

01 Beverly Hills

Single Family


1220 LOMA VISTA DR

Open11-2

\$17,995,000

4+4.5

CONTEMPORARY



CONTEMPORARY TROUSDALE MASTERPIECE

Extraordinary Contemporary Masterpiece on a large apx. 24,000 sq.ft. lot in prime Trousdale Estates. Flawlessly designed & crafted by Schmidt Architecture w/the highest quality materials & finest details. Disappearing walls of glass throughout opening to beautiful city to ocean views. Gated, motorcourt, & 3-car garage. Magnificent great room. Home theater. Exceptional master suite with yoga studio & private garden. 3 add'l bdrm suites. Control4 smart home system. Zero edge saltwater pool & spa.

Jade Mills

310-285-7508

COLDWELL BANKER

Gated, Refrigerator, Range/Oven

NEW

903 N ROXBURY DR

Open11-2

\$14,995,000

6+9

2sty-MEDITERRANEAN



EXQUISITE, GATED AND PRIVATE MEDITERRANEAN

Renovated by Richard Manion, AIA. Formal LR feat. a 300 year-old French Burgundy frplc, crwn mldng, & recessed lighting. Wood-paneled fam rm opens to the central crtyd. Formal DR, library, den, maid's, bar & walk-in wine cellar feat. exquisite details. Chef's kitch feat. state-of-the-art applcns, cntr island & full eating area. Upstrs, the mstr ste feat. dluxe walk-in closet & ofc. Also upstrs are 3 en ste bdrms & gym. Ext grounds include lush Indscpng, pool, kitch, 2-story gsthse & 3-car grg.

Jacob Dadon

818.264.8780

JOHN AAROE GROUP

www.903roxbury.com

NEW


1800 ANGELO DR

Open11-2

\$7,980,000

5+5

2sty-SPANISH



WALLACE NEFF BH SPANISH ESTATE- OPEN TUES 11-2PM AND 5-7PM!

Gated Beverly Hills Wallace Neff Spanish estate. With an expansive wood beam living room that features a fireplace, lounge and natural light. A modern chef's kitchen by Boffi opens to a breakfast area and indoor and outdoor dining rooms. Master suite, with sitting area and fireplace, opens to one of 5 private outdoor terraces. Home features 3 additional bedrooms, park-like gardens, swimmers pool with cabana, an oasis spa with a waterfall, an art studio, and a two-car garage/motor court.

Linda May

310-492-0735

HILTON & HYLAND

Built-Ins, Dishwasher, Intercom

NEW

385 TROUSDALE PL

Open11-2

\$12,800,000

4+4

MID-CENTURY



DEVELOPMENT OPPORTUNITY!\$1M REDUCTION IN TROUSDALE ESTATES!!

Trousdale Estates. Incredible development opportunity in the most sought after area of Beverly Hills! With over 180 degree views from Downtown to the Ocean, this never before on the market property is the trophy you've been waiting for. With over 5,500 sq ft of living space and a flat 21,000 sq ft lot, this property can be either updated or developed into an incredible masterpiece. Incredible layout, tall ceilings and walls of glass. Will not last long as it is truly one of a kind!

MLS#16-122486

Linda May

310-492-0735

HILTON & HYLAND

rev

1008 BENEDICT CANYON DR

Open11-2

\$8,675,000

5+7

2sty-COUNTRY FRENCH



ENCHANTING COUNTRY FRENCH

Please park on Hartford and walk around the corner. Enchanting gated Country French residence is situated on more than half an acre in the heart of Beverly Hills. Precise attention to detail, Master suite with sitting area his/hers baths, Plus 3 guest bedrooms, maids quarters, 6 Fireplaces, 7 Baths. New oversized light bright eat-in country kitchen. Lushly landscaped grounds, Topiary gardens, French rose bushes, Herb garden, Pool, Pool House, Gated , Circular driveway Motor Court.

MLS#16-104718

Scarlett Nunes

310-488-3888

COLDWELL BANKER BHN

Blt-Ins,Cbl,Cent Vac,Dshwshr,Frzr,Other

rev

01 Beverly Hills

Condo / Co-op

320 N MAPLE DR, UNIT 301

Open11-2

\$1,295,000

2+2.5

TRADITIONAL



GORGEOUS REMODELED CONDO IN PRIME BEVERLY HILLS!

Gorgeous remodeled corner unit in prime Beverly Hills! High ceilings combined with expansive picture windows transforms this 2000+ sq ft condo into a sunny & spacious home. Kitchen has breakfast nook, quartz counters, glass tile backsplash & SS appliances. Master has 4 closets, incl 1 walk-in, vanity area & separate tub/shower. Private balcony, hardwood floors & plantation shutters throughout. Inside laundry, SxS parking, extra storage, pool/spa & rec room. Near shopping, dining & entertainment.

Corina Angeles Galen

310-439-8399

GIBSON INTERNATIONAL

www.320NMapleDrUnit301.com

NEW


450 S MAPLE DR #305

Lunch11-2

\$1,120,000

2+3

TRADITIONAL



LOOKING AT ALL OFFERS IN BH, BEST VIEW CONDO JUST REDUCED

Best View condo in Beverly Hills!! Over 2,100 sq feet-flexible floor plan. Expansive front facing Beverly Hills condo with open floor plan, floor to ceiling glass and views from Century City, The Hollywood Hills and DTLA form the master. This extremely rare single level 2 Bedroom 2.5 Bath unit has no steps and has light & bright living space. Grand master bedroom suite with walk-in closet and direct views to Downtown. Walk to Beverly Hills shops, restaurantsand house of worship.

MLS#16-111290

Rochelle Maize

NOURMAND & ASSOCIATE

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

red

02 Beverly Hills Post Office

Single Family

2210 BOWMONT DR

Open11-2

\$8,995,000

4+5

3sty-CONTEMPORARY



STUNNING CONTEMPORARY IN BHPO!

Private and gated, this contemporary BHPO home offers an incredible open floor plan perfect for entertaining. Sophisticated materials are used throughout. The family room opens to high-end chef's kitchen with Miele appliances. Featuring four bedrooms and five bathrooms, glass wine cellar and high ceilings throughout. The master suite with dual side fireplace opens to private patio with a stunning living wall with over 5,000 plants. The resort like backyard features a zero edge pool & jacuzzi.

MLS#16-120416

Josh Flagg

310-623-8703

RODEO REALTY - BEVER

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

NEW

1154 HILARY LN

Open11-2

\$6,295,000

4+7

MODERN



GORGEOUS CONTEMPORARY MEDITERRANEAN

Seconds North of the Beverly Hills Hotel w/4 bedrooms & 7 bathrooms situated in over 5,000 sq ft of living space. Master retreat on 2nd floor w/his & her bathrooms, gym area, office, & closets. Chef's kitchen that opens to the family room & pool area. Amazing great room w/high ceilings that opens to the large lagoon style pool w/waterfalls & outdoor entertaining area including outdoor kitchen and BBQ. Perfect home for entertaining!

MLS#16-135780

B. Tenenbaum E. Hassan

310.971.5655

HILTON & HYLAND

Hiltonhyland.com

NEW


1225 HILLGROVE PL

Open11-2

\$4,395,000

5+6.5

TEAR-DOWN



TEAR DOWN WITH APPROVED PLANS FOR 10,000 SF ARCHIECTURAL

Rare offering to acquire a large piece of property with fully approved and entitled plans to build a spectacular 10,000 SF architectural masterpiece by AIA award winning Architect Dan Brunn. Hillside ordinance is maybe adjusted to severely limit new construction. Could of course be adjusted to accommodate a smaller home. Set back in a serene cul de sac in prime lower Benedict Canyon perched up on a knoll with city and canyon views. Don't miss this opportunity in Beverly Hills Post Office.

D. Brown I Nathan Saadat

THE AGENCY


Cul de sac, privacy, views,

NEW

TUESDAY



<b>1447 DONHILL DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,999,900</b>	5+6	2sty-CONTEMP MED	



**LOCATION LOCATION LOCATION**


SEE FULL PAGE AD  
PROPERTY WEBSITE  
WWW.1447DONHILLDR.COM

Additional Open House Sunday 2-5PM

**MLS#16-134928**  
Innawati Santoso 310-424-0391  
KELLER WILLIAMS RLTY

3D Tour | 1447donhilldr.com

<b>2925 TRUDY DR</b>	Open	2-5	<b>red</b>
<b>\$5,595,000</b>	6750000	5+6 2sty-MODERN	




**THE PERFECT GATED RETREAT -  
DRAMATIC AND STUNNING MODERN**

BRAND NEW PRICE!!! Impeccable Five Star Celebrity Style Retreat. A TRUE ENTERTAINER'S SHOWPLACE. Large lushly landscaped gated lot. Recently Remodeled in 2015 w/ the Finest of Materials. Extremely high ceilings, exquisite stone floors, & magnificent bathrooms are thru-out. Incredible Floorplan as all of the spacious Bedrooms have hardwood floors, ensuite bathrooms & attached balconies/terrace. Vast Living rm has brand new modern Fleetwood sliding doors that open to a sunny Pool area. A MUST SEE.

**MLS#16-105246**  
Paul Czado (310)995-1963  
GUSSMAN CZAKO ESTATE

MAJOR CELEBRITY HIDEAWAY- TOTAL PRIVACY

<b>9757 APRICOT LN</b>	Open	11-2	<b>NEW</b>
<b>\$3,595,000</b>	6+5		




**IDEAL BEVERLY HILLS POST OFFICE HOME**

Sited on a private Cul-De-Sac in a prime location. Flawlessly remodeled Mediterranean Estate w/ perfect design & function. Grand double-story entry w/ vaulted ceilings, voluminous spaces, abundant of natural lighting. Private patio, pool, spa & lounge area are perfect entertainment spaces. Eat-in kitchen, Thermador/ viking appliances. Luxurious master suite w/ mountain views & generous walk-in closet w/ striking lighting & cabinet design. Carrara marble, Caesarstone Counter tops, walnut floors.

**MLS#16-134928**  
Susan Perryman 310.261.1960  
HILTON & HYLAND

Hiltonhyland.com

<b>9653 OAK PASS RD</b>	Open	11-2	<b>red</b>
<b>\$4,795,000</b>	5195000	5+6 CONTEMPORARY	



**LOWEST PRICE PER FT ON OAK PASS RD @ \$838 PPF**

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

**MLS#16-984399**  
Eric Lavey 3109086800  
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

<b>2542 BENEDICT CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,865,000</b>	4+6	CAPE COD	



**STATELY EAST COAST TRADITIONAL**

This stately east coast traditional, consisting of 4 bedrooms and 5 1/2 baths, with updated interiors, is walled and gated with a secluded circular driveway. The home boasts a new master bedroom with oak floors in a herringbone chevron pattern, a beautiful master bathroom with an oversized Toto jacuzzi tub. The kitchen has been totally redone, with stainless steel appliances, refrigerator and freezer drawers, and a large pantry. There is a secluded heated pool with cabana. Truly a must see!

**MLS#16-124536**  
Rick Torres 310-500-3935  
PARTNERS TRUST BEVER

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

<b>9374 BEVERLY CREST DR</b>	Open	12-2	<b>rev</b>
<b>\$12,950,000</b>	5+6	ARCHITECTURAL	




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

Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng,Ovn

<b>9827 YOAKUM DR</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	3+2	MID-CENTURY	




**CHARMING MID-CENTURY 2BD+1.5BA HOME IN CANYON SETTING**

Charming Mid-Century 2BD+1.5BA home at the lowest price in Beverly Hills! Light & bright open living room w/ hardwood floors & fireplace connects beautifully to an updated kitchen w/ ss appliances, granite countertops & breakfast peninsula. Sliding glass doors from the living & dining area extend out to a serene private patio, perfect for entertaining. Upstairs, find 2 bedrooms w/ wood beamed ceilings & updated bathrooms incl a master suite connected to its own outdoor sundeck area.

**MLS#16-134772**  
ST.JAMES+CANTER 310.291.1029  
BERKSHIRE HATHAWAY

WWW.9827YOAKUM.COM

<b>12055 SUMMIT CIRCLE</b>	Open	11-2	<b>rev</b>
<b>\$10,750,000</b>	7+8	CONTEMPORARY	



**GATED AND PRIVATE ESTATE IN "THE SUMMIT"**

Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security.

**MLS#16-129564**  
Elsa, David & Jennifer 310-663-4100  
NELSON SHELTON

<b>1181 ANGELO DR</b>	Open	11-2	<b>red</b>
<b>\$14,900,000</b>	7+9	MID-CENTURY	




**BEST PRICED NEW CONSTRUCTION IN 90210**

Originally designed in 1953 by famed mid-century modern architect, Gregory Ain, the Feldman House is reborn. This exquisite modern estate offers private serenity on just under an acre of wooded grounds up the street from the Beverly Hills Hotel. Expanded from the original, this sprawling 11,300 sq. ft. mostly single level home, shows great respect and integrity for the original architecture and the land upon which it sits.

**MLS#16-123586**  
Jana Bezdek 3107094140  
TELES PROPERTIES

1181angelodrive.com

<b>2539 BENEDICT CANYON DR</b>	Open	12-2	592B2	<b>rev</b>
<b>\$5,395,000</b>	5+7	ARCHITECTURAL		



Located in the estate area of Upper Benedict Canyon and hidden behind gates is this secluded oasis compound. A large motorcourt greets the visitor with guest parking. A dramatic resort like pool and waterfall are enveloped in lush landscaping. This beautiful outdoor entertaining area is flanked by a stunning 1 bedroom guest house with a "great room" and the main house distinguished by bold contemporary architecture.

**MLS#14-814107**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Elvtr,Grbg Disp




1722 BENEDICT CANYON DR

Open11-2

\$2,850,000

4+52sty-COUNTRY ENGLISH



MLS#16-122308

Paula Ross Jones310-880-9750

SOTHEBY'S INT'L RLTY

rev

ENGLISH TUDOR COUNTRY ESTATE

Charming gated Estate set back frm street on double size corner lot w/expansive front lawn, charming pool & beautiful lush gardens. House recently renovated; all baths are new. Liv rm w/bar, fireplace, office or library, formal dining rm, 3 beds, 3 baths up. Master w/terrace. Guest house w/1 bed, 1 bath & sitting rm. Stairs to spacious private studio w/large skylights; perfect for artist, writer or photographer. Very Private. Trees, tall hedges & walls around lot. Mins from BH Hotel & Rodeo Dr.

Blt-Ins,Dshwshr,Grbg Disp,Fridg

9701 YOAKUM DR

Open11-2

\$2,288,000

5+73sty-OTHER



MLS#16-133102

Mickey Kessler310-367-2322

COLDWELL BANKER RESI

rev

THE YOAKUM CASTLE! AN ECLECTIC CONTEMP. ESTATE YOU MUST SEE!

This remodeled, updated estate is sited on a 15K lot on a quiet street w/sweeping canyon vistas in prime BHPO! Recently opened-up to stream light into the spacious LR & DR. Eat-in kitchen w/new appliances. Huge library & wine cellar. Upper level w/2 BR suites incl. master w/sit area, remod bath & HUGE walk-in closet + 2nd living/ballroom w/massive pic windows, soaring ceilings & staircase to sun decks & penthouse/studio. Most levels open to spectacular yd, patios, spa & grotto pool w/waterfall.


Blt-Ins,Elvtr,Rng/Ovn

1826 COLDWATER CANYON DR

Refresh.11-2

\$2,100,000

4+4OTHER



MLS#16-131662

Catherine Shakib Kamran

KELLER WILLIAMS BEVE

rev

Nestled in a quiet side street off Coldwater Canyon on a flat lot over 10,000 sqft, this majestic beauty has plenty surprises. Stroll from Tullis Avenue through the gorgeous front yard's Rose garden into the grand open floor plan of this magnificent home. The living and dining room lead to the enchanting backyard highlighting the sparkling pool, spa, and gazebo. 4 bedrooms, 4 bathrooms and a splendid new kitchen are amongst the other wonderful features of this hidden gem.

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

02 Beverly Hills Post Office

Land

9694 ANTELOPE RD

Open11-2592D2

\$19,400,000

Land



MLS#16-104458

Dimitri Velis310.850.3900

HILTON & HYLAND

NEW

APPROVED PLANS IN BEVERLY HILLS

Permit ready for a 27,000sqft home & 5,300sqft covered decks on one lot. About 17+ acres, close to a 3.5 acre flat pad & 4 separate APN's. Improvements: Gates, private paved road, storm drain, sewer and utilities installed to service each lot. This site offers multiple Development Opportunities. (Adjacent property may be available.)

9694antelope.com

03 Sunset Strip - Hollywood Hills West

Single Family

8356 SUNSET VIEW DR

Open11-2

\$17,995,000

5+5.52sty-CONTEMPORARY



MLS#16-135578

A. Lascano / B. Farrugia424.253.5489

HILTON & HYLAND

NEW

DESIGNED TO THE NINES! CONTEMPORARY MASTERPIECE!

Designed w/ the art of fine living & world class entertaining in mind, this sleek, modern, extraordinary view home is 1 of the most exclusives available on the market today. Located just mins off Sunset & Chateau Marmont, in the star-studded Hollywood Hills, stands this redeveloped entertainer's dream. No expense was spared when the designer created every unique space. Walls of glass completely embrace the city views & outdoor living space. Must see to appreciate!

Fridge, Stove, Oven, Range, Other

7363 WOODROW WILSON DR

Open11-2

\$5,695,000

6+8OTHER



MLS#16-134164

P. Maurice T. Rustad310-623-8819

RODEO REALTY, BEVER

NEW

ENCHANTING ITALIANATE ESTATE COMPOUND

Soulful and enchanting, its private resort refuge and amenities sprawling across 1.25 verdant, wooded acres on celebrity-studded Woodrow Wilson Drive. Walled, hedged and gated...Appx. 7,000 s.f., offering picturesque main residence w/ 2-story living room, media room and den/library, 3 or 4 bedrooms, 4.5 baths and open concept kitchen/dining room. Permitted 2 bed, 2.5 bath guest house includes full kitchen - open plan dining room, great room and gym/massage-spa room. Other facilities include...


7363WoodrowWilson.com

8417 HAROLD WAY

Lunch11-2

\$2,800,000

4+4SPANISH



MLS#16-134164

Annalee Chandler310-387-5008

FERRARO & ASSOC.

NEW

20'S VILLA ABOVE THE SUNSET STRIP

20's classic Villa with high ceilings, hardwood floors, detached office with fireplace and city views. Bring your imagination and restore this beauty to it's past glory. Rare find with street to street lot Harold Way to Carlton Way.

7350 PACIFIC VIEW DR

Open11-2

\$2,495,000

3+3CONTEMPORARY



MLS#16-134164

Rutstein | Holcomb310-500-3921

PARTNERS TRUST

NEW

Perched above a cul-de-sac in the Hollywood Hills, this dramatic newly constructed home is of the highest quality. Steel, concrete and glass with a clean modern aesthetic and a bright inviting atmosphere. Massive windows and walls of glass open to gorgeous views of mountains, lights, and the iconic Hollywood sign. The home seamlessly integrates with the outdoors with a sexy oversized spa with waterfall, fire-pit, outdoor barbecue and dining area as well as a huge upstairs outdoor patio.

