAFTED TO PERFECTION**

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!

Sherri Noel  
KELLER WILLIAMS-SANT

310-994-8721

Dshwshr,Micro,Rng/Ovn,Fridg

<b>1501 WALGROVE AVE</b>	Open 11-2	<b>rev</b>
<b>\$2,150,000</b>	4+4 2sty-MODERN	

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.

MLS#17-231544	Dshwshr, Hood Fan,Micro,Rng/Ovn,Other
Bobbi DeBarge	310-560-5088
KELLER WILLIAMS-SANT	

<b>12823 ROSE AVE</b>	Open 11-2	<b>rev</b>
<b>\$1,500,000</b>	3+3 TRADITIONAL	



**A VERY SPECIAL HOME ON MAR VISTA HILL.**

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.

Ron Wynn  
COLDWELL BANKER RESI

310-621-1772

MLS#17-239400

Blt-Ins,Dshwshr,Dryer,Micro,Rng/Ovn,Othr

<b>2469 WALGROVE AVE</b>	Open 11-2	<b>rev</b>
<b>\$1,445,000</b>	3+3 TRADITIONAL	




**REDUCED CAPTIVATING POOL HOME IN MAR VISTA**

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.

Penny Muck  
HALTON PARDEE

3102669946

<b>3837 COOLIDGE AVE</b>	Open 11-2	<b>rev</b>
<b>\$1,399,000</b>	3+3 TRADITIONAL	



**BEAUTIFUL RENOVATED HOME**

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

Sherri Noel  
KELLER WILLIAMS-SANT

1399000

MLS#17-232348

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

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

<b>X 3992 EAST #203</b>	Lunch 11-2	<b>rev</b>
<b>\$685,000</b>	2+2 TRADITIONAL	



**COME FOR LUNCH 11-2!**

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.

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


<b>238 19TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$6,495,000</b>	5+6.5		
<b>BEAUTIFULLY APPOINTED MODERN FARMHOUSE!</b>			
<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	

<b>258 16TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$5,250,000</b>	5+6	TRADITIONAL	
<b>FORMER HOME OF ARCHITECT STEVE GIANNETTI IN PRIME SM</b>			
<p>Widely published shingle-style CA beach bungalow framed by 2 giant palms &amp; set amidst beau gardens on qt North of Montana st. "Great room" consists of wful cook's kitchen, fam rm &amp; sun rm. Patios, pvt yd, outdr FP &amp; sparkling pl. Extraordinary master has vaulted beamed ceilings &amp; 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 &amp; close to shops/restaurants on Montana Ave.</p>			
			
MLS#17-241626 David Offer BERKSHIRE HATHAWAY		www.258-16th.com	

<b>556 DRYAD RD</b>	Open	11-2	<b>NEW</b>
<b>\$4,850,000</b>	4+5	3sty-MODERN	
<b>SANTA MONICA CANYON – OCEAN VIEWS, TREETOP VISTAS &amp; POOL!</b>			
<p>Sun-drenched spaces with white interiors, warm woods &amp; 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 &amp; 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	

<b>2520 ALTA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,249,000</b>	3+3	2sty-SPANISH	
<b>VINTAGE SPANISH NORTH OF MONTANA WWW.2520ALTA.COM</b>			
<p>Very charming 1920's Spanish character home features a volume beamed ceiling living room with fireplace &amp; hardwood floors. The large corner lot is walled, hedged &amp; 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	

<b>849 22ND ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+2	1sty-SPANISH	
<b>SENSATIONAL LOT - EXCEPTIONAL LOCATION! CALL YOUR DEVELOPERS</b>			
<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 &amp; 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	

<b>1711 WELLESLEY DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,285,000</b>	4+4	2sty-CONTEMPORARY	
<b>STUNNING OCEAN VIEW HOME IN SUNSET PARK AWAITS!</b>			
<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 &amp; 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, &amp; soak tub w/ views. Addtl upper bedroom is en suite. Complete w/ a roof top deck &amp; addtl entertainment area w/ views of the mountains &amp; ocean. 2-car garage, w/ storage shed.</p>			
			
