

**THURSDAY OPEN HOUSES**

**SUNDAY OPEN HOUSES**

**95 Mount Washington** *Single Family*

<b>3061 KNOB DR</b>	Open	10-2	594-H4	<b>NEW</b>
<b>\$769,000</b>	3+2	1sty-CONTEMPORARY		



**WELCOME TO A SWEET ISLAND OF PRIVACY & TRANQUILITY NESTLED**  
 in a light dappled forest & ready to grant your wish. Wish for seclusion? A walled patio will grant it. Sunset vistas? Windows to Griffith Park will grant it, expansive public spaces? Open liv/din flow to a yard size walled patio will grant it..a tucked away bdrm wing? 3 bdrm & 2 baths are ready & waiting, kitchen anchoring relaxed evenings? Wide counters, great storage, drive right in to 2 car garage access? Yup..Wood floors..yup, handy to NELA & beyond, yup..come make your wishes come true.

Liz Johnson 323-397-6041  
 COMPASS - PASADENA

VIEW!! NELA!!

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

<b>1310 ARMACOST AVE #302</b>	Open	2-5	<b>NEW</b>
<b>\$995,000</b>	3+3		



**ALSO OPEN TWILIGHT 5:30-7PM**  
 Exclusive Tuscan Villa! Bright and expansive, this South Facing, 3 bed, 3 bath condo is flush with spacious living areas, high ceilings and phenomenal views of the City and some partial Ocean views. Upgrades include chef's kitchen with top of the line finishes, granite counter tops & stainless appliances. Master has walk in closet, upgraded bath with spa tub, separate shower and more. Tuscan inspired lobby area. Large windows and balconies offering the best indoor/ outdoor living.

MLS#16-134620  
 Jack Bitton 3104133553  
 POWER BROKERS INTERN

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

**FRIDAY OPEN HOUSES**

**09 Beverlywood Vicinity** *Income*

<b>1480 REXFORD DR</b>	Open	12-2	632 G4	<b>NEW</b>
<b>\$2,599,000</b>	Duplex	2sty-SPANISH		




**STUNNING, DROP DEAD GORGEOUS!! COMPLETELY RENOVATED DUPLEX!!**  
 BEV. HILLS ADJACENT 1929 SPANISH DUPLEX. CHECK-OUT MLS PHOTOS! TOTAL TRANSFORMATION: STUNNING HME WITH A PRIVATE BACK-YD+COVERED & GATED PARKING FOR 3+3 AUTOS + A RENTAL UNIT BELOW. Upper Owner's approx. 2,500 SF. Lower Unit approx. 2,257 SF. UPDATED Plumbing, Electrical, Foundation, Roof, Sewer Lines, Rebuilt Wd-Burning F.P's, Vaulted/Coffered Ceilings, Hdwd Flrs, A/C/FA Heat, Bathrms, Gourmet Kitchen's with S.S. Appls + W/D's plus Offices, Brkft Rm's, F.Dining Rm's & 3 Large Bdrms in each unit.

Craig A. Brick (310) 275-1908  
 BEV.HILLS REALTY GR

EVERYTHING! BUILTIN'S, W/D - ALL IN S.S.

**09 Beverlywood Vicinity** *Income*

<b>1480 REXFORD DR</b>	Open	2-4	632 G4	<b>NEW</b>
<b>\$2,599,000</b>	Duplex	2sty-SPANISH		



**STUNNING, DROP DEAD GORGEOUS!! COMPLETELY RENOVATED DUPLEX!!**  
 BEV. HILLS ADJACENT 1929 SPANISH DUPLEX. CHECK-OUT MLS PHOTOS! TOTAL TRANSFORMATION: STUNNING HME WITH A PRIVATE BACK-YD+COVERED & GATED PARKING FOR 3+3 AUTOS + A RENTAL UNIT BELOW. Upper Owner's approx. 2,500 SF. Lower Unit approx. 2,257 SF. UPDATED Plumbing, Electrical, Foundation, Roof, Sewer Lines, Rebuilt Wd-Burning F.P's, Vaulted/Coffered Ceilings, Hdwd Flrs, A/C/FA Heat, Bathrms, Gourmet Kitchen's with S.S. Appls + W/D's plus Offices, Brkft Rm's, F.Dining Rm's & 3 Large Bdrms in each unit.

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 BEV.HILLS REALTY GRP

EVERYTHING! BUILTIN'S, W/D - ALL IN S.S.

**62 Encino** *Single Family*

<b>16341 MEADOWRIDGE RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,149,000</b>	4+3.5	TRADITIONAL	



**STUNNING & SOPHISTICATED REMODEL IN PRIME ENCINO!**  
 This sophisticated home has been recently remodeled & expanded, w/ a new master wing & enlarged kitchen. The home features 4bd, 3.5ba in a beautifully reconfigured floor plan that boasts LED recessed lights, custom fireplaces, Oak floors, & open living spaces to suit any lifestyle. The home addition includes a master suite w/ pitched ceilings, a spacious walk-in closet, & French doors opening to the sparkling pool. Detailed & thought out, this one-of-a-kind masterpiece is truly remarkable!

MLS#16-135502  
 S.F. Jones/ M. Schlosser 3106917888  
 JOHN AAROE GROUP

16341Meadowridge.com

**29 Westchester** *Single Family*

<b>7430 W 88TH PL</b>	Open	1-5	<b>red</b>
<b>\$1,895,000</b>	5+4.5	SPANISH	



**TRANSITIONAL SPANISH ELEGANCE**  
 New Price, best value in town! Elegance and luxury meet in this brand new custom 5BR 4.5BA 3,772 sqft. home located on the best tree-lined street in west Westchester. The gourmet chefs kitchen features custom cabinets, Thermador stainless steel appliances, a built in wine cooler, walk-in pantry and handmade glass backsplash. The master bath features an impressive 17' long vanity with pier cabinets, silver marble and an over sized soaking tub. Amazing value for this timeless masterpiece.

MLS#16-113756  
 Jonathan Macias (310) 341-4664  
 MACIAS REALTY GROUP

**53 Woodland Hills** *Single Family*

<b>4701 WESTCHESTER DR</b>	Refresh.	1-4	<b>NEW</b>
<b>\$2,649,000</b>	4+6	2sty-TRADITIONAL	



**GORGEOUS WESTCHESTER COUNTY ESTATE PROPERTY**  
 Located behind the celebrity guard gated community of Westchester County in Woodland Hills, you will find a beautiful custom-traditional style home with top notch designer finishes throughout. The property boasts an open floor plan, high ceilings, large windows, marble and hardwood floors throughout. Chefs kitchen w/center island & eat in kitchen, formal dining room, office/library, living room, billiards room, a family room & bar.

MLS#16-132280  
 Kenneth Leon 8186128200  
 QUEST REALTY GROUP,

Bit-Ins,Dshwshr, viking stove

THURSDAY & FRIDAY

SUNDAY



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 The Power of The MLS™  
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