1629 N CRESCENT HEIGHTS BLV

Open11-2

\$1,975,000

3+41sty-TRADITIONAL



MLS#16-134164

G. HARRIS/M. COLLINS310-237-5962

COMPASS/CB-BEV HILLS

NEW

REMODELED TRADITIONAL WITH VIEWS ABOVE THE CHATEAU MARMONT

Remodeled Traditional 3BD/3.5BA w/treetop & skyline views. The light filled home features a large living room w/a barreled ceiling & fireplace, formal dining, eat-in gourmet kitchen, open den & a large Master Suite w/luxurious bath, 2 walk-in closets. Beautifully landscaped w/outdoor spaces for dining, lounging & entertaining. Two car garage w/access to rear staircase leading to patio area off kitchen.

www.1629CrescentHeights.com

2671 LAUREL PASS

Refresh.11-3

\$1,849,000

3+4RANCH



MLS#16-135578

Thomas O'Rourke310.770.0221

BERKSHIRE HATHAWAY H


NEW

PRIDE OF LAUREL PASS / HOT DOGS

Classic 1950s California Ranch transformed into an artist retreat. 3 bedroom, 2 full baths and 2 half baths. Large living room with fireplace, two sets of French doors open to sun-drenched saltwater pool and spa area. Formal dining room leads to private patio with cabana, ideal for outside entertaining. Large family room with fireplace doubles as a guest quarters with separate entrance. At the top of the hill is a fully equipped cabin/office with views



<b>2538 GREENVALLEY RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,800,000</b>	3+3	RANCH	



**MLS#16-133158**

Thomas O'Rourke  
BERKSHIRE HATHAWAY H

Dryer,Grbg Disp,Hood Fan,Fridg,Wshr

Stunning 3 bedroom, 2.5 bath California Ranch situated on a wooded, 1/3 acre lot. Spacious living room with wood burning fireplace. Large cook's kitchen with industrial stove opens to family room with fireplace, rear patios and gardens. Ideal for the entertaining group. Split floor plan, master bedroom and bath, north wing. South wing consists of 2 bedrooms, bath and private balcony. Located in the Wonderland School District. Prime upper Laurel Canyon. Voted "one of the best streets"

<b>1395 N DOHENY DR</b>	Open	11-2	<b>red</b>
<b>\$4,295,000</b>	3+3	TRADITIONAL	



**MLS#16-128716**

MICHAEL HIATT  
SOTHEBY'S

3104814342

dohenydr.com

**KEY LOT. PRIME WEHO. REDUCED! MOTIVATED SELLER!**

Own an architecturally significant home, a pristine Gerard Colcord, or build a dream home on a key, street to street, 14,500+ sf lot above the Sunset Strip and at the Bird Streets gateway. The 3 bed/3 bath main home with a separate "B & B" style, charming 1 bedroom, 1 bath guest house has colorful "impressionist" gardens, pool, separate gym/art studio, and more. With the signature Colcord design, finishes and floor plan, re-imagined or ground-up, this is the buy-now opportunity to move on!

<b>1730 N GARDNER ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+3	OTHER	



**MLS#16-134468**

Joshua Myler  
THE AGENCY


323.333.0301

Dshwshr,Dryer,Frzr,Grbg Disp,Rng/Ovn.

**VINTAGE CHATEAU MARMONT**

Vintage Hollywood Hills residence is situated on one of the most sought-after streets at the base of Runyon Canyon Park. Enter through a private gate and walk up into a quaint and verdant front garden to an open air porch. Recently rejuvenated, the interiors echo the cool, eclectic refrain felt throughout the Chateau Marmont. This style of the architecture is unique and refreshing.

<b>2862 NICHOLS CANYON RD</b>	Open	11-2	<b>red</b>
<b>\$2,649,000</b>	2800000	3+3 2sty-SPANISH	



**MLS#16-104600**

Maryann O'Donnell  
DOUGLAS ELLIMAN


310-990-7621

Blt Ins, Dshwshr, Fan, Fridge A/C,Gate

**PRIVATE GATED CANYON VIEWS TO CITY LIGHTS**

Reduced MEDITERRANEAN IN NICHOLS CANYON 3500+ SF PRIVATE & LUXE 3BR3 BA 1ST LEVEL OPEN FLOOR PLAN FROM FOYER LR & DINING AREA TO MOROCCAN INSPIRED MEDIA REMODELED GOURMET KITCHEN INC NEWER S/S APPLNCS, AMPLE CABINETRY WINE FRIDGE FILTERED WATER SYSTEM BRs HAVE ENSUITE BA STUNNING POOL & PATIO W GARDENS MBR SUITE HAS EXTRA LARGE, CUSTOM WALK-IN CLOSET, HI CEILINGS & FP ITS SUMPTUOUS BATH EXPANSIVE TERRACE - CANYON VIEWS. SOUND SYSTEM BY SONOS TV ROOM - OFFICE - ATTCHD GARAGE 3-4 CARS

<b>1568 SUNSET PLAZA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,375,000</b>	2+1	TRADITIONAL	



**MLS#16-132478**

MarkMeyerEstates.com  
KELLER WILLIAMS

310.365.8565

**LOWER SUNSET PLAZA 1940S TRADITIONAL**

The least expensive home available in the neighborhood - a great opportunity to live in Lower Sunset Plaza. Charming 1940s traditional with city views. Character details throughout. Second bedroom used as a den. Just steps away from the Sunset Strip restaurants, shops and nightclubs!

<b>1521 N SIERRA BONITA AVE</b>	Refresh.	11-2	<b>red</b>
<b>\$1,599,000</b>	3+2	CRAFTSMAN	



**MLS#16-119362**

Bill Lustig  
JOHN AAROE GROUP


310-770-0283

please visit www.1521SierraBonita.com

**NEW PRICE FOR THIS FABULOUS CRAFTSMAN IN SUNSET SQUARE**

Spectacular 3 bedroom, 2 bath Sunset Square Craftsman. Showcasing fine craftsmanship and attention to detail, this restored arts and crafts beauty offers a classic bungalow's sophisticated yet easy living simplicity. The main floor has living room with fireplace, formal dining room, roomy kitchen with adjacent breakfast room, den, 2 bedrooms and a full bath. Upstairs there's an airy master bedroom and bath. The very private back garden has patios, lots of greenery and spiffy garage/studio.

<b>8836 LOOKOUT MOUNTAIN AVE</b>	Open	11-2	592H3	<b>NEW</b>
<b>\$1,150,000</b>	2+2.5	2sty-POST MODERN		



**MLS#16-132478**

Brian Ades  
SOTHEBY'S

310-503-8080

www.8836Lookout.com

**MOVE-IN READY HILLSIDE HOME WITH VIEWS**

Laurel Canyon artist's retreat located at the top of Lookout Mtn. Large comfortable living room w/ fireplace, built-in cabinets, home office, vaulted ceilings, expansive tree top & mountain views. Upstairs master bedroom w/ vaulted ceilings. Open kitchen, great storage, lots of natural light, plenty of wall space for artwork, large bathrooms, slate floors, exposed beamed ceilings & open spaces. Lower level family room opens to a covered balcony and 2nd bedroom suite.

<b>8066 WOODLAND LN</b>	Refresh.	11-2	593B4	<b>red</b>
<b>\$1,499,000</b>	3+4	SPANISH		



**MLS#16-111330**

Anita Rich  
KELLER WILLIAMS SC


818-432-1565

www.8066Woodland.com

**MODERN STORYBOOK IN THE HILLS**

Just Reduced! Don't miss this move-in ready, amazing home in the Hollywood Hills. A romantic melding of Spanish, French, Mediterranean, and English unique to Hollywood, on a street to street lot. Close to everything, but feels like you've escaped the city. Features a large living room, stocked Chef's Kitchen, spa-like master bath, & two outdoor dining areas. Also includes 3 bedrooms, 3 baths & powder room, dining room, office, & laundry room.

<b>7571 MULHOLLAND DR</b>	Open	11-2	<b>red</b>
<b>\$5,995,000</b>	6+10	CONTEMPORARY	



**MLS#16-115932**

Ron Holliman  
COLDWELL BANKER BH

310-777-6216

S.E. Corner of Multiview & Mulholland

**REDUCED! SPECTACULAR COMPOUND W/ HUGE RESORT STYLE POOL**

Secure Modernist Compound Walled & Gated for Maximum Privacy. Approx. 8,458sf.6 + 10, located on renowned Mulholland Dr. adjacent to numerous celebrity neighbors. Centrally located. Walls of glass open to terraces, lawns, an enormous pool, w/ Bright Sunny Quiet Eastern & Southern views of the Hollywood Hills. All public & pvt rms are connected by a dramatic center spiral staircase connecting the dramatic media rooms. All bedrooms are en suite w/ pvt entrances including a glorious master suite.

<b>2522 ZORADA DR</b>	Open	11-2	<b>red</b>
<b>\$1,245,000</b>	2+2	POST & BEAM	



**MLS#16-118134**

Mimi Starrett  
JOHN AAROE GROUP

310.467.4395


www.2522zorada.aaroe.site

**NEW PRICE IN NICHOLS CANYON!**

Price reduction! This 2 bedrooms/2 baths post and beam is situated on the best part of desirable Zorada Drive with David Hockney views of Nichols Canyon. Open, bright floor plan with fireplace in living room area, formal dining area, breakfast area and eat-in kitchen. Entertaining deck off of living room has expansive canyon views and some city lights. Enclosed and private front lounging deck. Views from every room.



<b>8555 RIDPATH DR</b>	Refresh.	11-2
<b>\$3,750,000</b>	5+5	ARCHITECTURAL




**MLS#16-127442**  
William Passavia  
DUKE PARTNERS PROPER

With over 4260 sf of new construction and 5 car parking built into the mountainside this is a must see. Enter into a hand made blue stone waterfall then upstairs to the soaring ceilings of an oversized living/dining room. Enter the 3rd floor your eyes will be drawn to the beautiful downtown city views. Along with 4/4 in the main home a guest quarters doubles as a 1/1 apt or a perfect studio or home office. Minutes to the Sunset Strip and a part of the coveted Wonderland school district.

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

rev

<b>7705 CHANDELLE PL</b>	Open	11-2
<b>\$2,075,000</b>	3+3	MID-CENTURY



**MLS#16-135774**  
Jamie Adner  
KELLER WILLIAMS HH

**PRIVATE, GATED MID-CENTURY MODERN AT TOP OF NICHOLS CANYON**  
This 3 bedroom, 3 bath 1963 mid-century modern home is located on a serene cul-de-sac at the top of Nichols Canyon. Spacious 16' x 27' living room with vaulted ceilings merges seamlessly with dining area, gourmet kitchen and media room. Stunning master suite looks onto the pool and boasts a walk-in closet and bath with dual sinks and over-sized shower. Home includes 2 add'l bedrooms, 2 add'l baths, laundry area, direct-access two-car garage, pool, spa and barbecue area.

RangeO/ven, Refrigerator, Dishwasher,W/D

rev

<b>3533 MULTIVIEW DR</b>	Open	11-2
<b>\$2,729,000</b>	3+2.5	3sty-ARCHITECTURAL



**MLS#16-101494**  
JEFF YARBROUGH  
KW | L.A. LUXE GROUP

**HOLLYWOOD HILLS HOME WITH JETLINER CITY VIEWS AND PRIVACY!**  
What's the most-often-asked question about homes in the hills? "How's the view?" From this home, the answer is panoramic. And eye-catching. And beyond breathtaking. This three-level 3BR+LOFT/2.5BA single-family is oriented to bring the views into every single room. Built in 1990, the current home (at 3,527 sq.ft.) could easily be expanded since its lot size is 20,165 sq.ft. Room for a pool? Of course. Room for an addition? Yup.With some work at the City, one could even potentially split the lot.

www.3533Multiview.com

rev

<b>1314 LONDONDERRY VIEW DR</b>	Open	11-2
<b>\$1,699,000</b>	2+3	3sty-CONTEMPORARY



**MLS#16-127218**  
Ron Holliman  
COLDWELL BANKER BH

**COOL 70'S SPLIT LEVEL SUNSET STRIP HOUSE 1 BLK TO THE STRIP**  
Sunny and bright 2 Bedrooms + den/guest area. Contemporary Sunset Strip house directly above Sunset Blvd at corner of Londonderry and Sunset. Some city views from three balconies. Large, fenced yard two stories below main level. Kitchen and baths original 70's. Split level house. One car garage and one car carport. Additional off street parking.

Londonderry Place to Londonderry View Dr

rev

<b>2031 KENDRA CT</b>	Open	11-2
<b>\$2,595,000</b>	4+4	2sty-MEDITERRANEAN



**MLS#16-125032**  
Tim Swan  
BERKSHIRE HATHAWAY

**GATED HOLLYWOOD HILLS**  
JUST REDUCED! Stunning four bedroom, four bath Mediterranean estate in Hollywood's historic Whitley Heights w/ breathtaking views! This masterpiece of design & craftsmanship balances Spanish revival architecture w/ modern amenities & custom details. Secluded on gated cul-de-sac, it offers the utmost privacy & security on double lot surrounded by mature landscaping. Built in 1998, this is only one of five homes within gated community, and the first to come on the market in over a decade.

Historic Whitley Heights

rev

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

<b>1942 GRACE AVE #111</b>	Refresh.	11-2
<b>\$555,500</b>	2+2	1sty-CONTEMPORARY



**MLS#16-135750**  
Holly Purcell  
BERKSHIRE HATHAWAY

**STYLISH WHITLEY HEIGHTS LIVING**  
Elegant and updated. This stylish two bedroom and two bath home is one level. An open floor plan for the public rooms: living room, dining room and kitchen and high ceilings. The living room features a fireplace and glass doors to a small patio with a view of the Hollywood city lights. Hardwood floors, central heating/air, + laundry closet with washer/dryer hook-ups. Spacious master bedroom with walk-in closet and en-suite bath.

NEW

<b>2600 ZORADA DRIVE</b>	Refresh.	11-2
<b>\$2,370,000</b>	6+7	CONTEMPORARY



**MLS#SR16111903CN**  
Aviva Markush, SRES  
COLDWELL BANKER

**ENTERTAINER'S DREAM IN HOLLYWOOD HILLS**  
Classy Remodeled 6 BDI7BA with view over 4,400 SF (per appraisal) 11,000 sf lot. Formal LR wooden floor. Den w/ built-in library &firepl. French doors to deck, pool&Jacuzzi. Open floor plan entertainer's kitchen & Formal DR. Master bed has 3 large closets, overlooks pool &deck. Master bath has 2 separate vanities. FR w/ firepl opens to balcony & Corinthian columns. Attached Lower level 3BDI 2BA guest quarters (currently rented at \$2400) & has separate entrances, laundry & deck.

www.2600Zorada.com

rev

<b>1745 CAMINO PALMERO ST #431</b>	Open	11-2
<b>\$439,000</b>	1+1	CONTEMPORARY




**MLS#16-134224**  
Paul Kellogg  
COLDWELL BANKER BH N

**GREAT HOLLYWOOD LOCATION. STYLISHLY REDONE 1 BEDROOM.**  
Quiet, South facing condo with lots of light. Open Kitchen, Dining and Living Room with gas fireplace and sliding glass doors to serene private balcony. Unit faces the quiet courtyard of the complex. Remodeled Kitchen and new Bath. Bedroom and Bath. HDWD floors and recessed lighting throughout. Central AC/Heat. Two tandem parking spaces. Runyon Canyon adj mins from Hollywood and Highland attractions and Metro Red Line Subway. On-site MGR and low HOD of \$378/month. HOA allows one pet 18 lbs max.

www.1745CPalmero431.com

NEW

<b>2389 HERCULES DR</b>	Open	11-2
<b>\$2,325,000</b>	5+4	2sty-CONTEMPORARY



**MLS#16-127986**  
Peter Whyte  
COLDWELL BANKER

**MT. OLYMPUS GATED CONTEMP.**  
Beautiful 2 story Contemp. set back from street for privacy. Soaring 2 story entry features jet black granite floors. Sunken living room w/fireplace & French doors opening to sunny patio w/ view of city. Spacious kitchen has white lacquered cabinets. Family room w/ fireplace & custom built-in display cabinets. Dramatic Master suite w/circular bed. Black granite, spa tub in Mstr Bath. 3 add'l Bedroom's upstairs & Maid's down. Pool, hot tub and lovely lush landscaping.

rev

<b>1942 GRACE AVE #217</b>	Open	11:30-1
<b>\$495,000</b>	2+2	CONTEMPORARY



**MLS#16-126078**  
Rona Kaufman/Jackie C.  
TELES PROPERTIES.

**WONDERFUL LOCATION.**  
2 bedrooms with large closets. 2 baths. Gas fireplace. 2 Side by side parking spaces. The roomy kitchen offers nice counter space for cooking and entertaining. Spectacular grounds including sparkling pool, tennis courts, racquetball and gym. Have guests and entertain them by a pool side barbecue. Walking distance to Hollywood Bowl, Hollywood Blvd. fun and activity.

www.1942GraceAvenue217.com

rev


TUESDAY



## 04 Bel Air - Holmby Hills

Single Family

<b>1111 SOMERA RD</b>		Refresh.	11-2
<b>\$4,500,000</b>	4+5	CONTEMPORARY	



**MLS#16-133600**  
Akhtar Barlava "Star" 310-408-5530  
NELSON SHELTON

Tastefully remodeled Contemporary 4 Bedrooms+5 Baths+family room+office+gym, over 4,700 sq ft home. Features unobscured jetliner ocean&canyon views from every room w/awe inspiring sunsets. Includes formal entry, hardwood floors throughout, large LR W/high beamed ceilings & FP. Formal DR, European chef's kitchen W/built-ins opens to spacious FR W/fireplace&doors to private yard W/ pool & fountain. Master suite W/ balcony overlooking canyon. Beautiful master bath. Brand new 2-zoned A/C, new roof

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

**NEW**

<b>15523 CASIANO CT</b>		Open	11-2
<b>\$4,350,000</b>	5+5	CONTEMP MED	




**MLS#16-134948**  
Farrah Aldjufrie 310-467-9542  
THE AGENCY

Gated and private, this Bel Air Park home is tucked behind a long driveway at the end of a cul-de-sac. Rebuilt in '10, it offers a seamless floor plan for entertaining. The grand foyer with high ceilings leads to the dining room, bar area, and living room with vast height and views. Adjacent is the kitchen, family and breakfast rooms, also with views. Also downstairs are 3-beds, a large yard and fire pit. Upstairs, guest bedroom plus master suite w his/hers closets, bath, fireplace and balcony.

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

**NEW**

<b>10828 VIA VERONA ST</b>		Open	11-2
<b>\$3,295,000</b>	5+4.5	2sty-MEDITERRANEAN	



**JUST LISTED | VIEW PROPERTY IN BEL AIR**

This 5 Bedroom and 5 Bath home features beautifully and generously proportioned rooms for entertaining. The exquisite finishes throughout include beautiful custom cabinetry, Venetian plastered walls, Italian marble, mosaic tiles and Gerber French hardware. Incredible master suite overlooks glass mosaic tiled pool and lush grounds. A bright and cheerful setting and mountain views complete this perfect home.

R. Maize, M. Goldsmith 3102006697  
NOURMAND/COLDWELL

**NEW**

<b>1315 CASIANO RD</b>		Open	11-2
<b>\$2,395,000</b>	5+4	CONTEMPORARY	



**ARCHITECTURAL HOME IN BEL AIR**


The home offers a carefully designed open floor plan with subtle details that capture a modern but warm atmosphere. You are welcomed into this home through an atrium and into a spacious living room with fireplace and uninterrupted walls. Beautiful new landscaping in the front, side and backyard. Whether you are basking in the backyard sun or enjoying the architectural beauty inside, you will feel the energy this home creates.

**MLS#16-135562**  
Ron Wynn 310-480-3585  
COLDWELL BANKER RESI

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

**NEW**

<b>1714 STONE CANYON RD</b>		Open	11-2
<b>\$18,999,000</b>	8+12	NEO	




**MLS#16-116984**  
Aaron Kirman 424-249-7162  
JOHN AAROE GROUP

On a prime Bel-Air lot of nearly 4 acres, this classically-inspired 8BD/12BA property impressively features a grand entrance foyer with 30ft ceilings, elevator, versatile home theater room and a detached 2 bedroom, two-story guest house. Exquisite and tasteful finishes throughout include detail crown moldings, imported marble, fine hardwood floors, Corinthian columns, and rare stones in the bathrooms and counter tops, amongst others. The main floor features spacious formal living

Blt-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn

**rev**

<b>10917 SAVONA RD</b>		Open	11-2
<b>\$5,995,000</b>	4+6	2sty-CONTEMPORARY	




**ENTERTAINER'S PARADISE. ENDLESS VIEWS! \$500K REDUCTION**

Exciting, Fresh, Impressive Contemporary with Head-On Spectacular Ocean, City, Mtn & Canyon Views! Designer Done! Super Bright, New Remodel. Incredibly Spacious 1500sf Mtr Ste w/Two Lux Baths, Sitting Area, FP, Closets Galore & Spectacular Views. 2nd Mtr Ste w/lg Closet space and pvt Patio. A true Man Cave with 3 TV's. Fleetwood Drs, 3 FP, White Quartz & Hand Painted silver/black Hdwd Flrs, C/ stone Counters. Sub Zero, Wolf, Island, Hi-End Quality. Glass tiled Pool, BBQ, Shower, Yard, Cul-de-Sac

**MLS#16-131096**  
Laurent Louvet 310 968-9978  
KELLER WILLIAMS BEVE

TheLouvvetGroup.com

<b>2759 AQUA VERDE CIR</b>		Refresh.	11-2
<b>\$2,650,000</b>	5+4	CONTEMPORARY	



**CONTEMPORARY ONE- STORY HOME IN CASIANO**

Spacious + open floor plan, marble and wood flooring. Large kitchen, ideal for entertaining. Large backyard with pool. Flower pots not included.

