

95 Mount Washington Single Family

710 QUAIL DR	Open	11-2	595A3	NEW
\$749,000	2+1	1sty-COTTAGE		



MLS#14-770721
Liz Johnson
TELES PROPERTIES 323-397-6041

THERE ARE VIEWS...& THEN THERE ARE ENDLESS VISTAS ACROSS THE

expansive open space of Debs Park, where you're in the best seats in the neighborhood for glorious sun & moon rises. There are decks...& then there is the 1000+ square foot deck ready for a weekend brunch al fresco or an intimate wedding. There is privacy & then there is. the stroll down a beckoning wooded path that brings you the heart of 19,000 sq ft of outdoor living & the sweetest, most whimsical enchanted retreat on Mt Washington.

Views, Decks & Amazing Setting!

4653 JESSICA DR	Lunch	11-2	NEW
\$599,000	2+2	1sty-TRADITIONAL	



Courtney Smith
NOURMAND&ASSOCIATES 323.899.8509

JOIN US FOR LUNCH!

Clean-lined Mt. Washington Traditional with 2 bedrooms + 2 baths. Charming original elements include hardwood floors, coved ceilings, and a fireplace --- yet this home has undergone a thoughtful renovation with the addition of a master bath, redesigned kitchen, new electrical panel, and tankless water heater. Year round outdoor entertaining is a breeze with lovely hardscaping and luscious lawns. Easy access two car garage with newly poured driveway.

Stove, Hood, Fridge, Dishwasher

1284 Highland Park Single Family

5680 BALTIMORE ST	Open	11-2	595/C2	NEW
\$589,000	3+2			



Ralph Suarez
DILBECK REAL ESTATE 818-203-5661

HIGHLAND PARK CHARMER

The development of the LA River, and the gentrification of nearby neighborhoods has likely contributed to Highland Park being named as the hottest real estate market in the country in 2013, according to the real estate website Redfin! Built in 1908, it has been extensively updated with 3 beds, 2 baths, fresh paint, refinished wood floors, new kitchen and baths, CA & heat, a detached garage w/alley access, w/a front porch just waiting for a swing, and a backyard ready for a barbecue! ON LOCK BOX

Also Open Thurs. June 26 from 11am-2pm

1375 Lincoln Heights Condo / Co-op

200 N SAN FERNANDO RD #319	Refresh.	11-2	594J7	NEW
\$370,000	0+1	NEW PROJECT		



MLS#14-771199
Mark Alan Walker
NOURMAND & ASSOCIATE 818.438.3342

INDUSTRIAL STYLE CITY LOFT WITH WITH VIEWS!


Cool/Hip/Trendy/Modern near Downtown Los Angeles with great mountain views. The Alta Lofts Building is perfect for the buyer with discerning taste. High ceilings with floor to ceiling industrial windows. Exposed original walls and ceilings with structural elements from the 1920's. Laminate hardwood flooring, stainless steel Whirlpool appliances, granite countertops and stainless steel sinks and kitchen island. This is a third floor unit with fantastic views! Gated pkg. W/D in unit!

Dshwshr/rfg/wshr/dryer

WEDNESDAY OPEN HOUSES

74 Toluca Lake Single Family

10346 MOORPARK ST	Open	12-2	563B4	rev
\$21,800,000	8+8	TRADITIONAL		



MLS#13-706429
Drew Fenton
HILTON & HYLAND 310.858.5474

RSVP REQUIRED - PLEASE EMAIL RSVP@DREWFENTON.COM

The Hope Estate. Exceptional Toluca Lake Compound consisting of 3 parcels totaling apx. 3.86 acres including apx. 14,876 sq.ft. main house, 2+2 gsthse, 2+1 staff quarters, offices, indoor pool & spa, outdoor pool, patios, motorcourts, sprawling lawns with 1-hole golf course, & pristine gardens. Built in 1939 for beloved comedian Bob Hope, the original English Traditional main house was designed by architect Robert Finkelhor & then remodeled in the 1950's by architect John Elgin Woolf.

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

THURSDAY OPEN HOUSES

02 Beverly Hills Post Office Single Family

2539 BENEDICT CANYON DR	Lunch	11-2	592B2	rev
\$5,999,888	6+7	ARCHITECTURAL		



MLS#14-749767
Sally Forster Jones
JOHN AAROE GROUP 310-691-7888

LUNCH FROM JOAN'S ON THIRD + RAFFLE W/ GREAT PRIZES! RSVP!