MLS#17-239482 Nancy Osborne 3109076517 HALTON PARDEE		Blt-Ins,Clng Fan,Dshwshr,Dryer,Frzr,Other	

**14 Santa Monica** Condo / Co-op

<b>515 OCEAN AVE, UNIT 405S</b>	Open	11-2	<b>NEW</b>
<b>\$2,388,000</b>	2+2	CONTEMPORARY	
<b>A DESIGNER'S DREAM IN FULL-SERVICE PARK PLAZA BUILDING</b>			
<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	

<b>425 MARINE ST, UNIT 2</b>	Open	11-2	<b>NEW</b>
<b>\$1,449,000</b>	2+2	CONTEMPORARY	
<b>STUNNING SANTA MONICA CONDO WITH HIGH END FINISHES</b>			
<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, &amp; 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	

<b>1118 17TH ST, UNIT 1</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,295,000</b>	3+2.5	3sty-TRADITIONAL	
<b>SANTA MONICA TOWNHOME W/ ROOFTOP DECK</b>			
<p>This front facing 3 bed + 2.5 bath townhouse features over 2,000 sq. ft of luxurious living space &amp; an abundance of private outdoor patios &amp; 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,	

<b>1436 20TH ST, UNIT 10</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	2+2.5	CONTEMPORARY	
<b>WWW.REGINAVANNICOLA.COM</b>			
<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

<b>1440 PRINCETON ST #4</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	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  
 Brian Maser 310-795-8010  
 MASER CONDO SALES  
 www.MaserCondoSales.com

<b>130 FOXTAIL DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$4,295,000</b>	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  
 AMALFI ESTATES  
 130Foxtail.com

<b>2628 KANSAS AVE #11</b>	Refresh.	11-2	<b>NEW</b>
<b>\$639,000</b>	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  
 Henry Dodge 323-507-5960  
 HD PROPERTIES, INC.  
 Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

<b>15 Pacific Palisades</b>			<i>Condo / Co-op</i>
<b>18147 COASTLINE DR #8</b>	Open	11-2	<b>NEW</b>
<b>\$1,285,000</b>	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  
 GIBSON INTERNATIONAL  
 Blt-Ins,Cbl,Dshwshr,Grbg Disp

<b>838 16TH ST #9</b>	Open	11-2	<b>rev</b>
<b>\$1,759,000</b>	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  
 Andrea Pilot/Steve Sawai 310.874.5201  
 COLDWELL BANKER RESI  
 Frzr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

<b>1534 MICHAEL LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,095,000</b>	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  
 COLDWELL BANKER PPAL  
 MICHAEL LANE VILLAS

**15 Pacific Palisades** *Single Family*

<b>102 OCEAN WAY</b>	Open	11-2	<b>NEW</b>
<b>\$12,000,000</b>	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  
 Kelly deLaat 310.880.9255  
 JOHN AAROE GROUP  
 www.102oceanway.com

**15 Pacific Palisades** *Lease*

<b>339 ARNO WAY</b>	Open	11-2	630H6	<b>NEW</b>
<b>\$8,000</b>	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  
 COLDWELL BANKER-BW  
 Dshwshr,Grbg Disp,Hood Fan,Fridg

<b>1644 CASALE RD</b>	Open	11-2	<b>NEW</b>
<b>\$7,990,000</b>	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  
 Aaron Kirman 4242497162  
 JOHN AAROE GROUP  
 BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

**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*

<b>1861 S CLOVERDALE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	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*

<b>1230 S RIMPAU BLV</b>	Open	11-2	<b>NEW</b>
<b>\$1,449,000</b>	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*

<b>356 S HUDSON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$14,500,000</b>	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*

<b>362 N CROFT AVE</b>	Open	10-2	<b>NEW</b>
<b>\$3,499,000</b>	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*

<b>\$2,300,000</b>	Open	11-2	<b>rev</b>
	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*