**MLS#16-132204**  
Doris Safizadeh 310-888-3369  
NOURMAND&ASSOCIATES

BBQ,Dshwshr,Dryer,Grbg Disp,Fridg

## 05 Westwood - Century City

Single Family

<b>525 WARNER AVE</b>		Open	11-2
<b>\$5,195,000</b>	5+5	TRADITIONAL	



**ELEGANCE PERSONIFIED**

Exquisite 1930's Traditional home with classic center hall plan. Designed by Suzanne Rheinstein of Hollywood. Gorgeous entry with herringbone wood floors and sweeping staircase with original wrought iron banister. Step down living room with hardwood floors, fireplace and curved paned windows reminiscent of the era in which the house was built. Elegant living in the heart of the city!

Steve Frankel 310-281-3981  
COLDWELL BANKER

www.525warnerave.com

**NEW**

<b>1927 PARNELL AVE</b>		Open	11-2
<b>\$1,525,000</b>	3+2	SPANISH	



**ENCHANTING COURTYARD SPANISH GEM 3+2 W/AMAZING GARDENS!**


Absolutely charming Spanish gem with the most amazing fountains, gardens, al fresco dining. Original details abound, beautiful hardwood floors, large liv rm w/tp, formal din, gorgeous remodeled eat in kitchen. Beautiful leaded glass window, Nest a/c control. You will fall in love with this home!

Randi Lieberman 818-903-8007  
JOHN AAROE GROUP

hood/range/dshwshr/grbge disp

**NEW**

<b>10267 CENTURY WOODS DR</b>		Open	11-2
<b>\$6,829,000</b>	4+6	CONTEMP MED	



**ELEGANT CENTURY WOODS VILLA**

Situated in prestigious & pvt Century Woods is this elegant Villa. Stately double doors enter onto a courtyard surrounded by walls of two story glass French doors, hi ceilings thruout w/ voluminous rooms, fine detailing & perfect for entertaining. A gracious & formal lvg rm w/ fireplace leads to a cozy den w/ bar & fireplace. Amenities include tennis court, pl, gym, 24 hr security. The serene surroundings combined w/ all the unique qualities of this villa itself, make this home a one of a kind.

**MLS#16-116920**  
B Marcus / N Eisenstadt 310.466.5676  
BERKSHIRE / PARTNERS

www.10267centurywoods.com

**rev**




05 Westwood - Century City Condo / Co-op

10551 WILSHIRE BLV, UNIT 1402

Open 11-2

\$1,795,000

2+2.5 CONTEMPORARY



**NEW ON MARKET! 2BD+DEN +2.5 BATH AT THE REGENCY WILSHIRE!**

Unobstructed panoramic views in this 2 bedroom, 2.5 bath rear facing unit! 2393 square feet. Center hall plan. Ample closet space. Marble floors, marble fireplace, in living room, den with built-in granite bar. Remodeled kitchen with breakfast area. Separate dining room. Master suite has 2 walk-in & storage closets, master bath with separate tub & shower. Plantation shutters, electric shades & recessed lights. Full service building, newly remodeled pool, gym & rec rm. 24 hour security & valet.

Mark & Lynn Mirisch Rogo

3107776213

CB BHN

Refrigerator, Dishwasher, Washer/Dryer,

1540 S BENTLEY AVE, UNIT 402

Refresh. 11-2

\$999,000

2+2.5 CONTEMPORARY



**PREMIERE WESTSIDE PENTHOUSE W/800 SQ.FT. PRIVATE ROOF DECK**

ENTERTAINERS DREAM - One of a kind PENTHOUSE w/a PRIVATE 800sq.ft. (approx) roof deck! This pristine 2+2.5 penthouse has NO shared walls & tons of natural light. Upgraded thruout w/Hunter Douglas remote controlled shades, wood, stone & carpet flrs, granite counters, SS appls, recessed lighting, solid core doors, LR & MBR surround sound & central air/heat. Your PRIVATE roof deck features water, drip irrigation, a gas line, and almost 330° views. Interior laundry, 2 car parking w/add'l storage.

SaraDeskins/PamelaWilson

(310) 467-9927

COLDWELL & PARTNERS

Viking Appl's, Central HVAC & more

10935 MISSOURI AVE, UNIT D

Open 11-2 632 B5

\$899,000

2+3 1sty-CONTEMPORARY



**NEWER CONDO WITH STUNNING VIEWS!**

Luxury living in Westwood. Light & bright 2 bd/3 ba condo w/ separate den/office. South-facing unit w/unobstructed views features a large kitchen w/stainless steel appliances, living & dining rooms w/newer hardwood floors, recessed lighting, and crown mouldings, plus two large en-suite bedrooms, each w/amenity rich baths & spacious closets. Newer building w/key-controlled elevator, security system, & private 2-car garage. Ample outdoor space. Close to the Westside's best schools, shops, & cafes.

Todd Nathanson

310.748.5423

GIBSON BRENTWOOD


www.10935Missouri.com

10433 WILSHIRE BLV, UNIT 602

Refresh. 11-2

\$799,000

2+2.5 CONTEMPORARY



**WILSHIRE-HOLMBY CONDO WITH SPECTACULAR VIEWS**

Extensively remodeled w/ contemporary finishes & cabinetry. Spectacular Century City views. Light & bright attractive free flowing floorplan allows convenient access to the balcony from the open plan living room, dining area, & kitchen, stainless steel appliances, customized cabinets & counters. Both bedrooms are spacious with generous closet space & tastefully appointed bathrooms. Sparkling pool with deck & entertainment area. HOA covers all utilities, basic cable, 24hr security, valet & concierge.

Bitia + Sewit

310 962-3069

RODEO REALTY BRENTWD

Fridge, Oven & Range, Dish washer

1925 S BEVERLY GLEN #40

Open 11-2

\$770,000

2+2.5 CONTEMPORARY



**SPACIOUS TOWN HOUSE**

This spacious home offers vaulted ceilings with abundant natural light, side by side parking, direct access from a secure parking garage. Remodeled kitchen features beautiful cabinetry and granite counters. The loft expands the living space to a third bedroom, gym, office, or playroom. Take the lower level to the bedrooms; the master suite opens to a patio for more outdoor space. Lots of closets, wood floors, plantation shutters, recessed lighting, washer/dryer and many cabinets for storage!

Gail Holtzman

310 837-7139

EXEL PROPERTIES

Dshwshr, Dryer, Washer, Micro, Refrigerator

10501 WILSHIRE BLVD #1705

Open 11:30-2 632C2

\$579,900

1+2 TRADITIONAL



**UNOBSTRUCTED CENTURY CITY VIEWS**

This special 1 bedroom, 2 bath condo on the Wilshire Corridor. Fabulous opportunity for a buyer who wants a potentially perfect pied-à-terre with great space in a building that has terrific amenities. The Wilshire Regent has valet parking, pool, gym, conference room, banquet facilities, guest rooms, extra storage, concierge and more.

MLS#16-132076

Michele Martin

310-508-8448

TELES PROPERTIES

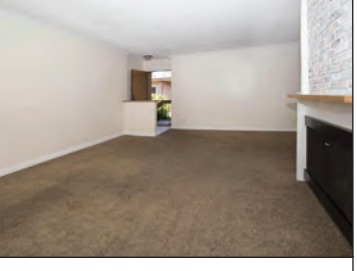
www.10501WilshireBlvd1705.com

1849 GREENFIELD AVE, UNIT 206

Open 11-2

\$539,000

2+2 2sty-TRADITIONAL



**A GREAT VALUE FOR THIS WESTWOOD NEIGHBORHOOD**

Gorgeous & tranquil corner top floor unit w/ privacy. Low HOA dues. The kitchen has generous storage, tile flooring, granite counters & extra alcove for appliances. Living area has lrg window, romantic fpl & dining area off kitchen. Master suite includes 2 closets, including a walk-in, lrg balcony, & full en-suite bath. 2nd bedroom also has expansive closet, lrg window & is across the hall from the second bath. Roof is less than 10 years old. Side by side parking spots with additional storage.

Nader Glenn Afshar

310.617.6352

GIBSON INTERNATIONAL

10982 ROEBLING AVE #516

Open 11-2

\$485,000

1+1 CONTEMP MED

Penthouse- Club CA- Beautiful 1+1+ balcony. New paint. Granite counters, Dishwash, stove, refrig, microw Lobby, Pool, fitness center, BBQ, manager, laundry, rec rm billiard, secured entry, 1 parking .

MLS#16-120828

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

Joan Gardner

310-702-8333

KELLER WILLIAMS RLTY

10982 ROEBLING AVE #556

Open 11-2

\$470,000

1+1 CONTEMPORARY



**TO FLOOR CLUB CALIFORNIA**

Top Floor Club California close to UCLA, shops, restaurants and Westwood Village. This interior unit has granite counters, carpeting, stainless steel appliances, and plantation shutters and balcony off living room. This condo conversion complex features a fitness center, resort style pool area, gated/controlled access, security and on-site manager, BBQ area, lounge with TV's and billiards and community laundry rooms. Also comes with one parking spot.

MLS#16-135710

Lauren Ravitz

310.820.9301

BERKSHIRE HATHAWAY

1403 GREENFIELD AVE #103

Open 11-2

\$949,000

2+2 CONTEMPORARY



**EXQUISITE 2 + 2 CONDO NEAR WWOOD PARK**

PRIME WWOOD LOCALE!! A beautiful lush courtyard leads to this very private, remodeled 2nd story corner end unit w/ over 2000 sq. ft. of living space w/hwd floors, coved ceilings, recessed lighting, wet bar & f/p which opens to a private patio. Gorgeous updated gourmet kitchen has second patio. There are two separated bdrm suites w/ oversized walk-in closets + extra wall closets. Beautifully updated bathrooms. Large private in-unit laundry rm. Perfectly located at the end of cul-de-sac near park.

MLS#16-124750

Zachary Means

310.569.5978

SOTHEBY'S REALTY

www.1403greenfield.com

**REMINDER**

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

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



## 05 Westwood - Century City

Lease

<b>1338 COMSTOCK AVE</b>	Open	11-2	<b>NEW</b>
<b>\$13,500</b>	4+3		



**FABULOUS FAMILY HOME WITH GUEST HOUSE FOR LEASE**

Wonderful Living room, separate dining room, Sunny Kitchen with Garden Views. Lush backyard Close to Beverly Hills. Separate Guest House! Location! Location, Location! This went last!

**MLS#16-130862**

**Bobbe Mitchell** 310 650-5177

**KELLER WILLIAMS BEVE**

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

## 06 Brentwood

Single Family

<b>245 S WESTGATE AVE</b>	Open	6-8	<b>NEW</b>
<b>\$6,795,000</b>	6+6	TRADITIONAL	



**"RSVP" FOR WINE & CHEESE 6:00-8:00PM JOIN US!**

Gated, new construction, East Coast Trad w/ over 7,000 sq.ft. The property has been meticulously designed with the finest quality. 6 bedrms+ 6.5 baths.The formal 2 sty entry is adorned by a gracious staircase. The LR room features a f/p & 9 ft French drs that lead to the outdoor patio.The handsome library opens to a family rm that opens to the gourmet kitchen & breakfast overlooking the lush landscaping. Master suite w/ spacious sitting room, dual baths & large walk-in closets.Gym + Pool/Cabana!


**MLS#16-132970**

**Myra Nourmand** 310-888-3333

**NOURMAND & ASSOCIATE**

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

<b>11956 AZURE PL</b>	Open	11-5	<b>NEW</b>
<b>\$3,995,000</b>	6+5		



**EXQUISITELY RENOVATED, LUSH, AND TRANQUIL HOME IN BRENTWOOD**

Tucked away in a quiet and private cul-de-sac, this meticulously renovated and traditional home is gated and boasts a long driveway surrounded by greenery. With 4 spacious bedrooms and an office, the property opens up to a magical backyard oasis. Equipped with a large pool, serene waterfall, and a sizable deck that overlooks a lush putting green. Minutes away from Brentwood shops & fine dining

**MLS#16-132970**

**Mitra Moradifar** 310 383 7253

**KELLER WILLIAMS**

<b>3386 MANDEVILLE CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,545,000</b>	4+3	ARCHITECTURAL	



**SERENITY AND PRIVACY**

Beautiful tree-top & canyon views from every vantage point of this warm remodeled contemporary. Leave the hassles of the day behind as you head up the private driveway & enter your secluded oasis. Relax or entertain in your living room w/ fireplace & 2-story floor to ceiling walls of glass. French doors open to a wrap-around decking for outdoor living. The new gourmet kitchen w/ top of the line appliances & finishes gracefully opens to the dining area & living room.

**MLS#16-135646**

**Wendy Kirshner** 310.573.0076

**RODEO REALTY- BW**

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

<b>396 N KENTER AVE</b>	Open	11-2	631F2	<b>NEW</b>
<b>\$2,475,000</b>	3+3	1sty-MID-CENTURY		



**METICULOUSLY RESTORED MID-CENTURY**

Beautiful architectural Mid-Century situated high above street level. Fleetwood doors & windows throughout. Large outdoor patio w/ wonderful indoor/outdoor flow, perfect for entertaining. Private setting, w/wood burning fireplace hardwood floors, cook's kitchen w/granite counter tops, stainless steel appliances, Bosch, Sub-Zero, Kitchen Aid. Separate exercise studio or home office. Tank-less water heater, outdoor fire pit, ADT alarm, laundry rm, loads of closet and storage space. Move-in ready!

**MLS#16-132340**

**Cynthia Ann Festa** 310.704.7152

**GIBSON INTERNATIONAL**

Fleetwood doors /windows, Bosch,Sub Zero

<b>12317 W SUNSET BLV</b>	Open	11-2	631/G3	<b>NEW</b>
<b>\$2,345,000</b>	4+3.5	2sty-MEDITERRANEAN		



**FABULOUS ENTERTAINERS DREAM HOME**

Remodeled in 2006, the property has been kept immaculately. The home wraps around a central patio. Living rm with a f/p, grand dining area. Gourmet kit, with custom cabinetry. Granite counter tops. Eat in B/kfast area. Family rm, Powder Rm. Huge Master bed, vaulted ceiling, luxurious bath, walk in closet, sitting area, balcony. The home is 2,689 sq ft, on a 9,976 sq ft lot. Hardwood and Travertine flrs throughout. Great Storage. 2 car garage, plus parking for many cars. Circular Driveway.

**MLS#16-134708**

**Marc Fishman** 310-622-7484

**GIBSON INTERNATIONAL**

Sub Zero Fridge/ Freezer, Viking Stove

<b>604 S GRETN GREEN WAY</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	3+2.5	1sty-TRADITIONAL	



**FABULOUS FIXER OPPORTUNITY IN PRIME BRENTWOOD!**

Wonderful Brentwood opportunity on lovely Gretna Green Way. This classic traditional in prime Brentwood sits on a serene & private flat lot with great potential. The "very walkable" location offers the rare chance to live in this highly desirable neighborhood. Bright art studio over 2-car garage w/high beamed ceilings, kitchenette & bath. Priced at lot value, we invite builders or owner/users to come and renovate this fixer or build a dream home on this special land.

**MLS#16-134708**

**Alice Plato** 310-704-4188

**COLDWELL BANKER RESI**

Studio over Detached Garage

<b>1007 S CARMELINA AVE</b>	Refresh.	11-2	631-G5	<b>NEW</b>
<b>\$2,195,000</b>	3+2	1sty-TRADITIONAL		



**TIMELESS BRENTWOOD TRADITIONAL ON SOUTH CARMELINA**

Open Floor plan w/authentic details in Living rm and Formal dining rm. Hardwood floors, moldings, built in display shelving, fireplace in the living room, Recessed lighting throughout, Enjoy the large back yard and deck, perfect for entertaining and Al Fresco dining Two car finished garage Just minutes to restaurants, shopping and transportation

Welcome Home... Live in a great neighborhood!  
www.1007carmelina.com

**MLS#16-134708**

**Joni Migdal** 310 877-9292

**GIBSON INTERNATIONAL**

A/C & Heating; Washer/dryer,Appliances,

<b>16428 SLOAN DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+3	MID-CENTURY	



**MID CENTURY MODERN DEVELOPMENT PROJECT**

Mid Century Modern awaits! Located on the premium Brentwood side of Mulholland Dr. on a quiet, cul de sac street. This mid century classic, sits on a 12,197 square foot lot. You'll find it effortless to relax, with no neighbors behind the property; one can enjoy the tranquility of stunning, unobstructed canyon views. Only four homes on the block have direct access to the state park, with this property being one of them! Fix and make your own, or bring your developers and start new.

**MLS#16-135354**

**Trevor Levin** 310-300-3392

**NOURMAND & ASSOCIATE**

Dshwshr,Rng/Ovn

<b>401 N TIGERTAIL RD</b>	Open	11-2	<b>rev</b>
<b>\$6,650,000</b>	4+3	2sty-TRADITIONAL	



**ONE ACRE LOT IN BRENTWOOD LOWER TIGERTAIL**

First time on Market. Prime lower Tigertail estate on over an acre of land. The property has a secondary access point on Renfrew Rd, cul-de-sac off Kenter. Custom-built by the owners in 1975, the character and charm is matched by the sprawling grounds; creating a beautiful private estate minutes from Sunset. The original owner is offering you a chance to enjoy this expansive lot, with landscaping that gives great care to the smallest details. The lot consists of two large flat pads of land.

**MLS#16-132340**


**Diane Forbes Halliburton** 3103396486

**GIBSON INTERNATIONAL**

forbeshalliburton.com



<b>319 S MEDIO DR</b>	Open	11-2	631F4	<b>rev</b>
<b>\$4,795,000</b>	6+6	HACIENDA		



**EXQUISITE SPANISH HACIENDA**

On the most desirable Brentwood neighborhood. This home features incredible detail including distressed hardwood floors, sensational custom tile and stone-work, all bringing authenticity to this inviting home. The Master includes a fireplace, Terraza, and sitting area. There are 4 additional bedroom suites upstairs and guest/staff bedroom downstairs. Stunning cook's kitchen, open family room, covered loggia with fireplace overlooking the sparkling pool.

**MLS#16-114390**  
Trista Rullan 310.858.5476  
HILTON & HYLAND  
Hiltonhyland.com

## 06 Brentwood Condo / Co-op

<b>11808 DOROTHY ST #307</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	3+3	CONTEMPORARY	



**3,500SF, 3BR/2.5BA + LOFT + ROOF DECK - PENTHOUSE**

Opportunity to a HUGE front facing, corner, penthouse in prime Brentwood. This 3,500SF, 3BR/2.5BA + loft + roof deck, three story penthouse will blow you away. Enjoy entrances on both living & entertaining levels, 3 car pvt parking 20ft ceilings, city/mountain views, natural light, hardwood floors, large eat-in kitchen, 3 balconies, pvt roof deck, 3 fireplaces, in-house cleaning system, large bedrooms, walk-in closets, den, living room, formal entry & dining room, skylights & extra storage..

**MLS#16-135518**  
Brian Maser 310-795-8010  
MASER CONDO SALES  
www.MaserCondoSales.com

<b>951 GRANVILLE AVE #101</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,099,000</b>	3+3	CONTEMP MED	



**GORGEOUS 3BR, SINGLE LEVEL, CORNER UNIT. DESIGNER FINISHES!**

This home located in the heart of Brentwood. The open floor plan features a Chefs Kitchen with Viking appliances, including a wine cooler, Caesarstone counters and Italian cabinetry, all overlooking the dining room and a breakfast bar. The living and dining rooms also boast dark wood floors and there are Plantation shutters throughout. stackable washer and dryer in unit, lots of storage and extra guest parking. A beautiful Mediterranean style building secure, quiet and private.

**MLS#16-134926**  
Lynn R. Lescher 310.430.2396  
GIBSON INTERNATIONAL  
Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

<b>12115 SAN VICENTE BLV, UNIT 210</b>	Open	11-2	<b>NEW</b>
<b>\$749,000</b>	2+2	1sty-CONTEMPORARY	




**LUXURY LIVING AT THE PRESTIGIOUS BRENTWOOD HOUSE**

Do not miss this great opportunity to enjoy luxury living at the prestigious Brentwood House which recently underwent a \$3M + renovation. Located within an easy stroll to the shops and restaurants on San Vicente, and across the street from the Brentwood Farmer's Market, this 2 bedroom, 2 bathroom unit has great flow, is filled with natural light and is awaiting your personal touches.