Join us for an afternoon with Lunch from Joan's on Third plus a raffle with luxurious prizes including a gift certificate to Mastro's, Lunch at Il Pastaio, and more! A lovely afternoon at this spectacular estate surrounded by greenery and lush landscaping. Sophisticated main residence & exceptional guest house! Clean lines, architectural details, natural light, & volume throughout. Quiet gardens, grotto style pool/ spa, & luxuriant landscaping. Please RSVP: rsvp@sfjgroup.com

www.2539benedictcanyon.com

32 Malibu Beach Single Family

31250 BROAD BEACH RD	Lunch	12-2	626J7	rev
\$49,750,000	6+10	MODERN		



MLS#13-675507
J Hyland & D Fenton
HILTON & HYLAND 310.278.5474


ARCHITECTURAL CONNOISSEUR'S DREAM

Architectural connoisseur's dream. This dramatic Frank Gehry beachfront masterpiece sits on just over one acre with an unprecedented 160' feet of beachfront. Fabulous outdoor entertaining with spa, fireplace and adjoining separate kitchen. Full sized lighted tennis court and lap pool, over 11,000 square feet. Rare offering.

Bit-Ins,CenVac,Dshwshr,Dryer,Elvtr,Othr

87 South Pasadena Condo / Co-op

1010 SYCAMORE AVE, UNIT 115	Open	11-2	NEW
\$579,000	1+1		



Neil McDermott
HILTON & HYLAND 310.880.2315

TRUE URBAN INDUSTRIAL ARCHITECTURAL STYLE

True urban industrial architectural style Work/Live open floor plan Loft in super desirable South Pasadena. Spacious with 2 sets of double-paned windows, high ceilings, concrete floors, separate bedroom, contemporary kitchen w/ all appliances + in-unit wshr/dryr. West facing into zen-like garden courtyard. 2 side by side secured parking spaces. Low HOA's. Top location, close to Gold Line Train, Mission District shopping, easy freeway access - minutes to Downtown LA or Pasadena.

94 Glassell Park Single Family

4261 VERDUGO VIEW DR	Lunch	12-3	NEW
\$699,000	3+2	1sty-MID-CENTURY	



HENRY PLASCENCIA
BERKSHIRE HATHAWAY 310.995.6273

OPEN 11-2PM AND TWILIGHT OPEN FROM 6-8PM

Set behind tall hedges for maximum privacy awaits this wonderfully updated 3Br+2Ba home. A nice, open floor plan features gorgeous hardwood floors, natural light throughout and a spacious outdoor deck right off the Living Room and Master Bedroom. An ideal space for entertaining with the possibility of adding an awesome roof top deck. A Fabulous Master Bedroom Addition enjoys high ceilings, tons of closet space with a very luxurious bathroom. A really great house that is absolute move in ready.

www.4261VerdugoView.com

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status)

NEW* - new not yet listed

red - reduced

rev - review (Automatic Status)

bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY
WEDNESDAY & THURSDAY

THURSDAY, FRIDAY AND BY APPOINTMENT

SATURDAY AND SUNDAY

95 Mount Washington *Single Family*

710 QUAIL DR	Open	10-2	595A3	NEW
\$749,000	2+1	1sty-COTTAGE		



THERE ARE VIEWS...& THEN THERE ARE ENDLESS VISTAS ACROSS THE

expansive open space of Debs Park, where you're in the best seats in the neighborhood for glorious sun & moon rises. There are decks...& then there is the 1000+ square foot deck ready for a weekend brunch al fresco or an intimate wedding. There is privacy & then there is. the stroll down a beckoning wooded path that brings you the heart of 19,000 sq ft of outdoor living & the sweetest, most whimsical enchanted retreat on Mt Washington

MLS#14-770721
Liz Johnson 323-397-6041
TELES PROPERTIES

Views, Decks & Amazing Setting!

FRIDAY OPEN HOUSES

62 Encino *Single Family*

17131 CLEMONS DR	Refresh.	11-2	561C7	NEW
\$849,000	4+3	1sty-CONTEMPORARY		



OPPORTUNITY KNOCKS IN BEAUTIFUL ENCINO HILLS

Here's the one your Buyers have been looking for! This single level contemporary is located on a quiet cul-de-sac in the Lanai Rd school district of Encino Hills. The lovely home has a large, open living room with fireplace, formal dining area, and wonderful indoor/outdoor flow, perfect for play and entertaining. Huge, sunny, eat-in kitchen with bay window. True master suite + 3 add'l bedrooms. Private yard with flat pad and planted hillside. Direct access garage. Needs some TLC.