<b>\$3,385,000</b>	Open	11-2	<b>NEW</b>
	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*

<b>310 N RIDGEWOOD PL, UNIT C</b>	Open	11-2	<b>NEW</b>
<b>\$798,000</b>	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*

<b>\$2,855,000</b>	Open	11-2	<b>NEW</b>
	4+5.5	2sty-CONTEMPORARY	



**STUNNING ARCHITECTURAL**  
[WWW.640ORANGE.COM](http://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*

<b>\$2,795,000</b>	Open	11-2	<b>NEW</b>
	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



<b>6212 MARYLAND DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,395,000</b>	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

<b>847 S GENESEE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	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

<b>6607 W OLYMPIC BLV</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,299,000</b>	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

<b>534 N SIERRA BONITA AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,795,000</b>	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

<b>622 N LAUREL AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,749,000</b>	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

<b>19 Beverly Center-Miracle Mile</b>	Condo / Co-op		
<b>7912 BLACKBURN AVE #11</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	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

<b>141 S CLARK DR #423</b>	Open	11-2	<b>NEW</b>
<b>\$688,000</b>	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

<b>116 S CROFT AVE, UNIT 102</b>	Lunch	11-2	<b>NEW</b>
<b>\$575,000</b>	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,

<b>19 Beverly Center-Miracle Mile</b>	Income		
<b>6135 LINDENHURST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>		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**

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



TUESDAY

**20 Hollywood** *Single Family*

<b>712 N MANSFIELD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,149,000</b>	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 a 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

<b>1624 N GARDNER ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,450,000</b>	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

<b>1244 GORDON ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$979,000</b>	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*

<b>1940 N HIGHLAND AVE #55</b>	Open	11-2	<b>NEW</b>
<b>\$645,000</b>	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*

<b>704 N MCCADDEN PL</b>	Open	11-2	<b>NEW</b>
<b>\$4,000</b>	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*

<b>1741 GOLDEN GATE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	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

<b>2331 ECHO PARK AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>	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 Wedgewood 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*

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



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

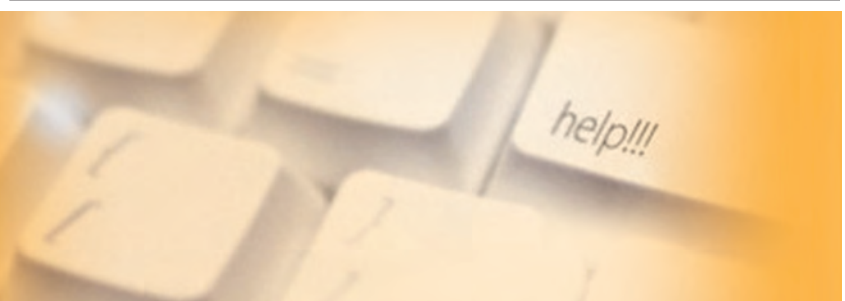
Wonderful & serene ground floor unit w/open floor plan, new paint, new light fixtures & new bamboo flooring throughout! Features incl. spacious living room w/gas fireplace & sliding doors opening to private patio, light & bright eat-in kitchen, charming dining area, large bedroom w/walk-in closet, & 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

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

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


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

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

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

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

<b>4209 BERRYMAN AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,249,000</b>	3+2	TRADITIONAL	
			
<b>GREAT LIVE/WORK SPACE IN CULVER CITY</b>			
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		Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other	
KELLER WILLIAMS-SANT			

**29 Westchester** Single Family

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

<b>7120 LA TIJERA BLV, UNIT A102</b>	Open	11-2	<b>NEW</b>
<b>\$449,000</b>	2+2	CONTEMP MED	
			
<b>A NOT-TO-BE-MISSED 2 BEDROOM CONDO VALUE!</b>			
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!			
MLS#17-214510			
Gregory Masi		310-488-4880	
GIBSON INTERNATIONAL		Stove, Oven, Dishwasher	