**S. Arana/J. Sandorf** 310.625.4099  
THE AGENCY - BW  
Range, Dishwasher, Refrigerator

## 06 Brentwood Lease

<b>13510 BAYLISS RD</b>	Open	11-2	<b>NEW</b>
<b>\$8,300</b>	3+2.5	1sty-TRADITIONAL	



**TRANQUIL BRENTWOOD HOME**

Inviting, updated home in tranquil canyon setting. One-level floor plan offers quiet & serenity & many desirable features. Gorgeous newer kitchen w/ top of the line stainless appliances, granite countertops, glass tiles. Breakfast area w/ canyon views + separate formal dining room. Master bedroom suite w/ beautiful views, direct outdoor patio access, generous closet space, spa bathtub, plus shower. Refinished maple floors, newer heating & AC. Fenced grassy yard & covered patio w/ canyon view.

**MLS#16-134268**  
Marta K. Samulon 310-230-2448  
COLDWELL BANKER RESI  
Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

<b>485 TUALLITAN RD</b>	Open	11-2	<b>rev</b>
<b>\$21,000</b>	6+6	3sty-TRADITIONAL	



**HUGE 6 BEDROOM 6 BATH LEASE W/ POOL IN EXCELLENT CONDITION**

Immaculate 3-story, unfurnished, home built in 2007. Traditional plan w/living room/dining room flowing into a cook's kitchen w/adjacent family/media room all opening to grassy yard. 1st floor has elegant wood paneled office. 6bed/6bath, master suite w/2 walk in closets, sun deck & sitting room as part of master. Other features incl, pool, spa, sauna, 3rd floor game room/gym, & flat grassy yard along w/ too many luxuries to detail such as custom SONOS music system. New wall paper in LR and MB.

**MLS#16-112218**  
Edward Tinney 310-888-3330  
NOURMAND & ASSOCIATE  
Frzr,Grbg Disp,Hood Fan,Micro,Phone Sys.

## 07 West L.A. Single Family

<b>1652 S CARMELINA AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,395,000</b>	4+3	2sty-ARCHITECTURAL	



**STUNNING PROTO HOMES ARCHITECTURAL**

Welcome to the future of home building! Proto Homes presents an exquisite Architectural with over 3,200sqft of living space spread throughout this 4bd 3bath home. Control 4 smart home technology, designer chef's kitchen w/center island, Pental Quartz countertops, striking Windows w/an abundance of natural light. Enjoy this generous 6,200sqft lot w/garden perfect for al-fresco dining. Walking distance to shops, entertainment & dining, brilliantly located near everything Westside.

**Jonathan Pearson** 310-907-6517  
HALTON PARDEE  
Built Ins, refridgerator, range

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

<b>1417 S WESTGATE AVE, UNIT PH4</b>	Open	11-2	<b>NEW</b>
<b>\$949,000</b>	3+2.5	1sty-CONTEMP MED	



**SPECTACULAR PENTHOUSE CONDO IN WLA**

2007 Built Penthouse Condo In Near Mint Condition - This 3 bd/2.5 bth Penthouse unit is located in the heart of the Westside steps from Brentwood. Open plan w/ great flow & stylish finishes, HUGE gourmet kit w/ granite counters, spacious eating bar, Italian cabs & ss appliances. Enjoy the sunlight, fresh air breezes from the two west facing balconies. Amazing master suite w/ dual sinks, tub plus huge shower w/ sitting bench, walk-in closets, rich wood flrs, crown moldings.

**Jeffrey Sandorf** 310.625.4099  
THE AGENCY - BW  
Refrigerator, Washer/Dryer, Dishwasher

<b>11540 ROCHESTER AVE #102</b>	Open	11-2	<b>NEW</b>
<b>\$889,000</b>	3+3	CONTEMP MED	



Pristine newer condo. Large open floor plan with gorgeous wood floors, crown moldings, recessed lights, fireplace & spacious patio for summer BBQ's, or perfect for pet owners. Gourmet kitchen with granite counters, SS appliances & custom Italian cabinets. Huge master with walk-in closet, additional closet & fireplace. Large, elegant master bathroom with dual sinks & separate tub & walk-in shower. Wine refrigerator. Side by side laundry inside. Rooftop sundeck. Gated parking with guest spaces.

**MLS#16-134594**  
Fleminger/Kohen 310-300-3397  
NOURMAND & ASSOC  
Dshwshr,Grbg Disp,Hood Fan,Intrcm,Micro

<b>1430 COLBY AVE, UNIT 206</b>	Open	11-2	<b>NEW</b>
<b>\$695,000</b>	2+2	2sty-CONTEMP MED	




**SECURE, SPACIOUS, & MODERN**

West facing modern condominium with plenty of sunlight, boasting a spacious floor plan and two Master Suites. Gourmet eat-in kitchen with granite countertops, and stainless steel appliances. Beautiful smaller building (only 17 units) with controlled access for extra security, enchanting courtyard, recreation room, and gym/exercise room. Excellent location, close to Santa Monica, Brentwood Village, Century City and freeways.

**Laurent Bertet** 310-869-9922  
KELLER WILLIAMS BH  
Stainless Steel appliances, SECURE BLDG



<b>2884 SAWTELLE #104</b>	Open	11-2	<b>NEW</b>
<b>\$449,990</b>	1+1		



**RARE FIND!**

This beautiful and bright condo is located in a prime West LA location. Open flow from the kitchen to the living room, stainless steel appliances, bamboo flooring throughout, recessed lighting, private patio overlooking the courtyard. Secure gated 2 car parking. Enjoy all the entertainment and convenience Sawtelle has to offer. Easy access to the 10 and 405 freeways.

**MLS#16-134464**  
Janelle Clough 424.285.3855  
RODEO REALTY- BW

Dshwshr,Rng/Ovn,Fridg

## 08 Cheviot Hills - Rancho Park Single Family

<b>3059 DANNYHILL DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	6+6.5	2sty-TRADITIONAL	



**EXQUISITE EAST COAST TRADITIONAL CRAFTED IN 2016!**


Sky lit entry leads to an inviting living room w/classic marble fireplace, which leads to sun-filled dining room. State-of-the-art kitchen features Wolf range, Subzero refrigerators & large center island which opens to spacious family room w/built-ins & stunning glass/marble encased wine cellar. Second story boasts a lavish master suite w/private balcony, walk-in closet & spa-like bath. Outdoor space showcases a patio w/ cozy brick fireplace, BBQ area, pool w/spa & an expansive lush green yard!

**Rory Posini/Kristian Bonk (310) 839-8500**  
RE/MAX BEVERLY HILLS

www.ResultsRealEstateGroup.com

## 09 Beverlywood Vicinity Single Family

<b>9745 SATURN ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,999,000</b>	5+5	TRADITIONAL	



**IMMACULATE HAMPTONS/STYLE CAPE COD TRADITIONAL HOME**

Newly renovated hardwood floors, updated decor & designer finishes throughout. Main floor-plan includes: Custom library/office w/built-ins, large LR w/fireplace, gourmet kitchen w/ dual sinks & appliances, caesar stone countertops, Viking range & hood, brkfst area flows into airy family rm w/ fireplace. French doors lead to enclosed private yard, guest suite w/private BA. Stunning wide 2-story landing welcomes you upstairs, double doors lead into expansive master suite featuring a fireplace.

**Basya Gradon 323.447.7331**  
TELES PROPERTIES

www.9745SaturnStreet.com

<b>9427 SAWYER ST</b>	Open	11-2	<b>red</b>
<b>\$3,150,000</b>	6+4.5	2sty-TRADITIONAL	




**AMAZING NEW PRICE!**

Exquisitely updated 6BR+4.5BA Traditional on large lot w/pool on one of Beverlywood's coveted streets. This home exudes warmth, elegance & character & features meticulously maintained living spaces & custom detailing thruout. Outdoor entertaining areas include sparkling pool, jacuzzi & large gated patio. Hardwood floors, 2-zoned central HVAC, security system & 2-car garage w/built-ins complete this true trophy home. Close to Beverly Hills, Century City, Pico/Beverly shops & steps to Circle Park.

**MLS#16-123782**  
Jeremy Ives 3108581902  
COMPASS

www.9427SawyerStreet.com

<b>1239 S CASTELLO AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,800,000</b>	2+2	CONTEMPORARY	



**NEWLY REBUILT CONTEMPORARY VILLA REMODELED**

Open floor plan w/ formal living, family & dining areas w/ access to grand bckyrd, high ceilings w/ crown molding, faux painting & marble fireplace. Kitchen w/ top of the line appliances & breakfast area, cherry wood cabinetry, granite & travertine stone. Master suite w/ en-suite bath & hrdwd floors. 2nd bath next to the 2nd bedroom w/ maple hrdwd floors & closet. Private large bckyrd offers mature greenery & beautiful landscaping w/ an outdoor cabana. 2 car garage w/ dry walls/ceilings & cabinetry

**MLS#16-109876**  
Vangelis Korasidis 310-281-4549  
COLDWELL BANKER RESI

1 Block From Desirable Beverly Hills!

## 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 apprx. 2,500 SF. Lower Unit apprx. 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 GRP

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

## 10 West Hollywood Vicinity Single Family

<b>1212 N POINSETTIA PL</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,199,000</b>	2+1.75	1sty-CALIFORNIA BUNGALOW	



**SUPER CUTE WEHO BUNGALOW**

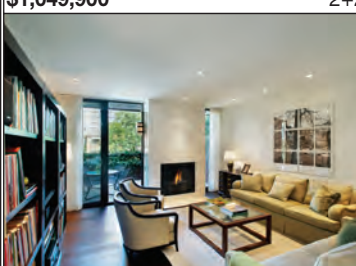
Super cute 1920's West Hollywood Colonial Revival Bungalow. Located in WeHo's cozy Poinsettia Greenacre neighborhood, this immaculate 2 bedroom, 1.75 bath jewel box is dressy with an easy living Southern charm. With French doors spanning the back of the house, both of the master bedrooms open to a broad sunny deck and very private professionally landscaped yard and garden. Top drawer kitchen & baths. There's even a fancy and functional two-car garage.

**MLS#16-135430**  
Bill Lustig 310-770-0283  
JOHN AAROE GROUP

please visit www.1212PoinsettiaPlace.com

## 10 West Hollywood Vicinity Condo / Co-op

<b>1033 CAROL DR, UNIT T1</b>	Open	12-3	<b>NEW</b>
<b>\$1,049,900</b>	2+2.5	MODERN	



**CORNER UNIT AT THE CAROLWOOD - OPEN HOUSE 12-3:00**

2-sty corner-unit w/1 shared wall and no one living above you. Facing East & West, abundance of natural light, hrdwd flrng, step-down LR w/FP, high ceiling, DR, ½ BA , Kit w/ Calcutta marble countertops, full-size laundry. Master suite w/limestone bath, ample closet space & perfect reading area flanked by windows. The guest BR can be a conv office w/ built-in bookshelves and desk, bath w/limestone throughout. Skylights finish off the 2nd floor. Natural tones compliment this sophisticated unit.

**Daniel Signani (310)435.2659**  
TELES PROPERTIES

www.1033CarolDriveT1.com

<b>853 LARRABEE ST #8</b>	Open	11-2	<b>NEW</b>
<b>\$729,000</b>	2+3	2sty-CONTEMPORARY	



**SPACIOUS TOWNHOUSE WITH WASHER AND DRYER**

Amazing townhouse in the heart of West Hollywood with hardwood floors, gas fireplace, Ceasarstone countertops, recessed lighting, contemporary lighting fixtures, central AC/heat, skylight, lots of storage and a private outdoor patio. The beautifully maintained and quiet building has a heated pool and gated intercom entrance. The low HOA fee of \$375 includes EQ insurance. This home has two side-by-side parking spaces and additional storage in the subterranean garage.

**MLS#16-133914**  
Jason Woodruff 310-770-3101  
KELLER WILLIAMS HH

W/D, Dishwasher, Fridge, Central AC



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✕ 1110 HACIENDA PL #405

\$685,000

Lunch 11-2

2+2 CONTEMPORARY

NEW



MLS#16-135254

Shamon Shamonki 3107134492

SOTHEY'S INTL. RLTY

ULTRA-PRIME TOP FLOOR-CORNER UNIT WITH VIEWS! LUNCH SERVED.

Centrally located near Santa Monica Blvd & famed Sunset Strip, you will find this ultra-prime top floor-corner unit w/ unobstructed views. Beautifully furnished & move-in ready, this bright 2bed/2bath condo w/skylights & surround sound, offers an open plan finished w/travertine flrs from the kitchen to the living rm, SS appliances, in-unit washer/dryer & balcony w/nice views. The master offers a walk-in closet, en-suite bathroom & south-facing views to Century City. The WeHo lifestyle awaits!

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


8787 SHOREHAM DR #808

\$579,000

Open 11-2

0+1 1sty-MID-CENTURY

NEW



MLS#16-134742

Enzo Ricciardelli 310-255-5467

SOTHEY'S INTERNATIO

UNOBSTRUCTED, EXPLOSIVE CITY VIEWS!

Stunning studio converted into a one bedroom with explosive views from downtown LA to the ocean. Ultra sleek architectural unit with a high-end designer remodel offers unparalleled quality and lifestyle for the price. Living room has been expanded. Featuring commercial pocketing sliding glass doors opening to a large balcony to take in the view. Gorgeous streamline euro kitchen, spa bath with rainfall shower. HODs COVER ALL BASIC UTILITIES AND A MYRIAD OF AMENITIES.

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


1255 N HARPER AVE #10

\$419,900

Open 11-2

1+1 1sty-MID-CENTURY

NEW



MLS#16-134064

Ed Solorzano 310.777.2863

BERKSHIRE HATHAWAY

FANTASTIC FIXER OPPORTUNITY IN COOL MID-CENTURY COMPLEX!

One of only a few units in building with its own private patio. 1+1 located on the West side of courtyard w/view of pool & lounging area. Living room. w/large picture window & plantation shutters. Tiled kitchen w/breakfast bar. Two-room Bath w/separate vanity area. Over-sized Bedroom w/ spacious closet & glass slider leading to exclusive outdoor space. Excellent bones ready for buyer looking to renovate according to their own personal style. Great start home or pied-a-terre in terrific location!

Frzr,Rng/Ovn,Fridg


8121 NORTON AVE #102

\$1,099,000

Open 11-2

1+50000 2+3 1sty-MODERN

red



MLS#16-981665

Gregory J Moesser 310-770-9014

SOTHEY'S BH

JUST REDUCED! PRICED TO SELL! EXTRA LARGE LUXURY UNIT!

Located in one of West Hollywood's most coveted buildings, The Norton Villas. A modern luxury 2BR + 2.5BA architectural style condo. A spacious 1st floor corner unit with an extra-large open floor plan, 9' high ceilings and patio terrace. High-end designer amenities include Sub-Zero & Bosch appliances, bamboo floors and sleek Italian-Modern kitchens & baths. Fabulous Master Suite with walk-in closet. Located in West Hollywood's trendiest and most "walkable" neighborhoods.

Large Open Floor Plan Corner Residence

10 West Hollywood VicinityIncome


1205 N SPAULDING AVE

\$2,699,000

Open 11-2

SPANISH

rev



MLS#16-104900

Jade Mills & Joyce Rey 310-285-7508

COLDWELL BANKER

REIMAGINED CLASSIC HOLLYWOOD DUPLEX

Fully reimagined by architect John Anthony Lewis, this handsome duplex retains the masterpiece glamour of its 1928 Spanish-style exterior and dazzles inside with newly realized classic beauty. With a Walk Score of 90, it is just minutes from galleries, restaurants and non-stop entertainment. Upstairs, with its own gated entrance, is a 3-bedroom, 3-bath owner/user home. Downstairs, also with its own address, entrance and garage, is a 2 bedroom with fireplace, 2-bath apartment.

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

11 Venice

Single Family


842 AMOROSO PL

\$3,500,000

Open 11-2

3+3 2sty-ARCHITECTURAL

NEW



MLS#16-134780

Todd Baker 310-801-1475

COLDWELL BANKER

MASTERWORK ACHITECTURAL WALK STREET GEM

Exceptional, masterwork architectural gem. Warm Modernist home with expansive open floor plan, soaring volume and walls of glass that lead to serene outdoor living spaces. Master bedroom aerie with spacious terrace and ocean breezes. Artful kitchen with stainless steel appliances and custom cabinetry. Generous downstairs office doubles a guest suite. A rare, Venice oasis of unparalleled design on one of Venice's most cherished Walk Streets.

www.842AmorosoPlace.com


✕ 14 ANCHORAGE ST

\$3,300,000

Lunch 11-2

3+2 ARCHITECTURAL

NEW



MLS#16-134780

Tamra (Tami) Pardee 310-907-6517

HALTON PARDEE

STUNNING PENINSULA TROPHY HOME!

Have your morning coffee and watch the waves roll into Venice Pier from this two-story architectural beauty with a rooftop deck! Fully outfitted with gorgeous beamed ceilings, floor-to-ceiling windows throughout, and hardwood floors on the first level, this home is ready. The upgraded kitchen and contemporary bathrooms match with the character of original home for a charming atmosphere, while the expansive family room connected to the charming courtyard provide a great entertainment space.

Dshwshr,Rng/Ovn,Fridg


✕ 2319 GLENCOE AVE

\$2,850,000

Lunch 11-2

4+4.5 ARCHITECTURAL

NEW



MLS#16-134910

Tamra (Tami) Pardee 310-907-6517

HALTON PARDEE

CONTEMPORARY VENICE ARCHITECTURAL!

Built to the highest of standards and quality, this 90%+ new Venice home combines modern style with a bright and airy open floor plan. Step inside and be amazed with a soaring 20-foot high ceiling living room basking in natural light, while the downstairs bedroom suite (with full bath!) is perfect for guests. Cook in the spacious chef's kitchen with a six burner stove, dual dishwashers, custom cabinetry, and a large 5' x 9' island with a second built-in sink.

Dshwshr,Dryer,Hood Fan,Micro,Rng/Ovn


✕ 811 AMOROSO PL

\$2,500,000

Lunch 11-2

3+2 2sty-CALIFORNIA BUNGALOW

NEW



MLS#16-134834

Tiffany Rochelle 310-210-2213

HALTON PARDEE + PART

CHARMING WALK STREET BUNGALO

Sunny & sweet two story bungalow on Venice's favorite walk street, "Love Street." No cars between you & the houses across from you, just a little sidewalk. Enjoy summer bbq's with your neighbors in your private front garden while the kids run up & down the walk street on their skateboards & bikes & play on the tree swings at the circle. This 3 bedroom has a sunny open floor plan with the living, kitchen & dining areas flowing together. 2 BR upstairs, 1 down. 2 car garage - GREAT location!

Refrigerator, Stove, Dishwasher


✕ 1519 CABRILLO AVE

\$1,995,000

Lunch 11-2

2+2 COTTAGE

NEW



MLS#16-134834

Tamra (Tami) Pardee 310-907-6517

HALTON PARDEE

VENICE COTTAGE IN PREMIER LOCATION!

Walk to Venice Beach by day and to Abbot Kinney's premiere dining and shopping by night from this enchanting California cottage - a location so well positioned, you'll never need to leave the neighborhood. The spacious master suite with high-pitched wood ceilings is bathed in natural light, while the master bath features subway tiling and a four-drawer vanity. The kitchen shows off its modern side with high-end Viking, and LG appliances, stainless-steel Bosch dishwasher, and cabinet faces.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

TUESDAY



TUESDAY

<b>687 WASHINGTON BLV</b>	Open	11-2
<b>\$1,649,000</b>	3+3	2sty-ARCHITECTURAL


**NEW**

Venice/Marina corridor architectural. Open kitchen, marble counters. 27' high ceilings. Fireplace, office, gym. Roof-top deck. Dual windows & doors, tankless water heater, security, 2 car garage

<a href="http://www.jesseweinberg.com">www.jesseweinberg.com</a>		
Jesse Weinberg	8008049132	JESSE WEINBERG

<b>2227 SUPERIOR AVE</b>	Open	11-2
<b>\$1,479,000</b>	2+2	SPANISH

**NEW**




**LA BELLA VITA; A BEAUTIFUL LIFE**

Sited on one of the premier streets in the highly sought after East of Lincoln neighborhood, a romantic 1924 Spanish bungalow awaits you. Skillfully updated combining its original charm and detail with modern amenities and conveniences. Original hardwood floors, decorative Batchelder fireplace, period lighting and vintage tile accents. Perfect for entertaining, wonderful kitchen with breakfast bar and large dining area for small intimate dining or full-blown dinner parties or dining al-fresco

<b>MLS#16-135188</b>	
Laurie Woolner POWER BROKERS INTERN	Dshwshr,Rng/Ovn,Fridg

<b>127 WAVECREST AVE</b>	Open	11-2
<b>\$1,350,000</b>	2+1	CRAFTSMAN

**NEW**



**STEP INTO THE TRUE VENICE BEACH LIFESTYLE!**

This is a once in a lifetime opportunity to purchase one of the best Venice walk streets with only single family homes. You will be transported to a simpler, easier way of life the second you step onto the covered porch. You can stroll to everything, less than two blocks to the sand in one direction and Abbot Kinney in the other. The beach cottage style of this vintage home is evident when you enter the living room with built-in details and a real wood burning fireplace. This is truly a must see!