MLS#14-770909
Lori Poret 310 210-5154
COLDWELL BANKER-BH S

Cing Fan,Dshwshr,Dryer,Grbg Disp,Other

72 Sherman Oaks *Single Family*

3911 OAKFIELD DR	Open	11-2	562A6	rev
\$1,899,000	4+4	TRADITIONAL		



SECLUDED ESTATE SITUATED ABOVE SHERMAN OAKS

Live above it all in this secluded four bed & four bath estate situated above Sherman Oaks. Enjoy spectacular views from every room & from the spacious patio with spa, stone deck, & fire feature while total privacy is guaranteed by a long, gated private drive. Perfect for entertaining. Windows opening to panoramic views & lofty ceilings create a light & bright feeling throughout spaces including a large living room with crystal glass fireplace, huge formal dining room & dramatic vaulted ceiling.

MLS#14-768349
Josh & Matt Altman 323.791.9398
HILTON & HYLAND

Blfns,CingFn,Dshwshr,Frzr,GrbgDisp,Other

73 Studio City *Single Family*

4059 SHADYGLADE AVE	Refresh.	11-2	562F5	NEW
\$1,999,000	5+5	2sty-TRADITIONAL		



LIGHT N BRIGHT QUALITY THROUGHOUT

NEW CONSTRUCTION 2014 - Located in the 'foot bridge area' of SC. East Coast Traditional w approx. 3,867 sq ft of quality. Exudes charm & grace boasting hues of white/gray, French oak floors & wide hallway lined w wainscoting. Amazing kitchen has white custom cabinetry, Viking appliances, dual dishwashers & walk-in pantry. Mstr suite w high ceilings adjoins breakfast terrace & sumptuous spa-like bath w steam shower & his/hers walk-in closets. Tall French doors lead to grassy yard w pool/spa.

MLS#14-770913
Irene Tsu 310 993 6141
COLDWELL BANKER-BH N

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

3664 AVENIDA DEL SOL	Open	11-2	562E6	rev
\$1,390,000	5+4	CONTEMPORARY		



CUSTOM CONTEMPORARY OVERLOOKING SPARKLING VALLEY LIGHTS

Perched overlooking a peaceful green canyon with views of the sparkling Valley lights below this five bedroom custom-built contemporary boasts an open floor plan and is flooded with soft natural light. This expansive residence offers free-flowing space and soaring ceilings in the gallery style living room, which provides an impressive setting perfect for entertainment. The chef's kitchen with an eat-in breakfast room showcases a large island, beautiful granite counter tops and ample storage.

MLS#14-753069
J & M Altman, C Bailey 310.729.8595
HILTON & HYLAND

Cent Vac,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

SATURDAY OPEN HOUSES

81 Glendale *Single Family*

2618 E GLENOAKS	Refresh.	11-3	565A4	red
\$640,000	660000	3+2	SPANISH	



OPEN HOUSE ALSO ON EVERY SATURDAY AND SUNDAY UNTIL SOLD!

This charming 3 bedroom/ 1.5 baths is priced to sell! This property is poised for great potential both for family living or an investment. Property is situated in a most desirable neighborhood on beautiful Glenoaks blvd where long term residents visibly display a sense of home ownership. Home features 3bdrm/1.5bths, a wood-burning fireplace, great sunlight throughout the day and a lemon & peach tree on the lot. Seller to sale property "AS IS." Standard Sale.


MLS#14-756801
Victor Grant 323-650-3777
VICTOR GRANT

Cing Fan

SUNDAY OPEN HOUSES

07 West L.A. *Single Family*

2551 WELLESLEY AVE	Open	2-5	672A1	NEW
\$999,000	3+2	TRADITIONAL		



NEW REDUCTION - GREAT VALUE AND LOCATION

Nestled behind a beautifully maintained sustainable garden is a gem of home in the heart of LA's Westside. Situated on a lovely street & adorned by an array of beautiful Palm trees this house is one to see. The living room features pitched ceilings with skylights, fireplace & original oak floors. Its stylish kitchen features Caesar stone counters, bay window above sink & a beautifully preserved cobalt blue O'Keefe & Merritt stove.

MLS#14-756477
Dan Nessel 310-365-0195
BERKSHIRE HATHAWAY

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

54 Winnetka *Single Family*

20430 MALDEN ST	Refresh.	1-4	530D1	NEW
\$479,000	3+2	MID-CENTURY		



WINNETKA'S FINEST GEM!!! THIS IS A MUST SEE!

Winnetka's finest Gem! Stunning inside & out, completely energy efficient. 1 year new Solar panels & energy saving features throughout. Tank-less water heater. This Spectacular is situated in quiet neighborhood. Fabulous corner lot. Completely updated in 2011. New A/C, heating system that can cool an additional 1000sq ft. add-on. Bright "Great Room", crown molding, recessed lighting. Stunning kitchen w/granite counters, back-splash. Bright, open kitchen w/ large island. Natural hardwood floors.

MLS#14-768565
Wendy Terino-Hatchie 310-383-8755
ROBERT KATZ & ASSOCI

Cing Fan,Dshwshr,Grbg Disp,Hood,Micro