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TUESDAY


**30 Hollywood Hills East** *Single Family*


<b>7308 PACIFIC VIEW DR</b> Open 11-2		<b>NEW</b>
<b>\$2,090,000</b>	3+2 MID-CENTURY	
		
<p><b>LIGHT &amp; BRIGHT HOME WITH BEAUTIFUL VIEWS!</b></p> <p>WELCOME TO THIS BEAUTIFULLY APPOINTED HOME W/BREATHTAKING HEAD ON CITY VIEWS! THE HOUSE IS FILLED W/A LIGHT &amp; 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 &amp; WALLS OF GLASS. THE KITCHEN HAS GRANITE COUNTERTOPS &amp; SUBZERO FRIDGE. THE UPSTAIRS MASTER TAKES UP THE ENTIRE FLOOR W/A LOFT LIKE FEEL, WALK IN CLOSET &amp; DIRECT ACCESS TO A HUGE OUTDOOR TERRACE.</p>		
<p>MLS#17-240760 Angie Lieuw &amp; Neal Baddin 213.590.8568 COLDWELL BANKER BHN</p>		<p>Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn</p>

<b>2828 WESTSHIRE DR</b> Open 11-2		<b>NEW</b>
<b>\$1,649,000</b>	4+3.5 CONTEMP MED	
		
<p><b>CONTEMPORARY MEDITERRANEAN WITH EXPLOSIVE VIEWS,GUEST SPACE</b></p> <p>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.</p>		
<p>Konstantine V. I Rick Y 323.252.9451 SOTHEBY'S LOS FELIZ</p>		


<b>3456 FLOYD TER</b> Open 11-2		<b>NEW</b>
<b>\$1,379,000</b>	5+4	
		
<p><b>CHARM, CHARACTER &amp; 2 BED GUEST UNIT!</b></p> <p>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 &amp; laundry, separately metered. Zoned LAR3. Close to Studios, Restaurants, &amp; Entertainment.</p>		
<p>Amber Kristin 310-663-5224 WEA</p>		

<b>3249 TARECO DR</b> Lunch 11-2		<b>NEW</b>
<b>\$1,325,000</b>	3+3 MID-CENTURY	
		
<p><b>SLEEK AND SOPHISTICATED LAKE HOLLYWOOD KNOLLS VIEW HOME</b></p> <p>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!</p>		
<p>Tom Otero 818-919-5350 RODEO REALTY</p>		<p>Newer AC, Roof, water heater and paint.</p>

<b>3254 LEDGEWOOD DR</b> Open 11-2		<b>red</b>
<b>\$1,695,000</b>	+775000 4+3 2sty-ARCHITECTURAL	
		
<p><b>UPPER BEACHWOOD LARGE 4 BEDROOM</b></p> <p>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.</p>		
<p>MLS#17-220528 Douglas Dodds 323-701-2036 DOUGLAS DODDS</p>		<p>BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other</p>

<b>3123 LA SUVIDA DR</b> Open 11-2		<b>rev</b>
<b>\$1,899,000</b>	4+4 SPANISH	
		
<p><b>BEAUTIFUL SPANISH VILLA!</b></p> <p>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 &amp; 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 &amp; shower. Other features include: Elevator, workroom, &amp; a sound system.</p>		
<p>MLS#17-215132 Roger Perry 310-600-1553 RODEO REALTY - BH</p>		<p>www.RogerPerry.com</p>

**31 Playa Del Rey** *Condo / Co-op*

<b>8828 PERSHING DR #113</b> Refresh. 11-2		<b>NEW</b>
<b>\$699,000</b>	2+3 2sty-CONTEMP MED	
		
<p><b>FABULOUS CORNER UNIT 2BED/2.5BA - DESIGNER FINISHES</b></p> <p>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.</p>		
<p>MLS#17-241950 Michelle Martino 310-880-0789 KELLER WILLIAMS SILI</p>		<p>Cbl,Cing Fan,Dshwshr,Elvtr,Micro,Other</p>