<b>MLS#16-135512</b>	
Sherri Noel KELLER WILLIAMS-SM	Blt-Ins,Rng/Ovn,Fridg

<b>671 BROOKS AVE</b>	Open	11-2
<b>\$2,500,000</b>	3+5	1sty-TRADITIONAL

**rev**



**OVERSIZED CORNER LOT W/ POTENTIAL**

Please check the corner over sized lot (8,218 sq ft) in one of the most sought after neighborhood! Custom built 1 owner home, 1st time on the market since '71! The prop never been rented & will be vacant @COE. This land has possible soil issues. Buyer will have to pay for their own soils report/ related works! There are new constructions on the same block! Buyer to satisfy their own due diligence & verify sq ft., permits, zoning & usages! "This is a Trust Sale without Probate/Court Approval."

<b>MLS#16-100154</b>	
Stuart Banerjee D.G. REALTY	Blt-Ins

12 Marina Del Rey Single Family

<b>5405 VIA DONTÉ</b>	Open	11-2
<b>\$3,995,000</b>	4+5	ARCHITECTURAL

**NEW**



**SILVER STRAND HOME WITH STUNNING VIEWS**

Stunning modern home in Marina Del Rey with canal, beach, & ocean views. This 4BR, 5 BA home has 4 fireplaces; heated stone flooring; a stone staircase; 300-bottle wine fridge; a steam shower, sauna & hot tub. The living room has a 3-story wall of glass, while the canal-side has an open family room/ kitchen & a large deck. The penthouse ceilings soar over a bar & lead to a spectacular roof deck. Creston system, wired for CAT 5, zoned central HVAC, tankless water heater, & 3-car garage.

<b>MLS#16-135330</b>	
Tamra (Tami) Pardee HALTON PARDEE AND PA	Dshwshr,Dryer,Grbg Disp,Wshr

Questions? Need Assistance?  
Contact our Help Desk Department!

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

12 Marina Del Rey Condo / Co-op

<b>20 IRONSIDES ST #10</b>	Open	11-2
<b>\$1,499,000</b>	2+2	2sty-CONTEMPORARY

**NEW**



**GORGEOUS CONDO W/OCEAN VIEWS! COMPLIMENTARY VALET PARKING**

Situated across from the beach, this gorgeous condo features new kitchen & baths w/great finishes. Wide plank engineered wood floors. All new gourmet kitchen w/Carrera countertops, huge center island. Baths with new upgraded tile, fixtures & designer finishes. 2-story LR w/ gorgeous marble fireplace. Downstairs has den, bedrm & ba & priv sunken garden & patio space. Master w/built-out closets. Master bath w/separate shower & tub. Lower HOA dues of \$400. Private garage. Newly renovated building.

<b>MLS#16-133942</b>	
Peter & Ty Bergman BERGMAN/GIBSON INT'L	310-821-2900
20ironsides10.com	

<b>4050 VIA DOLCE #341</b>	Open	11-2
<b>\$1,250,000</b>	3+4	CONTEMPORARY

**NEW**



**BANKRUPTCY SUBJECT TO COURT CONFIRMATION AND OVERBID**

Bankruptcy subject to court confirmation & Overbid.. Addendum to accompany all offers. This top floor town house unit has a 2 story living room overlooking tree top views. Located on the Silver Strand w/a high walking score, this building has been recently upgraded w/pool, spa & 2 parking spaces. The unit has an updated eat-in kitchen w/granite counter tops, maple cabinets & stainless steel appliances. The master bath is stunning & the den & office make this condo feel like a single family home.

<b>MLS#16-119880</b>	
Jane Schore CB LOS FELIZ	323-573-6562
www.ShoppingwithSchore.com	

<b>4922 1/2 MCCONNELL AVE</b>	Lunch	11-2	672D6
<b>\$799,000</b>	3+2.5	3sty-MODERN	

**NEW**



**GORGEOUS SPACIOUS MARINA ADJ TOWNHOME - LOADED WITH JOY**

Wow! Big and Beautiful townhome has it all. Outdoor living w/lrg patio, pv't atrium and lrg master bal w/view of babbling brook. Largest plan in complex, unique design. Best E/W location filled w/light and breezes. Gorgeous hardwd flrs. Eat-in kit w/granite counters opens to family rm. Master w/ cathedral ceiling and 2 outdoor spaces. Pristine move-in cond. FP and formal dining. "finished" oversized 2-car gar. w/bonus rm. Park-like complex. EQ ins., pool, spa, ++. This is a perfect HOME!

<b>MLS#16-135454</b>	
Steve Miller RE/MAX ESTATE PROPER	310-963-6365
Blt-Ins,Cbl,Clng Fan,Dshwshr, micro	

12 Marina Del Rey Lease

<b>32 GALLEON ST</b>	Open	11-2
<b>\$8,500</b>	3+3	3sty-CONTEMPORARY

**red**

Contemporary town home, 2 ensuite bedrooms, designer bath, Oak floors. Top floor used as guest room, office, or entertaining room with bar, watch amazing sunsets, and ocean views to private patio.

<b>MLS#16-108272</b>	<b>Dishwasher,Wash/Dryer,Grbg Disp,Hood Fan</b>
Mark Kanights	310.433.7691
COLDWELL BANKER RESI	

13 Palms - Mar Vista Single Family

<b>3604 GREENWOOD AVE</b>	Open	11-2
<b>\$2,349,000</b>	4+4	2sty-MODERN

**NEW**



**WARM CALIFORNIA MODERN IN MAR VISTA "WOOD STREETS"**

Designed by AIH Development & executed to the highest quality, the eco-functional architecture invites you to relax & enjoy the serenity of being home. With 4 beds, 3.5 baths & approx 2600 sqft, it provides you w/ ample space for the lifestyle you deserve. The stunning master suite features tree top views, a custom walk-in closet, & spa style bath. A 2-car garage off the street & alley lead to an optional work/studio space, opening up to the beautifully landscaped backyard w/ pool & built-in BBQ

<b>Mark Kitching PARTNERS TRUST</b>	<b>3109020221</b>
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<b>3233 SELBY AVE</b>	Open	11-2
<b>\$1,650,000</b>	4+3	1sty-TRADITIONAL




**GORGEOUS WESTSIDE VILLAGE HOME**

Located on the hill in a quiet cul-de-sac w/mountain, city light & tree top views. First time on market in 55 years. Completely renovated in 2015...Step into a spacious formal Living Room, gleaming hardwood floors, crown molding, recessed lighting, new baths! Stunning new kitchen with granite counters, stainless steel appliances...breakfast bar opens to family/dining room.Raised wood deck, perfect for entertaining! Private fenced yard, Walk-in basement/office. Clover Ave School District.

**MLS#16-132538**  
Renate Lichter 310-990-5520  
RE/MAX ESTATE PROPER

Atc Fan,Blt-Ins,Clng Fan,Dshwshr,Dryer..

<b>5000 S CENTINELA AVE, UNIT 128</b>	Open	11-2
<b>\$539,000</b>	2+2	




**2+2 CONDO**

Recently remodeled 2 bedroom 2 bath unit overlooking the garden walkway. This spacious unit is in a quiet location and has granite counters in the kitchen, fully remodeled bathrooms, hardwood floors in the living room, nice balcony, and comes with 2 separate parking spots. This complex has a sparkling pool, Jacuzzi, rec. room, gym, men & woman's dry sauna, Koi pond, and more. Conveniently located near bike path, Marina Del Rey, Beaches, Freeways, shopping, and the new development of Playa Vista.

**Greg Davis/Judy Cycon**  
**RODEO REALTY - BH**

range/dishwasher/hood

<b>3219 ROSEWOOD AVE</b>	Open	11-2
<b>\$1,199,000</b>	3+2	TRADITIONAL



**A GEM ON MAR VISTA HILL!**

Bright, lovingly maintained, 3 bedroom, 1.75 bath home. The third bedroom has been enlarged to the rear and is currently used as a sitting room/den. Attractive floor plan with living room and separate dining room. Hardwood floors in the original house throughout. Eating area in the kitchen. This house has nice wide frontage and curb appeal. There is a 2 car garage, an oversized driveway with an additional parking spot or patio and a large private grassy backyard.

**MLS#16-135310**  
Ron Wynn 310-963-9944  
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>3922 MCLAUGHLIN AVE</b>	Lunch	11-2
<b>\$1,195,000</b>	3+2	1sty-CONTEMPORARY



**ARCHITECTURALLY REMODELED HOME**

Beautifully remodeled home in good Mar Vista Location! Oak Hardwood Floors, Wood Fireplace, Gourmet Kitchen with Marble counters and stainless appliances, Wine Fridge, Master Suite with built-in coffee station, Walk-in Closet, Luxurious Master Bath. This home features original crown moulding, Central Heat/Air, Marble Breakfast Bar, Double-pane Windows, New Plumbing and updated electrical. French Doors open out to Redwood Deck, lush lawn with custom fire pit. Finished Garage with chandelier.

**Ballentine/Bremner** 310-351-9743  
**RE/MAX / JON AAROE**

www.TerryBallentine.com

<b>3338 MCLAUGHLIN AVE</b>	Open	11-2
<b>\$2,998,000</b>	4+6	MODERN



**BRAND NEW CONSTRUCTION WITH GUEST HOUSE**

A MODERN ARCHITECTURAL WESTSIDE DREAM HOME. THIS CLEAN, BRIGHT NEW CONSTRUCTION IN MAR VISTA OFFERS AN ENORMOUS AND OPEN RESIDENCE WITH VAULTED CEILINGS AND ADDITIONAL 308 SQ. FT. GUEST HOUSE. STUNNING FLEETWOOD GLASS WINDOWS AND DOORS, WHITE OAK FLOORING, CALCUTTA GOLD COUNTERTOPS, AND KITCHEN APPLIANCES BY WOLF AND SUB ZERO. NUMEROUS SMART TECH FEATURES: ALL LED DIMMABLE LIGHTING, BUILT-IN SOUND SYSTEM, LUTRON RADIO RA SOFTWARE, SECURITY CAMERAS, AND OUTDOOR LIGHTS CONTROLLABLE BY SMART PHONE.

**MLS#16-117870**  
Michael Haddad 310-430-4842  
RE/MAX ESTATE PROPER

www.3338McLaughlin.com

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

<b>12515 PACIFIC AVE #101</b>	Refresh.	11-2
<b>\$649,000</b>	2+2	CONTEMPORARY



**FABULOUS BRIGHT FRONT FACING UNIT**


Beautiful 2 BD Mar Vista condo with 12' ceilings & open flowing floor plan. Many windows offer abundant natural light & views of the tree lined street. Feature highlights include quartz countertops in the kitchen, wood floors & a cozy outdoor sitting area for entertaining. Enjoy the convenience of in-unit laundry, a well-maintained secure entry building & tandem parking spots. A short distance to the Mar Vista Farmers Market & all the new shops & restaurants that line Venice & Grand View.

**MLS#16-134384**  
Claire Burns 310-880-5288  
COMPASS

Blt-Ins,Clng Fan,Dshwshr,Dryer,Elvtr,Otr

**14 Santa Monica** Single Family

<b>556 DRYAD RD</b>	Open	11-2
<b>\$4,995,000</b>	4+5	ARCHITECTURAL



**BREIDENBACH-CUEN ARCHITECTS, 1987**

The house blends current trends w/timeless design.The living room is the axis of the structure creating breathtaking volume w/its two story open ceilings,floor to ceiling windows framing the sycamore trees & canyon views.Every room opens to the outdoors onto a deck,the gardens,swimmers pool or spa area.A catwalk on the second floor leads to 3 bdrm suites.The luxurious master suite is directed to the ocean view.Roof top deck offers a fireplace & grill.Ground level includes a guest suite & gym.

**Frank Langen** 310-963-3891  
**DEASY PENNER & PARTN**

<b>624 KINGMAN AVE</b>	Open	11-2
<b>\$4,479,000</b>	4+4	3sty-ARCHITECTURAL




**STEVEN EHRLICH DESIGNED ARCHITECTURAL IN SANTA MONICA CANYON**

Striking Architecture! The Cyn wall forms a natural barrier against the city, while the upper levels offer access to light & canyon views. Each story has a garden terrace, the upper 2 reached via bridges leading from the 2nd & 3rd floors. The courtyard façade is a wall of glass, linking level to level & indoors w/outdoors. The design reverses the usual order w/the bedrooms forming a platform for the 2nd & 3rd story public areas, where skylites & extensive use of openings bring in light & breeze

**Isabelle Mizrahi** 310.230.3720  
**BERKSHIRE HATHAWAY**

<b>1330 SUNSET AVE</b>	Open	11-2
<b>\$3,295,000</b>	4+4	CONTEMPORARY



**CROWN JEWEL OF SUNSET PARK**

Open floor plan and gorgeous remodeled kitchen with top of the line appliances and Caesarstone countertops, all opening to two private decks with 180 degree views. There are 4 bedrooms, one would be a perfect media room. Light, bright, airy, and zen.The floors are smoked French oak. Not only is this magnificent yard sprawling and resort like, totally private and exotically landscaped, this yard has everything including a spa, fire pit, bbq, and meditation area.

**MLS#16-134804**  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn

<b>943 17TH ST</b>	Open	11-2
<b>\$3,295,000</b>	4+4	ARCHITECTURAL



**STUNNING SANTA MONICA ARCHITECTURAL COMPOUND**


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

**MLS#16-133228**  
Deedee Howard 3107807676  
THE AGENCY

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



<b>706 10TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	3+2	1sty-TRADITIONAL	



**N. OF MONTANA READY FOR A REMODEL**

Sweet traditional, ready for a remodel. Bring your contractor and creative inspiration. Same owner for 55 years. 3 bedrooms plus 2 baths. Family room that opens to rear yard. Garage entrance off alley. Walk to Roosevelt School, shops and restaurants. Lot size 7511 sq. ft.. House size 1947 sq. ft. Sold AS IS.

**Melissa Macfadyen** 3106638061  
**TELES PROPERTIES BW**

<b>2431 2ND ST</b>	Lunch	11-2	<b>rev</b>
<b>\$1,895,000</b>	2+2	CONTEMPORARY	



**CHARMING TWO-BEDROOM BLOCKS TO BEACH**

Can you hear the ocean waves? You can from this charming and warm two-bedroom 1/2 block from Main St shops and restaurants! Walk inside and be mesmerized by the rich woods of the kitchen cabinetry and the chef's quality stainless-steel appliances. Look across the breakfast bar into the warm glow of the living room fireplace, which nicely complements the Saltillo tile flooring. One car garage with one car carport - alone with space for two more cars in the driveway - complete this house.


**MLS#16-135400**  
**Tamra (Tami) Pardee** 310-907-6517  
**HALTON PARDEE**

Rng/Ovn,Wshr

## 14 Santa Monica

Condo / Co-op

<b>515 OCEAN AVE, UNIT 401S</b>	Open	11-2	<b>NEW</b>
<b>\$3,099,000</b>	2+2.5	CONTEMPORARY	



**RARE FRONT CORNER UNIT W/GREAT VIEWS**

Ultimate opportunity to buy a prime front-facing corner unit in one of Ocean Avenue's finest full-service buildings. This nearly 1,900 SF unit features floor-to-ceiling windows throughout with endless Ocean and Palisades Park views. Two good-sized bedrooms and a den, which could be converted to third bedroom if one needed. Building features 24-hour doorman, valet parking, pool/spa, gym, and on site manager. Prime location close to Montana Avenue, Third Street Promenade, stairs to beach and more.

**David / Anna Solomon** 424.400.5905  
**THE AGENCY**

www.515Ocean401S.com

<b>101 CALIFORNIA AVE #901</b>	Open	11-2	<b>NEW</b>
<b>\$1,850,000</b>	2+2	1sty-CONTEMPORARY	



**SENSATIONAL OCEAN, WHITEWATER & CITY VIEWS!**

Spectacular Ocean, Whitewater, Sunset, Coastline, Pier or City Lights Views from every room in this lovely 9th Floor Front, West Facing Condominium. These front units rarely come available! Here is your opportunity to grab the view of your dreams and with a little TLC, make the home of your dreams or just move right on in! Wonderful, bright and spacious living, dining room and open kitchen with views in every direction. Both Bedrooms also with Views! Building remodeling Lobby!Dues incl. Utility

**MLS#16-135176**  
**Nili Hudson** 310.622.7422  
**GIBSON INTERNATIONAL**

www.101California901.com

<b>851 19TH ST, UNIT 103</b>	Open	11-2	<b>NEW</b>
<b>\$1,650,000</b>	3+2.5	3sty-SPANISH	



**LIVE IN A 3 BEDROOM TOWNHOME**

Capture the essence of Santa Monica living in this private, perfectly located residence. There are hardwood floors on the main level. There are two fireplaces and a patio for extra dining options, a spacious living room area, a breakfast bar and a gourmet kitchen. The second level has 3 bedrooms and a roof deck above. There is a direct access generous garage for 2 cars. The washer/dryer is downstairs with additional room for storage.

**Ellen Conrad** 424 2023288  
**TELES PROPERTIES**

<b>2623 ARIZONA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$750,000</b>	3+2	TRADITIONAL	



**SPACIOUS & UNIQUE 3 BEDROOM TOWNHOME IN SANTA MONICA**

Spacious & hard-to-find 3 bedroom and 2 bath townhouse almost 1,400 square feet, just a block south of Wilshire. Only one common wall, with the entire living space on the top floor. The large living room with fireplace and dining area opens to a large covered deck. Kitchen with custom cabinetry. Features plantations shutters throughout, beautiful crown and floor moldings. 2 tandem car parking with extra storage. Great location close to chic shops and restaurants on Wilshire Blvd.

**MLS#16-135756**  
**Loraine Silver** 310-458-4024  
**PARTNERS TRUST SM**

Built-ins

<b>833 17TH ST #6</b>	Open	11-2	631/E7	<b>rev</b>
<b>\$1,995,000</b>	3+3	CONTEMPORARY		



**LARGE CONTEMPORARY TOWNHOME WITH OCEAN VIEWS**

Probate Sale. Contemporary 3bd + 3ba townhome w/ open living room, dining area, high ceilings, hardwood floors & fireplace. Newer kitchen w/ Viking/Miele appliances & opens to large patio. A loft/den w/balcony & built-ins overlooks living room. Master bedroom w/ fireplace, private balcony & walk in closet. Laundry area, ample storage & 2 car private garage. Rooftop deck w/ ocean views, Franklin School District and close to Montana.

**MLS#16-111516**  
**Mary Beth Woods** 310-463-1599  
**COLDWELL BANKER**

www.833seventeenth6.com

## 14 Santa Monica

Income

<b>435 PIER AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,285,000</b>		1sty-CRAFTSMAN	



**BRIGHT AND BREEZY BEACH BUNGALOW WITH 2 GUEST COTTAGES.**

Ocean Park Compound with spacious beach bungalow to front and 2 vintage guest cottages to the rear. Main house has charming sun porch entry. Living room has vaulted wood ceilings with exposed beams and fireplace. Kitchen and master also have vaulted ceilings. 2 large walk in closets. Both guest cottages have lots of period detailing and #B has it's own private yard. Large 2 car garage and storage room. Perfect for owner user or work from home office. Leave your car at home, stroll to Main and & Beach


**MLS#16-126042**  
**Peter Mullins** 310 600 6976  
**PETER D MULLINS**

Blt-Ins,Dshwshr

## 15 Pacific Palisades

Single Family

<b>1213 AMALFI DR</b>	Open	11-2	<b>NEW</b>
<b>\$18,000,000</b>	11+11	OTHER	




**RARE DBL LOT W/ APX 47K SF & GORGEOUS VUS IN PRIME RIVIERA**

Once in a lifetime a property becomes available that demands attention. Two adjacent lots totaling over an acre (46,991 sq ft per the assessor's map) with 200 feet of frontage on the fabled North Amalfi rim. A rare opportunity and incredible value in the exclusive Palisades Riviera. Both lots are virtually flat with serene views over the canyon to Will Rogers State park. Your vision can come to life in this one-of-a-kind idyllic property.

**MLS#16-135402**  
**DavidOffer/MaryLuTuthill** 310-820-9341  
**BHHS/CB**

<b>1213 AMALFI DR</b>	Open	11-2	<b>NEW</b>
<b>\$9,250,000</b>	7+7	COUNTRY ENGLISH	



**GATED COUNTRY ENGLISH IN PRIME RIVIERA WITH VIEWS**

Grand traditional style home with a young-at-heart feel. The huge country kitchen is wonderfully inviting with a large center island and eat-in area. A sumptuous master suite with a lavish bath and closets; two children/guest suites plus an additional fourth separate suite on 2nd floor. A large playground on a third level. A sun-filled gallery leads to the expansive private gardens with views over the canyon. Gated and private with lovely restful views- it is an unusual offering.

**MLS#16-135252**  
**DavidOffer/MaryLuTuthill** 310-979-3990  
**BHHS/CB**



<b>1223 AMALFI DR</b>	Open	11-2	<b>NEW</b>
<b>\$8,750,000</b>	4+4	SPANISH	



**CLASSIC 30'S SPAN ON LG LOT IN PRIME RIVIERA W/ BEAU VIEWS**

Classic 1930's Span on a ½ acre+ (22,432 sq ft per ass.) tree-filled lot, north of Sunset on extremely desirable Amalfi "rim." Wful charm, grt architecture, complete privacy & tranquility, expansive park-like yd & beau cyn vus. Step-down LR w/ FP, paneled DR & cozy library/den. Remod cook's kitchen w/ adjacent family area. Beamed ceilings, wood floors, orig fixtures, ironwork & tiles throughout. Wful opportunity to remod, expand or build new on gorgeous lot in extraordinary Westside locale.

**MLS#16-135296**  
DavidOffer/MaryLuTuthill 310-820-9341  
BHHS/CB

<b>16031 JUNALUSKA WAY</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,950,000</b>	2+2	1sty-COTTAGE	



**SWEET COTTAGE BY THE SEA!**

A huge master suite (2006) with two walk in closets features a lovely fireplace sitting area and a fabulous remodeled Carrera master bathroom with double sinks. The 2nd bedroom functions as a guest bedroom and has a work station built into the closet for those who enjoy working from home! The granite kitchen with tumbled stone back splash (remodeled in 2007). Grassy backyard with brick patio for entertaining! New wood floors throughout June 2016. 1 car garage.

**Gwen Fritzing** 310.749.8821  
**GIBSON INTERNATIONAL**  
www.16031junaluska.com

<b>1535 UMEO RD</b>	Open	11-2	<b>NEW</b>
<b>\$8,498,000</b>	6+9	ARCHITECTURAL	




**RIVIERA ARCHITECTURAL W/ VIEWS & RESORT-LIKE LIVING**

Please see full page advertisement for more information.

**David / Anna Solomon**  
**THE AGENCY**  
www.1535Umeo.com

<b>1377 AVENIDA DE CORTEZ</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	0+0	1sty-TRADITIONAL	



**QUIET ESCAPE**

Immaculate light-filled 2-story home in desirable Pac Pal Highlands. Great flr plan for entertaining, w/ new floors throughout, spacious living rm w/high ceilings, sunken bar area w/stone fireplace, separate dining rm, vast family rm leading to expansive private yd w/beautiful mountain views, covered patio & lge grass area. Spiral floating staircase leads to the second floor w/4 bdrms, generous master suite w/cathedral ceilings and lge bthrm & walk-in closet. Attached two car garage.

**Barbara Boyle** 310.255.5403  
**SOTHEBY'S INT REALTY**

<b>556 N LAS CASAS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,150,000</b>	4+5	CAPE COD	



**BEAUTIFUL CAPE COD WITH GUEST HOUSE**

Rare find in the Palisades! Stunning 4 bd+4.5 ba Cape Cod style home with 880sf guest house. This property is situated on two adjoining separate lots and being sold together for list price. Total combined lot size is 14,063sf. The beautiful 3422sf main house features an open floor plan with indoor/outdoor flow that is perfect for entertaining friends and family. Take a stroll thru the yard, past the pool and discover the Venice chic 1 bed+1 bath guest house w/ full kitchen. 556LasCasas.com

**MLS#16-133194**  
**Heather Bell** 310-779-7211  
**VALNES BELL REALTORS**

<b>1240 TELLEM DR</b>	Open	11-2	<b>red</b>
<b>\$2,999,000</b>	3295000	4+3	



**SPECTACULAR OCEAN AND CITY VIEWS | SINGLE STORY HOME**

Unobstructed, ocean, city and Queen's necklace views from this meticulously maintained single-story ranch style home set back off the street for maximum privacy on a gated flag lot. Zen-like sanctuary atrium w/ tranquil fountain & landscaping. Originally 4 bedrooms & presently converted to 3 bedrooms (& can easily be converted back to 4). Massive 35,580 square foot lot with plenty of room for an infinity pool. Definitely move-in condition or with a little cosmetic update, make this home shine!

**MLS#16-118066**  
**Robert Radcliffe** 3102555454  
**SOTHEBY'S INTERNATIO**  
Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other

<b>709 ILIFF ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,250,000</b>	2+2	1sty-CALIFORNIA BUNGALOW	




**CHARMING TRADITIONAL ON LARGE LOT**

Secluded behind mature ficus and cypress trees, this charming home rests on a nearly 8,000 sf lot in the Palisades Village area. The home features a remodeled kitchen w/ Caesarstone counters, dining area, living room and 2 bedrooms each w/ built-in wardrobe closets and hardwood floors throughout. A generous flat yard w/ custom tree house, swing, patio area. Plenty of room to build new, expand or enjoy as it is while just blocks from shops, schools, restaurants and the upcoming Caruso project.

**Jacqui Bell** 310.266.8520  
**GIBSON INTERNATIONAL**

<b>915 AMALFI DR</b>	Open	11-2	<b>rev</b>
<b>\$12,000,000</b>	7+6.5	2sty-TUDOR	



**FABULOUS FLAT DOUBLE LOT ON RIVIERA RIM!**

Spectacular opportunity to own a Paul Williams home on huge property approx 200 x 200 ft, just under acre. It is the Ultimate Address!! The flr plan is elegantly laid out w 7 bdrms, 6.5 ba, hardwd flrs & 3 firepls. Lower level has garden &, music rms, & fabulous wd paneled den. Grand dining rm is adjacent to kitchen & breakfast rm + 2 bdrms. Upstairs: large master w peeks of ocn, 2 bedrm suites, sun, nannys + guest suite above 3 car garage. The huge rear yard has boxwd rose garden & views

**MLS#16-111386**  
**Randy Freeman** 310-420-9242  
**BERKSHIRE HATHAWAY**  
www.915AmalfiDr.com

<b>1150 TELLEM DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	4+3	CONTEMPORARY	



**CITY-TO-OCEAN VIEWS FROM 10K+ LOT**

Enjoy a sense of privacy and serenity from this single-level 3,200+ sq ft Contemporary Palisades home with an expansive yard + stunning city-to-ocean views. Open and bright great room with walls of glass that connect the indoors with the outdoors. Four large bedrooms, including a guest/in-law suite with good separation from the rest + its own access. Most of the house opens to a wrap-around patio and spacious grass yard with sweeping coastal views. An ideal home for entertaining.

**Michael Edlen** 310.230.7373  
**CB-PACIFIC PALISADES**  
Oven, Cooktop, Dishwasher, Garbage Disp

<b>701 CHAPALA DR</b>	Open	11-2	<b>rev</b>
<b>\$7,875,000</b>	6+8	3sty-TRADITIONAL	




**STUNNING EAST COAST TRADITIONAL**

Newly constructed 3-story traditional in the Huntington Palisades, just a short distance from the Village. This Crestron smart home filled with natural light features formal living and family rooms with fireplaces, luxurious master retreat with fireplace and sitting room, large secondary bedroom suites, home theater, game room with bar, wine cellar, office and gym. Gourmet kitchen with top-of-the-line appliances, large center island and dining area. Enjoy the grassy yard with pool, spa and BBQ.

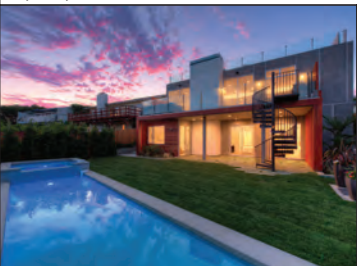
**MLS#16-128168**  
**Santiago Arana** 424-231-2400  
**THE AGENCY**




<b>X 408 OCAMPO DR</b>	Lunch 11-2	<b>rev</b>
<b>\$7,095,000</b>	6+6 2sty-TRADITIONAL	
		
<b>HUNTINGTON PALISADES PROGRESSIVE BROKER'S OPEN</b> The perfect Huntington package. Sparkling elegance of design meets California great room. Plus second floor family room designed by Mark Appleton. Spacious grounds are a lovely combination of double patios, lawns, & slate-framed lap pool. Gracious living room & large formal dining room. The more casual kitchen/great room combination faces the resort-like backyard.		
<b>MLS#16-112864</b> J. Sather / B. Boyle 310.740.0302 SOTHEBY'S INTERNATIO		
Blt-Ins,Dshwshr,Grbg Disp,Hd Fan,Rng/Ovn		

<b>501 TOYOPA DR</b>	Open 11-2	<b>rev</b>
<b>\$6,995,000</b>	5+6 TRADITIONAL	
		
<b>SOPHISTICATED HUNTINGTON PALISADES TRADITIONAL</b> Located in the desirable Huntington Palisades on a beautifully landscaped corner lot, this picturesque East Coast Traditional home is warm & welcoming & offers impeccable quality & finishes throughout. Built in 2006. High beamed & coffered ceilings, mahogany doors, walnut floors & fine finish carpentry. Elegant entry, living room, formal dining room, family room & large chef's kitchen. Wine cellar & office. Upstairs 4 family bdrms & master suite w/fp, sitting room & gym. Patio, lawn, pool & spa.		
<b>MLS#16-116410</b> Jade Mills 310-285-7508 COLDWELL BANKER RESI		
BBQ,Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn		

<b>901 MUSKINGUM AVE</b>	Open 11-2	<b>rev</b>
<b>\$5,995,000</b>	6+7 TRADITIONAL	
		
Private, gated estate offers 6 beds + office, 6.5 baths in 6,700 sq ft on a 16,149 sq ft lot. This home features wine cellar, custom cabinetry, French oak floors, 2-story grand entry, formal living/dining room, gourmet kitchen, butler's pantry & breakfast nook, large family room w/fireplace, private study, 2nd patio and outdoor fireplace. Master features sitting room, walk-in closet, fireplace, luxurious bath. Backyard features outdoor kitchen, fireplace, pool, spa & lawn.		
<b>MLS#16-124272</b> Anthony Marguleas AMALFI ESTATES		
BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other		

<b>16640 LINDA TERRACE TER</b>	Open 11-2	<b>rev</b>
<b>\$4,750,000</b>	4+5 ARCHITECTURAL	
		
<b>ONCE-IN-A-DECADE HEAD-ON OCEAN VIEWS!</b> One-in-a-decade head-on blue ocean views. Exceptional, masterwork architectural from award-winning Make Architecture, AIA. Major ground up construction artfully blends walls of glass and rare "all heart" redwood accents, creating a sunlit Modernist home with soaring, singular volume. Incredible house for entertaining with seamless open flow. Master suite aerie with expansive deck and views to Catalina and beyond. A serene, creative oasis blending indoor/outdoor living and unparalleled design.		
<b>MLS#16-132488</b> Todd Baker 310-801-1475 COLDWELL BANKER RESI		
www.16640LindaTerrace.com		

<b>1332 EL HITO CIR</b>	Open 11-2	<b>rev</b>
<b>\$4,275,000</b>	5+5 1sty-CONTEMPORARY	
		
<b>NEWLY CONSTRUCTED CONTEMPORARY WITH OCEAN &amp; VINEYARD VIEWS!</b> Sharp new smart house offers a bright and open floor plan with an indoor/outdoor lifestyle. Living & dining areas completely open to the outdoor lounge overlooking the ocean and beautiful vineyard. Kitchen with center island and top of the line appliances. Five well planned bedrooms with 4.5 bathrooms provide options including a home office. Large skylights allow for a natural lighting experience. Many details and beautiful finishes throughout. Grassy backyard and chic spa area.		
<b>MLS#16-127836</b> Ali Rassekhi 310-359-5695 COLDWELL BANKER		
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp		

<b>15 Pacific Palisades</b>		Condo / Co-op
<b>15515 W SUNSET #220</b>	Open 11-2	<b>NEW</b>
<b>\$995,000</b>	2+3 TRADITIONAL	
		
<b>SPACIOUS, RENOVATED, QUIET, RARE TOWNHOUSE</b> Rare, two-story townhouse. Recently renovated with new flooring, fresh paint, updated bathrooms and a great chef's kitchen with granite and stainless appliances. Fabulous master suite with wood flooring, spacious bath and large, cedar lined walk in closet. Very quiet. Gated, secured subterranean two car parking. The amenities include a heated pool surrounded by a lounging area, gym, sauna, spa and recreation facility. Earthquake insurance and water are included in HOA fees.		
<b>MLS#16-134028</b> Michelle Bolotin (310) 463-7278 GIBSON INTERNATIONAL		
BBQ,Blt-Ins,Cbl,Cing Fan,Dshwshr,Other		

<b>1748 PALISADES DR</b>	Open 11-2	<b>NEW</b>
<b>\$995,000</b>	3+3 3sty-CONTEMP MED	
		
<b>NEW LISTING! BEAUTIFUL REMODELED PALISADES TOWNHOME</b> Beautiful completely remodeled Palisades Highlands townhome w/ treetop, mountain & peak-a-boo ocean views. Exquisite wooden floors & new fixtures throughout. Spacious open living room w/ fireplace & sliding doors to outdoor patio. Stylish master suite w/ high ceilings & private balcony. Formal dining room, wet bar, charming eat-in kitchen w/ SS appliances, separate laundry room & attached direct access 2-car garage. First-rate amenities include community pool, spa, remodeled gym & tennis courts.		
<b>MLS#16-135336</b> Josh & Matthew Altman 310.699.6590 DOUGLAS ELLIMAN		
www.TheAltmanBrothers.com		

<b>15515 W SUNSET BLVD #311</b>	Open 11-2	<b>NEW</b>
<b>\$895,000</b>	2+2 CONTEMPORARY	
		
<b>BEAUTIFULLY UPDATED VILLAGE CONDO</b> This beautifully updated spacious condo one block from the highly anticipated Caruso Village Project. With an open floor plan, this lovely 2 bedroom, 1.75 bathroom unit also features a wonderful loft office & den area and roof deck with treetop views. There are high ceilings, recessed lighting, balcony across the living/dining area, master suite with walk-in closet, beautiful Chef's kitchen with breakfast bar, granite counters, stainless appliances & interior laundry.		
<b>MLS#16-135336</b> Linda Thiele 310-387-5080 BERKSHIRE HATHAWAY H		
Dshwshr,Grbg Disp		

<b>17351 W SUNSET BLVD. #2B</b>	Open 11-2	<b>red</b>
<b>\$1,549,000</b>	1595000 2+2 1sty-ARCHITECTURAL	
		
<b>SOHO IN SOCAL</b> Rarely available and stunning one level Rockwell at PCH unit with reclaimed white oak floors, custom chef's kitchen, Ann Sacks/Waterworks tile/ stone and fixtures throughout. Walls of glass bring the outdoors in and create a sophisticated urban oasis just steps from the sand. This smart home features a semi private resident elevator with secure underground parking and storage unit. A wonderful synergy of the indoor/outdoor California lifestyle-with hints of that loft you always wanted in SoHo.		
<b>MLS#16-125946</b> Kimberley Pfeiffer 310.867.0033 COLDWELL BANKER RESI		
Blt-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other		

<b>1686 MICHAEL LN</b>	Open 11-2	<b>red</b>
<b>\$1,395,000</b>	1485000 3+4 3sty-CONTEMP MED	
		
<b>PANORAMIC VIEWS. PRIVATE 3-BDRM + FAMILY ROOM. 2400+SQFT</b> Majestic views of the mountains & peek of the ocean in this updated move-in ready town home. Spacious, private & light-filled: 3 bedrooms/2 baths upstairs inc: a master suite w/ VIEWS & luxurious bath w/ VIEWS. Direct entry from 2-car garage takes you into the gourmet eat-in kitchen w/ custom cabinetry, granite counter tops & SS appliances. A large formal dining room w/ VIEWS & a living room w/ VIEWS complete this main level. Downstairs is a large family room w/ bath & VIEWS. Feels like a home!		
<b>MLS#16-121482</b> Nicolas Beauvy 310-573-7473 COLDWELL BANKER PPAL		
www.1686michaellane.com		



15 Pacific Palisades Lease

18131 KINGSFORT DR  
\$14,500  
4+3  
CONTEMPORARY

Open 11-2

NEW



WWW.18131KINGSFORT.COM

Gorgeous contemporary home with pool, spa and ocean views in desirable Sunset Mesa! This completely remodeled home has 4 bedrooms plus an office and 3 baths, floor-to-ceiling windows and doors that open on to a perfectly planned pool, spa and outdoor kitchen. Grand entrance with skylights, polished cement floors, SS appliances in open kitchen. Master suite with walk-in closets, private patio. Panoramic ocean and mountain views. One year lease only.

MLS#16-133944  
Regina Vannicola 3106252061  
KELLER WILLIAMS-SM

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

16 Mid Los Angeles Single Family

2283 W 21ST ST  
\$839,000  
4+3

Refresh. 12-3

NEW



CHARMING ARTS & CRAFTS IN HPOZ

1908 Craftsman home in popular Western Hts/West Adams! Original woodwork, hardwood floors. Formal entry with beamed ceiling opens to living room, which features inglenook fireplace and period seat benches. Wainscoted dining room has built-in cabinet, and leads to cozy den w/ brick fireplace, bookcases and French door to expansive (newly rebuilt) rear deck overlooking garden and perfect for entertaining. Upstairs there are four bedrooms - one with rear sun room/sleeping porch - and two bathrooms.

MLS#16-135758  
David Raposa 3235734202  
CITY LIVING REALTY


Dshwshr,Grbg Disp,Rng/Ovn,Fridg

18 Hancock Park-Wilshire Single Family

541 N CAHUENGA BLV  
\$2,999,000  
4+4.5  
2sty-SPANISH

Open 11-2

NEW



REMODELED SPANISH GEM WITH BACKYARD OASIS!

Nestled between the private LA Tennis and Wilshire Country Clubs on a tree-lined street in Hancock Park proper. Spanish Style with previously gutted and remodeled 4 bedrooms / 4.5 bathrooms. Huge luxurious master suite upstairs with walk-in closet, elegant bath and private balcony has amazing tree top views. Deep (180 ft) grassy yard with a 44 ft long, 9 ft deep swimmer's pool (solar heated) and spa (added in '07 with no expense spared) + Poolside shower. HPOZ

Lisa Hutchins 323-460-7626  
COLDWELL BANKER RES.

Stove, Dishwasher

221 S ST ANDREWS PL  
\$1,875,000  
3+2.5  
CRAFTSMAN

Lunch 11-2

NEW



BESTOR ARCHITECTURE CRAFTSMAN IN ST. ANDREWS SQUARE!

Heineman & Heineman c.1913 craftsman beautifully renovated by noted Architect Barbara Bestor. Stunning period details include exquisite woodwork, hardwood floors & inglenook fireplace. Fabulous open & bright kitchen/family room, is perfect for entertaining. Upstairs you will find a master suite w/ his & her walk-in closets & bath w/ soaking tub. Converted garage/studio. An architectural gem w/ modern amenities & tasteful finishes makes this home a rare treasure in St. Andrews Square.