**41 Park Hills Heights** *Single Family*

<b>3937 WESTSIDE AVE</b> Refresh. 11-2		<b>NEW</b>
<b>\$780,000</b>	3+2.75 1sty-TRADITIONAL	
		
<p><b>3937 WESTSIDE DREAM IN LEIMERT PARK</b></p> <p>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</p>		
<p>Jo-Anne Wright McKenzie 310 888-3742 SOTHEBYS INT REALTY</p>		<p>solar panels, tankless water heater, AC</p>

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


<b>530 S HEWITT ST, UNIT 553</b> Refresh. 11-2		<b>NEW</b>
<b>\$1,600,000</b>	2+2 ARCHITECTURAL	
		
<p><b>ARTS DISTRICT PENTHOUSE LOFT</b></p> <p>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.</p>		
<p>Penelope Stipanovich 2125185233</p>		

**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*

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



**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.

MLS#17-240996  
Gayle Weiss/Rochelle Mai  
NORMAND & ASSOCIATE

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

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



**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!

MLS#17-240614  
Robert Banchich  
RODEO REALTY INC. 323.394.1174

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

**72 Sherman Oaks** *Condo / Co-op*

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



**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.

Ari Rubinstein (818) 625-1807  
COLDWELL BANKER

Sandi Geisler (818) 314-1799

**73 Studio City** *Single Family*

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



**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.

MLS#17-203748  
Craig Strong 310-439-3225  
JOHN AAROE GROUP

Cing Fan,Dshwshr,Dryer,Frzr,Grbg Disp

**75 Valley Village** *Single Family*

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



**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.

A Comora/P Lester 310-569-7950  
THE AGENCY

built ins and more

**81 Glendale** *Single Family*

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



**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.

MLS#17-240788  
ST.JAMES+CANTER 310.291.1029  
BERKSHIRE HATHAWAY

www.1830VerdugoVista.com

**84 La Canada Flintridge** *Single Family*

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



**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!

A.LASCANO B.FARRUGIA 424.253.5489  
HILTON & HYLAND

www.845HighlandDr.com

**95 Mount Washington** *Single Family*

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



**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.

MLS#17-240908  
Liz Johnson 323-397-6041  
COMPASS PASADENA


Bonus Guest Quarters




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TUESDAY

**276 Rolling Hills Estates** *Single Family*

<b>11 CASABA ROAD</b>	Open 11-3	<b>rev</b>
<b>\$2,300,000</b>	4+3.5 2sty-CRAFTSMAN	
	<b>LAST CHANCE TO BUY AT CASABA ESTATES!</b> 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.	
<b>MLS#SR16751292CN</b>		
Taylor Tomnitz EMERALD HOMES	213-706-9739	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg


**2045 Valley Glen** *Single Family*

<b>X 13525 DELANO ST</b>	Lunch 11-2	<b>NEW</b>
<b>\$659,450</b>	4+2 TRADITIONAL	
	<b>VALLEY GLEN TRADITIONAL</b> 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.	
<b>MLS#17-241152</b>		
James Muske COLDWELL BANKER RESI	310.281.3901	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

**1284 Highland Park** *Single Family*

<b>1031 LE GRAY AVE</b>	Open 11-2	595-C1	<b>NEW</b>
<b>\$749,000</b>	2+2	1sty-CALIFORNIA BUNGALOW	
	<b>THIS TURNKEY 2 BEDROOM   2 BATHROOM OPEN FLOOR PLAN...</b> ...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!		
<b>Liz Johnson</b> COMPASS PASADENA	323-397-6041	Highland Park Retreat w/ Panoramic Views	

**2045 Valley Glen** *Condo / Co-op*

<b>13912 OXNARD ST, UNIT 3</b>	Open 11-2	<b>NEW</b>
<b>\$525,000</b>	3+3	
	<b>SPACIOUS TOWNHOUSE-STYLE CONDO IN GREAT VALLEY LOCATION.</b> 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.	
<b>Heather &amp; Learka</b> TELES PROPERTIES	(424) 202-3208	www.13912oxnard3.com



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