Bryant | Reichling 323-854-1780  
SOTHEBY'S

www.221SaintAndrews.com

OPEN HOUSE STATUS

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

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced


Review, automatic status

Back on Market

1222 S VAN NESS AVE  
\$1,595,000  
7+4

Refresh. 11-2

NEW



PRIVATE OASIS IN COUNTRY CLUB PARK

3 stry hm w/frml entry w/stroce flows to lrg lvg rm w/deco frplc & frml dng rm w/vntg fxts. Atchd to lvg rm is lbrly/den. Airy, bright open kthn w/pantry, spcs cnttps & abundant strg opens to bkyd w/pool, Jczi, lawn & gsthse. Vntg bar great for entrng indoor/out. 2nd stry offers 4 lrg bdrms, 2 J&J full bths, drsng rm & 2 balconied decks. 3rd stry w/3 adtl bdrms, 1 bthrm & attic for strg. Other ftrs: hgh clngs, csmntt wndws, crwn mldngs & hrwdw flrs. Close to Larchmont Vlg, Hancock Pk and DTLA.

MLS#16-135276  
Morgan Pasco 3104330385  
MORGAN REAL ESTATE

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

846 S MULLEN AVE  
\$1,350,000  
2+1.5  
1sty-SPANISH

Refresh. 11-2

NEW



EXQUISITELY APPOINTED DETAILS!

Completely remodeled home-featured in Better Homes & Garden magazine & LA Times! Brookside neighborhood of Hancock Park.Priv. entrance w/lush landscape - Impressive living room w/11 ft. high coffered ceiling,Crown molding, recessed lights,tiled fireplace-adjacent intimate formal dining room. Kitchen features Bosch & Viking appliances, Spanish accents & custom cabinetry.Entertainer's dream yard! Circular gas fire-pit, large IPE wood lounging deck raised patio for dining & new fencing for privacy.

MLS#16-134690  
Deborah Thurm 3104636534  
COLDWELL BANKER RESI

Dshwshr,Washer/Dryer,Refrigera,Stove/.AC

434 N MANSFIELD AVE  
\$5,190,000  
5750000  
8+9  
3sty-CONTEMP MED

Open 11-2

red



GREAT NEW PRICE! VALET PARKING WILL BE PROVIDED

William Hefner-designed residence fuses the classic elegance of the 1920's with smart home technology and attention to detail. Light-filled living, dining and family rooms connect to the outdoors via sliders & pocket doors. Kitchen offers state-of-the-art appliances, butler's pantry and catering kitchen. The basement level boasts 2 offices, guest rooms, gym and a 4-car subterranean parking garage with automotive turntable. Every detail in the home serves to embrace a sense of warmth and comfort.

MLS#16-122480  
L. Brenner / N. Hartman 323-860-4245  
COLDWELL BANKER HPS

Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

101 S LARCHMONT  
\$2,395,000  
3+4  
2sty-MEDITERRANEAN

Open 11-2 2

rev



1922 MEDITERRANEAN VILLA ON LARCHMONT BLVD.

1922 Mediterranean Villa w/ permitted gst house/cabana completely transformed into extremely private resort like setting. 2 level main house w/ large grmt Viking kit., FDR, FLR w/ fpl, den w/ fireplace. Separate office & powder rm round out main level. Upstairs, fantastic master suite w/ luxurious bathrm complete w/ double sink vanity, spa tub, separate shower & walk in closet. Additional en suite bedroom, bathroom. Sitting rm b/w the 2 bdrms. Separate gst house w/ bathroom & kitchenette.

MLS#16-106674  
Pete Buonocore 323-762-2561  
KW - LARCHMONT

www.COREGROUPLA.COM

945 S MUIRFIELD RD  
\$1,699,000  
3+2.5  
MEDITERRANEAN

Open 11-2

rev



STUNNING SPANISH OASIS

STUNNING SPANISH OASIS IN BROOKSIDE. Act now! This opportunity will not last. Beautifully landscaped front lawn w/ palm trees. Central hall plan opens to spacious lr w/ decorative lrg dr. Sizable kitchen with state-of-the-art appliances leads to den, wonderful outdoor covered patio, spacious backyard & guest house. Roomy brs and full size bas. Bright and full of light! Just down the street from LA Memorial Library & Park, perfect place to unwind. This home will not disappoint. DON'T MISS OUT!

MLS#16-113744  
John Duerler 213.924.2208  
HANCOCK HOMES REALTY

Cing Fan,Dshwshr,Dryer,Frzr,Grbg Disp

TUESDAY



## 18 Hancock Park-Wilshire

Condo / Co-op

**650 WILCOX AVE** Open 11-2  
**\$1,059,000** 3+3 2sty-COUNTRY FRENCH

red



MLS#16-123566

Linda Hindley 323-610-6070  
 CB BH NORTH

### DAZZLING TOWNHOUSE JUST REDUCED TO SELL

Now Reduced Dazzling totally redone Townhouse perfect for Entertaining or for an Easy Lifestyle. Open Plan 1st Floor w/ dark HW floors. Chic High Ceiling Living Room w/FP opens to front French Garden. Dining Room w/Wet Bar. Open Plan Designer Kitchen w/Caesarstone Counters, Stainless Steel appliances w/Gas Cook-top & Center Island for 2 to Dine. Small charming adjacent Family Room opens out to the Oversize Back Patio. 3B/3B. Side by side parking in Gated Garage. Pool. Third Street School.

SS Kitchen w/Caesarstone &amp; Gas Cooktop.

**651 WILCOX AVE #1C** Open 11-2 593/E7  
**\$839,000** 2+3 1sty-TRADITIONAL

rev



MLS#16-117330

The Woodwards 323-762-2571  
 KELLER WILLIAMS LARC

### ONE OF HANCOCK PARK TERRACE'S FINEST

Beautifully updated, spacious, sophisticated condo in desired, lushly landscaped Hancock Park Terrace. 24 guard gated living. High ceilings, private balcony and many amenities. New baths. New kitchen. Stone floors. New carpeting. Custom closets. The works. Natural light abounds. Lots of storage. Perfect floor plan. Huge dining area and living room. Fantastic neighborhood. Near Wilshire Country Club, Larchmont Village, and Hollywood. Seller is ready to GO! EQ insurance too.

Move IN Condition Completely Updated

## 18 Hancock Park-Wilshire

Lease

**585 N ROSSMORE AVE #201** Open 11-2  
**\$3,900** 2+1.75 CONTEMPORARY

NEW



MLS#16-134792

Benjamin Shapiro 323-762-2508  
 KELLER WILLIAMS LARC

### AMAZING LEASE

Amazing unit. Open living room w/ fireplace & balcony. Newer kitchen w/ granite counter tops, modern back splash & S/S appliances included. Bedrooms on opposite sides of the unit. The master bedroom suite offers an oversize closet, large bathroom with dual sinks, & additional cabinet's space. On the opposite side of the unit is the second bedroom with generous closet space. There is a full bath and washer / dryer. Incredible roof top pool offering amazing views of the city we love to call home.

Dshwshr, Dryer, Grbg Disp, Hood Fan, Micro

## 19 Beverly Center-Miracle Mile

Single Family

**723 N CITRUS AVE** Open 11-2 633  
**\$1,399,000** 3+3 1sty-TUDOR

NEW



Jory Burton 310-766-5679  
 SOTHEBYS INTL REALTY

### PROHIBITION ERA OLD-HOLLYWOOD TUDOR

Hancock Park adjacent, old-Hollywood Tudor, owned by the same family since 1923 and never been on the market. High pitched wood beam ceilings with original stenciling, windows and fireplace. Systems updated in 2010 with the exception of HVAC. Family room has original hardwood floors, spectacular fireplace and entrance to the serene backyard courtyard. 8ft perimeter walls surround the backyard, adding extra privacy and protection. Prohibition 'speak easy' cellar with 1930's historical autographs.

www.723Citrus.com

**1035 STEARNS DR** Open 11-2  
**\$1,465,000** 3+2 SPANISH

red



MLS#16-135166

Andrea Best 310-888-3307  
 NOURMAND&ASSOCIATES

### PRICE REDUCTION

Gated driveway, 3 BR, 2 BA Spanish Contemp in S Carthay. Large LR w/ wood burning fireplace, cathedral ceilings & hardwood floors. Sunny & bright dining room opening through an archway to the SieMatic gourmet Kosher kitchen. Master suite w/ walk in closet with built-ins, dual sinks, a spa tub & shower. The other 2 BR share a BA w/ 2 vanities, its own tub & separate shower. Sliding French doors in the master open to a private patio & pool. 2 car garage + long driveway for extra parking.

www.1035stearnsdr.com

## 19 Beverly Center-Miracle Mile

Condo / Co-op

**118 S CLARK DR, UNIT 204** Open 11-2  
**\$1,020,000** 3+3 1sty-OTHER

NEW



Kim Pollard 310-980-3384  
 JENRO REALTY

### EXQUISITE 3BR/3BA SINGLE LEVEL NEWER CONSTRUCTION

Excellent location next to Cedars, shops and dining on Robertson Blvd. Versatile open floor plan, featuring a formal foyer w/ powder room. Oversized kitchen opening into a spacious open living/dining area w/ fireplace. All Viking appliances w/ expansive cabinet space. This is a chefs dream. Full length balcony expanding from living room all the way to the enormous master bedroom w/ fireplace, his and hers extra large walk in closets w/ custom built ins. SxS washer dryer in unit. Bamboo HWD floors.

Viking stove, fridge, microwave, wash/dryer

**869 S WOOSTER ST, UNIT 307** Open 11-2  
**\$649,000** 2+2.5 3sty-CONTEMPORARY

NEW



Vahe Shaghzo 3107776388  
 CBBHN

### CHARMING PENTHOUSE 2 +2.5 3 FLR TOWNHOUSE BH ADJ

Charming Penthouse 2BD + 2.5BA penthouse condo / loft in a townhouse style, occupies the 2nd & 3rd floors. The living area is airy & bright, with floor to ceiling windows and a balcony looking out to an open view. The unit's lower level features 2 bedrooms, each with en-suite baths & ample storage space. The semi-private loft overlooks the living room & includes a powder room. Private rooftop living area for spectacular panoramic views. Washer / dryer 2 Tndm prkg & an on-site storage area.

Washer/ Dryer/ Central A/C / Range/St

## 19 Beverly Center-Miracle Mile

Income

**367 N FLORES ST** Open 11-2  
**\$2,049,000** Duplex 2sty-SPANISH

NEW



Dana Cataldi 310-804-9207  
 PARTNERS TRUST BW

### BEAUTIFUL SPANISH DUPLEX IN PRIME BEVERLY GROVE LOCATION!

Gorgeous Spanish Duplex on large, corner lot. Upstairs 2BR/2BA unit is VACANT and recently remodeled w/ gourmet kitchen, S.S. appliances, designer-done bathrooms & hardwood floors throughout. Downstairs 2BR/1.75 bath is tenant-occupied and boasts original Spanish details throughout with grassy rear yard. Each unit has a cozy fireplace and separate, detached 2-car garage. Ideal for an owner looking to live in one unit & rent the other, or an excellent investment opportunity in a prime location!

http://www.367flores.com/

**1024 & 1026 S CLOVERDALE AVE** Open 11-2  
**\$1,875,000** MEDITERRANEAN

NEW



MLS#16-132374

Eliane Capdeville 310-701-2061  
 SM COLDWELL BANKER R

### HIGHLY UPGRADED MEDITERRANEAN DUPLEX

Completely renovated and highly upgraded Mediterranean duplex in the heart of Miracle Mile area. Townhouse style (2 story) units with central AC/heating, gourmet kitchen with new stainless steel appliances, quartz counters, custom cabinetry and updated electrical, separate laundry rooms and each unit offers a rear deck off the master bedroom. One unit has 3bed + convert. den + 3 baths, second unit has 2bed + convert. den + 3 baths. High rents. Will be delivered vacant at Coe.

All Stainless Steel Appliances/WD

**THE MLS™**  
 .COM

The Source Of Real Time Real Estate™




1030 S ALFRED ST

Open 11-2 633

\$1,795,000

MEDITERRANEAN

NEW



**CLASSIC DUPLEX W/LOADS OF CHARM & DETAIL IN SOUTH CARTHAY**  
Classic duplex in South Carthay HPOZ. Each unit is 3 bedrooms 2 bath. Upstairs is tenant occupied. Downstairs is vacant. Each unit has its own 2 car garage. Large backyard is great for entertaining. Hardwood floors through out, original tile, stained glass windows accent this lovely property on a unique duplex-only block. Centrally located, minutes from Beverly Hills La Cienega park, Century City, The Grove, 20 minutes to DTLA & LAX.

MLS#16-134374

David Israeli 310-918-3527

KELLER WILLIAMS RLTY

2462 LINDSAY LANE LANE

Open 10-1 594D4

\$1,029,000

2+2 1sty-TRADITIONAL

NEW



**Impeccable landscaping surrounds this traditional home above the street in Silver Lake. The front porch leads to an entry with a Dutch front door & steps up to the living room with FP & picture window. Hardwood floors in this home leads to a master suite, a 2nd bedroom,dining area & updated kitchen. Plenty of windows open to back patio area perfect for barbecuing &above ground spa.CA/FA, copper plumbing & a security system. Ivanhoe School District, close to the meadow, &365 Market.**

MLS#3160054171T

Jane Kane 818-6324128

PODLEY PROPERTIES

Dshwshr,Rng/Ovn

19 Beverly Center-Miracle Mile

Lease

155 S SWALL DR #101

Open 11-2

\$5,000

2+2 TRADITIONAL

red



**WEHO/BH ADJACENT 2+2 LEASE ON SWALL JUST REDUCED**  
Enter the double wooden doors to this beautifully appointed & recently renovated condominium unit with over 2,000 square feet of living space. Hardwood floors, crown moldings, and plantation shutters throughout. Features include a large eat-in kitchen with stainless steel appliances, laundry room, wet bar, formal dining room, and huge living room with balcony and fireplace. This gorgeous home sits perfectly among the tree lined streets adjacent to Beverly Hills and West Hollywood

MLS#16-129578

Rochelle Maize

NOURMAND & ASSOCIATE

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

20 Hollywood

Condo / Co-op

6253 HOLLYWOOD #904

Open 11-2 VIEWS!

\$899,000

2+1.5 12sty-ARCHITECTURAL

rev



**FAMED "LOFTS AT HOLLYWOOD & VINE" CONDO WITH OCEAN VIEWS!**  
Hard-to-find 2BR/1.5BA high-floor unit with VIEWS of Hollywood, Capital Records and the ocean. Stainless-steel Viking professional appliances, washer/dryer in-unit, 2 sleeping lofts w/ spacious closets, soaring industrial ceilings, doorman, roof-top deck (common area) with bbq, firepit & outdoor cabanas. Across from The W, next-door to Katsuya, Redbury, Trader Joe's and all Hollywood has to offer, 1pkg. spc. on-site. HOA dues include earthquake coverage. Park at meters/lots to show.

MLS#16-126648

JEFF YARBROUGH 323.854.4300

L.A. LUXE GROUP | KW

www.HollywoodAndVineLoft.com

21 Silver Lake - Echo Park

Single Family

X 1410 N BENTON WAY

Lunch 11-2

\$1,195,000

3+2 SPANISH

NEW



**SPECIAL SILVER LAKE SPANISH**  
Set above the street, this Spanish Silver Lake home is loaded with original character and charm. This 3bd/2ba home with a small office is well maintained. The dining room and living room flow together for an open concept feel. The French doors from the dining room open to a gorgeous private garden for a great indoor/outdoor feel. This house has two patios in the front of the house for entertaining or reading the paper in the morning. Short distance to shops and cafes--a great place to live!

Laura Thomas Mullen 323.240.6600

SOTHEBY'S LOS FELIZ

office, garden, 2 patios

REMINDER

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

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

1318 N BENTON WAY

Open 11-2

\$1,035,000

3+2 CALIFORNIA BUNGALOW

red



**REDUCED! COMPLETELY REMODELED KITCHEN!**  
Price Reduction & totally remodeled kitchen! With new quartz countertops & subway tile backsplash it's time to give this a second look! In one of the fastest growing & hottest neighborhoods, this gorgeous & tastefully remodeled Bungalow features beautiful curb appeal & an interior filled with top-notch updates. Hdwd floors throughout, an open kitchen + a huge mst. suite w/ French doors leading to a backyard w/ a hot tub highlight just a portion of what this Silver Lake beauty has to offer.

MLS#16-120056

S.F. Jones/ J. Smith 310-691-7888

JOHN AAROE GROUP

1318BentonWay.com

1630 SILVERWOOD TER

Open 11-2

\$998,000

4+050000 3+2 MID-CENTURY

red



**VIEWS AND AN AMAZING YARD IN SILVER LAKE**  
Some lucky people find four leaf clovers. Some find Mid-Century homes with fabulous views, a perfect hilltop backyard and a separate office, in the hills of Silver Lake. Enter the living room with clean lines and abundant natural light and you are in a space open to the kitchen with stainless steel cabinets that invites you out to the rare hilltop backyard with manicured paths through vegetable and herb gardens and a sprawling fig tree providing shade for the custom built outdoor table.

MLS#16-117958

David Robles 323-761-6444

KELLER WILLIAMS REAL

Cing Fan,Dshwshr,Rng/Ovn

TUESDAY



<b>3027 SILVER LEA TER</b>	Open	11-2	<b>rev</b>
<b>\$1,350,000</b>	4+3	CONTEMPORARY	



**# SILVER LEA TERRACE VIEW HOME**

A #Modern Urban home nestled Above Hyperion reveals #Silver LeaTerrace & iconic sights of the hills, & #GriffithPark Observatory. Welcome Home to a family concept. Entry foyer gives vantage to fireside living, frml dining, contemporary eat-in kitchen/open flow. Inviting breezes tempt curiosity to the outdoor living terraces & patios giving endless celebrations for guests; accommodating space for grilling, dining, jacuzzi & relaxed social gathering. Live #Silver lake! Love #SilverLeaTerrace


**MLS#16-131352**

Jeffrey Young 2138199630  
SOTHEY'S INTERNATIO

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

## 22 Los Feliz Single Family

<b>5121 FRANKLIN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,795,000</b>	4+6	ARCHITECTURAL	



**The Landmark Sowden Residence** is recognized as one of Lloyd Wright's most important works. This home has extensive use of textile block which creates the iconic Mayan style façade. The interior of the house, based around a central courtyard, was designed for entertaining. Completely renovated, the home now accommodates modern living while still preserving the architect's masterwork. House has Mills Act tax exemption.

**MLS#16-121976**

Troy Gregory 3232035661  
DOUGLAS ELLIMAN

<b>5104 LOS FELIZ</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	4+3	MEDITERRANEAN	



**HUGE POTENTIAL SPANISH FIXER!**

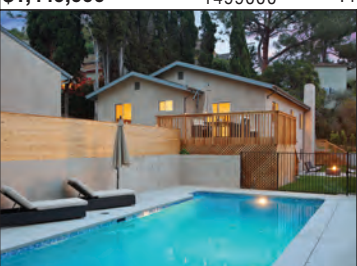
Mediterranean Manor in need of TLC! Set back deep into the lot, awaiting your touch. Classic 2 story entry with windy staircase + all original iron work. Massive step down living room w/fireplace and hardwood floors. Large dining room + vintage kitchen and sunroom. 3 bedrooms (all gracious in size) plus separate maids quarters. All baths with classic tile work. Walk to Los Feliz Village and all the cute hip shops and restaurants. Huge potential, these opportunities are becoming more rare!

**MLS#16-135650**

Carter + Orland Estates  
KELLER WILLIAMS REAL

www.carterorlandestates.com

<b>4001 CLAYTON AVE</b>	Refresh.	11-2	594C4	<b>red</b>
<b>\$1,449,000</b>	1499000	4+3	1sty-MODERN	



**MODERN RENOVATED POOL HOME IN FRANKLIN HILLS!**

Quintessential CA living is yours in this newly-renovated Franklin Hills pool home! Modern 4-bedroom, 3-bath Dwelling sited on mostly flat 8,000 sq ft lot. Expansive Living Room w/ fireplace, Kitchen & Dining Area w/ open floor plan offers functionality & modern elegance. Savor coveted LA indoor/outdoor living w/ multiple entertaining areas. Dine under the stars on over-sized wooden deck overlooking newly-plastered 10-ft deep pool Coveted Franklin Elementary in Los Feliz, near SilverLake, DTLA

**MLS#16-127296**

Delaina Gallardo 323-854-8330  
KW LOS FELIZ

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

<b>4342 CEDARHURST CIR</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,450,000</b>	4+4.5	2sty-SPANISH	



**CASA CEDARHURST - SPANISH COLONIAL REVIVAL W/ SWEEPING VIEWS**

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


**MLS#16-111664**

Cesar Sanchez 323-356-6618  
COLDWELL BANKER

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

## 28 Culver City Single Family

<b>10749 MOLONY RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,378,000</b>	3+2	TRADITIONAL	



**LOVED AND LOVELY CULVER CREST BEAUTY**

Wonderful 3 bedroom, 1.75 baths, family room & lush private back yard. Large living room with fireplace and opening to serene patio & backyard. Family room off bright kitchen & dining area with fireplace as well. Enlarged master suite with extra closet space, bath with shower and tub, and full wall windows viewing the beautiful and tranquil backyard. Nice upgrades with newer windows, plumbing, AC / FA, alarm system and more. Calif Indoor/outdoor living. Nice package of condition and location.

**MLS#16-135522**

Karen Dolce 310-390-9041  
DOLCE & ASSOCIATES

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

<b>4229 JASMINE AVE</b>	Open	2-5	672-G2	<b>NEW</b>
<b>\$1,250,000</b>	2+1	TRADITIONAL		



**BEAUTIFUL AND SERENE CARLSON PARK HOME**

Well-cared for home with living room, dining room, den, 2 bedrooms, and 1 bath. Kitchen has been completely renovated with Corian counters and maple cabinets. Resort-like rear yard with lush landscaping and patio perfect for entertaining.

**Dannie Cavanaugh 310-837-7161**  
CAVANAUGH REALTORS

<b>11135 GREENLAWN AVE</b>	Open	2-5	<b>NEW</b>
<b>\$979,000</b>	3+1.75	TRADITIONAL	



**1940'S FIXER WITH LARGE ROOMS AND NICE FLOOR PLAN.**

Custom home in Culver City adjacent neighborhood. Big living room with bay window, fireplace, and step-up covered ceilings. Formal dining room with built-in hutches. Eating area in kitchen. Garage and rumpus room has been converted to a guest house - needs renovation. Big lot - 7,400 square feet and R1 zoning. Trust sale.

**MLS#16-135102**

Dannie Cavanaugh 310-837-7161  
CAVANAUGH REALTORS

None

<b>4036 SAWTELLE</b>	Open	11-2	<b>NEW</b>
<b>\$969,000</b>	2+2	TRADITIONAL	



**COMPLETELY RENOVATED JEWEL!**

This Sanctuary From The City Greet's You w A Gated Drought Tolerant Landscaped Front Yard & Driveway. Upon Entering, You Will Experience Some Of The Original Charm Expertly Mixed w All The Luxuries Of Modern Day Living. The Dark Hardwood Floors Lead Throughout The Living, Dining & Bedrooms. The Kitchen Has Caesarstone Countertops, New Cabinets & Appliances. Bathrooms Boast All New Fixtures, Tiles & Plumbing. The Master Suite Leads Out To The Covered Patio, Grassy Backyard & Brick Patio Area.

**MLS#16-135312**

Ryan Brown 310-801-7065  
ROCK REALTY GROUP

www.4036Sawtelle.com

<b>5721 TELLEFSON RD</b>	Open	11-2	<b>rev</b>
<b>\$2,148,000</b>	4+4	CRAFTSMAN	



**CUSTOM CULVER CREST CRAFTSMAN**

Complete designer renovation with stunning results. Craftsman exterior, interior that is nothing short of perfection, and a 10,200 square ft lot!! Spacious open airy rooms with vaulted ceilings, natural lighting, and top of the line finishes and appliances. Great room with living, dining, & kitchen combination. Gourmet kitchen. Vaulted massive master suite. French Doors from master and living room leading to exquisite back yard.. Calif indoor/outdoor living at its best!!

**MLS#16-134904**


Karen Dolce 310-795-6565  
DOLCE & ASSOCIATES

Blt-Ins,Dshwshr,Grbg Disp,Fridg



28Culver CityIncome

3412 MCMANUS AVEOpen11-1  
\$999,000Duplex1sty-TRADITIONAL



NEW

ART DISTRICT DUPLEX | OPEN 11-1 ONLY!


Prime location Arts District Duplex consisting of 1BD/1BA in front (3410) and 2BD/1BA (3412) in rear on lovely tree-lined street, close to Helms Bakery and Expo line station. Both units currently tenant-occupied; do not disturb tenants. Upgrades include all new stove/refrig, wall a/c units, mini-blinds & window screens in both units; refinished hrwd floors in rear, new carpet in front unit. Photos taken prior to current tenant occ. No sign on property.

refrigerator, stove, wall a/c

Nora & Peter Wendel310-979-3913  
COLDWELL BANKER-BWD

30Hollywood Hills EastSingle Family

6439 IVARENE AVELunch11-2  
\$1,295,0002+21sty-CAPE COD



NEW

THE PERFECT MODERN FARM HOUSE

Beautifully rebuilt Modern Farm House with pool, mountain views and privacy located in the desirable Hollywood Dell Neighborhood. Completely remodeled and re-invisioed, this open concept floorpan is ideal for any buyer. Beautiful french oak floors, black framed iron doors, sleek kitchen and large bedrooms are just some of the features. Perfect for any buyer!

T.J. Paradise3102798303  
SOTHEBY'S

2150 HOLLYRIDGE DROpen11-2  
\$2,825,0003+4MEDITERRANEAN



rev

PRICE REDUCTION- 2150 HOLLYRIDGE

PRICE REDUCTION! This private and gated Mediterranean 3 bed + 3.5 bath home has been beautifully restored w/ exquisite details. There is a grand living room w/ impressive windows and vaulted ceilings. The dining room has French doors that open to the expansive deck, light and bright kitchen. 2 en-suite bdrms upstairs- Master suite has incredible views + balcony. Guest suite downstairs has own bath + separate entrance. Yard is complete w/ multiple seating areas, a pool, and a 2 car garage.

MLS#16-120154  
Tracy Maltas310-595-3889  
DOUGLAS ELLIMAN

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

3040 ARROWHEAD DRRefresh.11-2  
\$2,247,0005+42sty-CAPE COD



rev

LAKE HOLLYWOOD ESTATES OASIS

Amazing new price for this Stately home on 1/4 acre (assr) w/ Griffith Park as a backdrop. Design upgrades include Wood floors & cabinetry, Stone finishes, European fixtures & 3 fpls. Elegant Art Deco stairway leads to step-down living & dining rooms w/French doors opening to the spacious grounds. Gourmet kitchen has Wolf & Miele appls, breakfast bar & picture window, & shares a fpl, wet bar & wine fridge w/family room. Double masters w/Luxe baths, custom closet & mini bar. Views from all rooms.

Dshwsh,Fridg,Micro,Rng/Ovn,Wine Fridg

Terry Canfield Schmidt323-854-4607  
BHHS-BH

59ResedaSingle Family

7847 HESPERIA AVEOpen11-2  
\$437,0004+21sty-MID-CENTURY



NEW

IDEAL FIRST TIME HOME PURCHASE OR INVESTMENT OPPORTUNITY

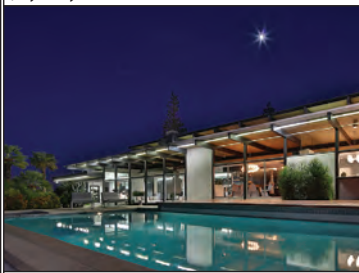
Excellent first time home purchase or investment opportunity. Needs updating or remodel. 1200 sq ft home on large 6500 sq ft lot. Some recent upgrades including Central Air, copper plumbing throughout and new appliances. 2-car garage attached. In the heart of the San Fernando Valley, close to Encino, Van Nuys and Canoga Park. Could be easily updated to accommodate a large family, re-modeled for rental income or fully rehab and flip.

MLS#16-135138  
Martin MacLeod3105761446  
WSR BROKERAGE

CingFan,Dshwshr,Dryer,Ovn,Fridg,Other

60TarzanaSingle Family

18918 LA MONTANA PLLunch11-2  
\$4,300,0004+5ARCHITECTURAL



rev

NEUTRA ON APX 3 ACRES WITH 360 DEGREE VIEWS

Richard and Dion Neutra, 1972: One of the most significant architectural offerings in the U.S. Neutral was a master at integrating architecture within its natural surroundings with the home sitting atop an expansive, nearly 3 acre, promontory with breathtaking 360 degree views. A True MUST SEE TO BELIEVE

MLS#16-122816  
Andrea Korchek424-249-7162  
WISH SOTHEBY'S INTL

Pool house, Guest house

62EncinoSingle Family

16341 MEADOWRIDGE RDLunch11-2  
\$2,149,0004+3.5TRADITIONAL



NEW

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!

S.F. Jones/ M. Schlosser3106917888  
JOHN AAROE GROUP

16341Meadowridge.com

72Sherman OaksSingle Family

3846 SHERWOOD PLLunch11-2  
\$3,450,0004+5MEDITERRANEAN



NEW

STUNNING 270 DEGREE CITY VIEWS!

Magnificent estate with breathtaking 270 degree unparalleled city views! Elegant formal entry & glamorous living room w/ sweeping panoramic views. Inviting dining room leads to sleek & stylish gourmet kitchen w/ stainless steel appls, granite countertops, & cozy breakfast area. All bedrooms are spacious, en-suite & have magnificent panoramic views. Master fts immaculate city views, fireplace, 2 large walk-in closets, dual sink vanity, & separate shower & bath. Pool & spa. Elevator & Media Room.

Mehry Ziai(310) 897-0762  
SOTHEBY'S INT REALTY

www.3846sherwood.com

Questions? Need Assistance?  
Contact our Help Desk Department!

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



TUESDAY

<b>3551 ROYAL WOODS DR</b>		Open	11-2
<b>\$1,995,000</b>		4+5	CONTEMPORARY



**STUNNING CONTEMPORARY COMPLETELY RENOVATED IN SHERMAN OAKS**

Gorgeous contemporary home featuring a large open floor plan with gourmet chef's kitchen, custom cabinetry, and stainless steel appliances. Boasting four large bedrooms including two master suites, five baths and a large family room. Beautifully landscaped with a spacious back yard featuring an expansive pool and beautiful views. No detail has been left out and the quality of construction is beyond meticulous. A must see and aggressively priced to sell!

**MLS#16-135580**  
Adam Rosenfeld 310-975-5838  
MERCER VINE

Open House Tues & Fri 11am-2pm

<b>13037 MAGNOLIA</b>		Open	11-2
<b>\$1,299,000</b>		5+3	TRADITIONAL



**WONDERFUL 5+3 FAMILY HOME IN PRIME SHERMAN OAKS! POOL/SPA**

Gorgeous kitchen with granite, stainless steel appliances, island, hardwood floors, recessed lights, plantation shutters, living room, formal dining room, family room with fireplace. Extremely large master suite with private balcony, sitting area with fireplace and enormous en suite bath. 4 additional bedrooms. Separate laundry room. Beautiful pool and spa.

**MLS#16-130278**  
Randi Lieberman 818-903-8007  
JOHN AAROE GROUP

dswsh,range,refrig,grbge disp

<b>13446 CHANDLER BLV</b>		Lunch	11-2
<b>\$1,165,000</b>		4+4	1sty-TRADITIONAL




**BEAUTIFUL ONE STORY TRADITIONAL IN CHANDLER ESTATES**

Surrounded by tall hedges for complete privacy and gorgeously landscaped grounds, this rare one-story traditional home is located in the coveted Chandler Estates area of Sherman Oaks. This 4 bedroom, 4 bath charmer has a great floor plan with formal entry, living room, formal dining room, bright gourmet kitchen with beautiful marble Caesar stone countertops and cabinetry, and family room with custom built-ins. The master suite has vaulted ceilings, fireplace, and sitting area. Room for a pool.

**MLS#16-125856**  
Brenda Catalano 310-614-6659  
COLDWELL BANKER BH N

www.13446Chandler.com

<b>3531 ALANA DR</b>		Lunch	11-2
<b>\$2,550,000</b>		5+5	2sty-MID-CENTURY



**MID-CENTURY**

Newly and meticulously renovated Mid Century Modern architectural view home in prestigious "Royal Woods" section of Sherman Oaks. Careful attention given to all details including new bathrooms, spacious master suite, cooks kitchen with adjacent family room, large pantry/laundry room and private pool area. Separate great/media room with wraparound view terrace. This open and airy entertainer's home is approx 3,526 sq. ft. includes 5 Bedrooms & 5 Bathrooms. Commission 3% to Selling Agent!

**MLS#16-106316**  
Steven Davis 310.801.9457  
BERKSHIRE HATHAWAY

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

<b>73 Studio City</b>		Single Family	
<b>12801 MILBANK ST</b>		Lunch	11-2
<b>\$2,249,000</b>		5+4.5	2sty-TRADITIONAL



**SPECTACULAR TRADITIONAL ALSO OPEN FRIDAY 6/24, 11AM-2PM**

Studio City, stunning Traditional with over 4,000 sq. feet offers amazing warmth and comfort. With hardwood floors, and soaring ceilings, this 5 bedroom, 4.5 bath beauty makes a perfect family home. The master bedroom with luxurious en-suite bathroom (and dual closets) make for a perfect escape. The open kitchen is spacious with a large center island and high-end appliances, and the expansive flat grassy yard with sparkling pool and outdoor kitchen make entertaining a breeze. Welcome home!

**MLS#16-134152**  
Julie Mollo 323-459-2789  
SOTHEBYS INTL REALTY

Fridge, stove, microwave, gar. dis. bbq

<b>11201 ACAMA ST</b>		Open	11-2
<b>\$1,595,000</b>		3+4	2sty-TRADITIONAL



**MLS#16-134152**  
Donovan Healey 310-903-1876  
JOHN AAROE GROUP

Spacious home in Studio City's Woodbridge Park neighborhood. Perched on a corner lot & set amongst towering bamboo, open floor plan w/ formal living, family room, concrete bar & indoor/outdoor living. First floor master w/ walk-in closet, sliding barn doors, steam & WaterWorks sinks. Upstairs studio is flooded w/ light, Hickory Pecan floors & 3 balconies. From the loft, a spiral staircase offers passage to one of Los Angeles' very few private observatories, complete w/ motorized dome roof.

<b>11949 ASHDALE LN</b>		Refresh.	11-2
<b>\$2,279,000</b>		2495000	4+5
		3sty-TRADITIONAL	



**PRICE SLASHED. FRYMAN CYN FIXER NEXT TO S.M. CONSERVANCY**

Amazing opportunity in Fryman Canyon for an owner/user/developer to remodel this 4 Bedroom, 3.5 bath Traditional style home. Located at the end of a cul-de-sac in a magnificent setting of towering trees, the terraced yard features a fabulous pool house with kitchenette and 3/4 bath, pool, spa & outdoor barbecue. Upstairs there is a huge master suite with his & her closets and enormous bath. Bring your imagination.

**MLS#16-125856**  
Brenda Catalano 310-777-6240  
COLDWELL BANKER RESI

Pool, spa, pool house with kitchenette

<b>73 Studio City</b>		Condo / Co-op	
<b>12801 MOORPARK ST, UNIT 112</b>		Open	11-2
<b>\$419,000</b>		2+2	1sty-CONTEMPORARY




**TURNKEY 2+2 IN PRIME STUDIO CITY LOCATION**

Tastefully upgraded & impeccably maintained condo in a beautifully kept building that has a sparkling pool and is moments away from all Sherman Oaks and Studio City attractions. Oversized living room, private patio, open dining area and beautiful kitchen. Natural light abounds in both bedrooms, which also boast professionally organized closet systems. Other features include hardwood floors, plantation shutters, two side-by-side parking spots, and low HOA dues that include water and EQ insurance.


**MLS#16-106316**  
Jeff & Dave Kaptain 310-432-6508  
KELLER WILLIAMS BH

SxS parking spaces, low HOA dues



**Property Website & Virtual Tour**

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





75 Valley Village Single Family

5003 BELLAIRE AVE  
\$1,899,000

Open 11-2  
4+4 2sty-TRADITIONAL

NEW



DESIGNER MAGNOLIA ESTATES

Designer 4 bed + 4 bath traditional w/ open floor plan in the highly coveted Magnolia Estates! Beautiful living & formal dining rooms for grand entertaining. Newer gourmet kosher kitchen features lrg Caesarstone center island, Wolf induction cook top + Wolf dbl oven, Subzero refrigerator, huge pantry, French doors flowing perfectly to spectacular award-winning yard. Heated pool & spa w/remote wireless control, custom fire pit, BBQ center area and magical grounds

MLS#16-135020  
Alan Taylor 818-650-1603  
JOHN AAROE GROUP

BBQ,Blt-Ins,Dshwshr,Grbg Disp,Intrcm

76 North Hollywood Condo / Co-op

11124 BURBANK BLVD. #302  
\$389,000

Open 11-2  
2+2 3sty-CONTEMPORARY

NEW



BEAUTIFUL TOP FLOOR CONDO

Wonderful, top floor, front facing 2-bed, 2-bath condo in North Hollywood. This amazing condo features a spacious living room, private balcony with mountain views, beautiful traditional kitchen with granite counters and tile flooring, fully equipped with a stove, oven, dishwasher, microwave and newer washer/dryer and 2 spacious bedrooms. Master bedroom has en suite bathroom, granite countertops and access to the balcony. The complex also features a fitness area and a rec room with a kitchen!

MLS#16-134958  
Steve Sanders 323-828-6471  
JOHN AAROE GROUP

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

94 Glassell Park Single Family

3406 THE PASEO  
\$1,249,000

Open 11-2  
3+3 2sty-CONTEMPORARY

rev



OH TUES 11-2PM & TWILIGHT SHOWING 6-8PM W/ IN-IN-OUT SERVED

New construction in a red-hot neighborhood. Contemporary design, loft style open floor plan with 10 ft ceilings throughout. Convertible den for office/study. Master bedroom with fireplace, walk in closet and large open pocket doors to welcome the balcony and expansive views. Gorgous Carrera marble master bathroom to die for. Designer kitchen coupled with a center island and Viking appliances. Large Rooftop deck with panoramic views. Just a stroll away from hip restaurants, shops and parks.

MLS#16-123096  
RC Thornton 310-210-5315  
COMPASS

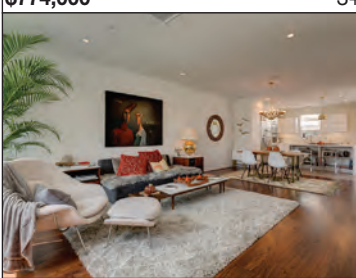
Atc Fan

94 Glassell Park Condo / Co-op

3931 EAGLE ROCK #36  
\$774,000

Open 11-2  
3+4 MODERN

NEW



WONDERFUL LIGHT FILLED MODERNIST TOWNHOUSE

Beautiful Modernist 3 Bedroom, 3.5 Bth Loft Townhouse in prime Glassell Park sited in cutting edge Nella Union community. Complete high end restoration w/a green compliant and energy efficient method, there is a new kitchen w/Euro cabinetry, Calcutta Gold tile, & stainless Thermador appliances. Solid Walnut flooring, amazing light filled floorplan, dual pane windows, 2 master suites, wonderfully scaled baths, laundry w/ steam W/D, custom hardware and wallpaper. Gated & landscaped, pet-friendly.

MLS#16-135766  
Konstantine Valissarakos 3232529451  
SOTHEBY'S LOS FELIZ

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

95 Mount Washington Single Family

3061 KNOB DR  
\$769,000

Open 11-2 594-H4  
3+2 1sty-CONTEMPORARY

NEW



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!!

432 MUSEUM DR  
\$650,000

Refresh. 11-2 595  
1+1 1sty-COTTAGE

NEW



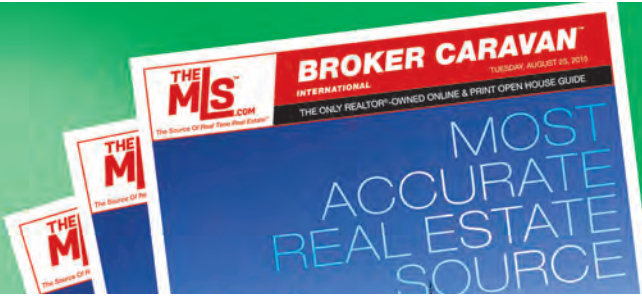
RHAPSODIC BOHEMIAN CABIN ON 1/3 ACRE NOT SEEN IN 27 YEARS!

A magical experience awaits you in this bohemian cabin set far back from the street in a canyon of Mt. Washington. An expansive living room/dining area w/walls of windows, a woodburning fp and hwd floors lends a lofty feel to this adaptable space utilized as one bedroom + office. Lovely light and serene hillside views from most windows; updated electrical, plumbing and roof. Includes lot next door. Large front entry deck, long backyard with 3 outdoor "rooms" for playing in nature. A must see!

Diane McDonald 323-236-4369  
KELLERWILLIAMSREALTY

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